

## **Cabot-Koppers Superfund Site Land Use Proposal**

On June 23, 2008, the City Commission passed a resolution regarding the industrial site known as the Cabot-Koppers superfund site and requesting the United States Environmental Protection Agency (EPA) to require the remediation of the site to residential standards. The resolution also indicated that a future land use and zoning could include "residential or mixed residential and commercial uses. As directed by the City Commission city staff has reviewed the land uses surrounding the site and determined that the most appropriate land use for the site would be one of the city's mixed use categories. The mixed use category will allow for the most flexible development option and may be the incentive that will make redevelopment of the site more feasible.

The project site is approximately 86 acres, with an IND (industrial) land use and I-2 (General Industrial) zoning. The property is located at 200 NW 23<sup>rd</sup> Avenue. The I-2 zoning was established for the purpose of providing areas in appropriate locations where various heavy and extensive industrial operations can be conducted without creating hazards or property devaluation to surrounding lands. It is generally inappropriate to locate this district adjacent to residential zoning districts or most arterial streets.

The project site has been an industrial operation since 1916. The city annexed the Plant in 1961. In 1916 when the industrial operation was started, development in the area would have been considered rural in nature with virtually no existing surrounding homes. Given the planning practices of today it would be inappropriate to have such a high intensity use located in what some consider the heart of the city. The property is surrounded by single family residential homes to the west with a few attached homes near the southern part of this western boundary; to the north are single family homes and the city's municipal service center; to the west are properties designated for light industrial uses, separated by a railway; and to the south, most properties have a commercial/retail type use. The property is also located in the wellfield protection zone and the Hogtown creek basin.

Given the location of this parcel, accessible to transit and public schools, it is staff's opinion that the property is ideal for a truly integrated mixed use development. There are three schools in the vicinity that could serve residential development: Stephen Foster Elementary; Howard Bishop Middle School and Gainesville High School. As an example of what can be accomplished on this site Glenwood Park in the Atlanta Area provide a model of what redevelopment could look like. The Glenwood Park redevelopment site contains a mixture of retail, office, condos, single family units, townhomes and a central park feature ( see attached exhibits). Staff envisions the Koppers site developing with vertical mixed use building on the southern half of the site along 23<sup>rd</sup> Avenue, with some single family, townhome and live/work areas in the middle portion of the sites, and a neighborhood park could be located in the northern portion of the site with access provided to the Stephen Foster neighborhood.

In summary Planning Staff recommends the land use on the property be designated Mixed Use Medium-Intensity (12-30 units per acre).

**Exhibits:**

1. Land Use Categories in Vicinity of Koppers Property
2. Conceptual Land Use Layout
3. Aerial Photo of the Site
4. Glenwood Park Redevelopment Map Series (4 pages)

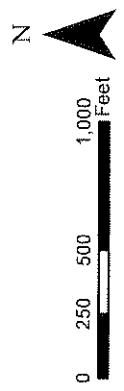
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# City of Gainesville Land Use Categories in Vicinity of Koppers Property

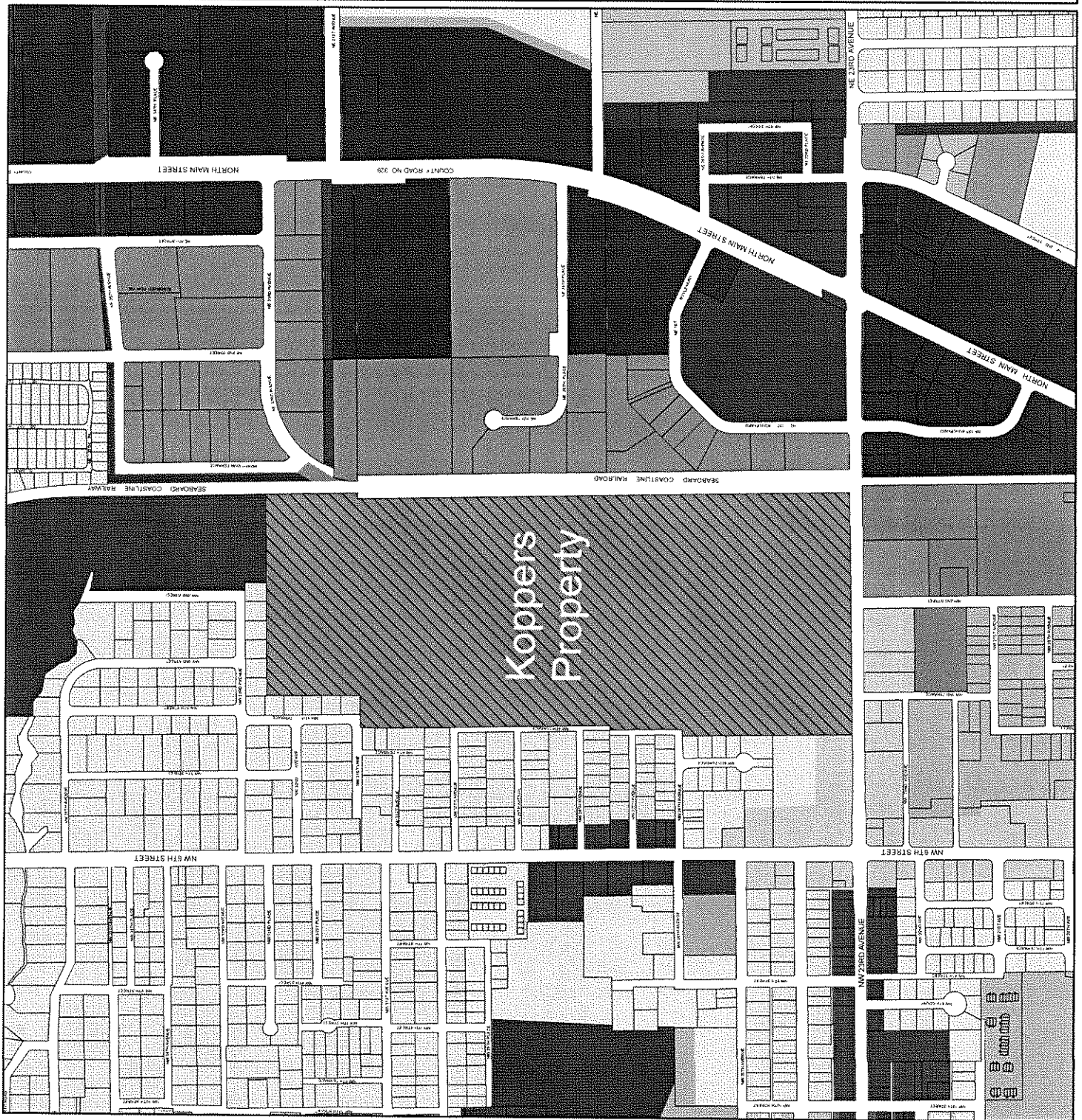
**Koppers Property**

**Land Use Categories**

- Single Family
- Residential Low Density
- Residential Medium Density
- Mixed Use Low
- Mixed Use Medium
- Office
- Commercial
- Industrial
- Public Facilities
- Conservation
- Planned Unit Development



This map is based on a generalized comprehensive plan map. For specific parcels refer to the City of Gainesville, Comprehensive Plan, Land Use Atlas. Prepared by the Department of Planning and Development Services, January 2009. File: Jesse2009/Ralph\_Koppers-Area-LU\_01-29.mxd.



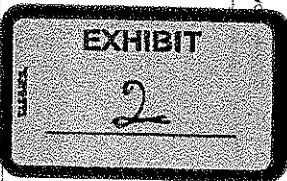
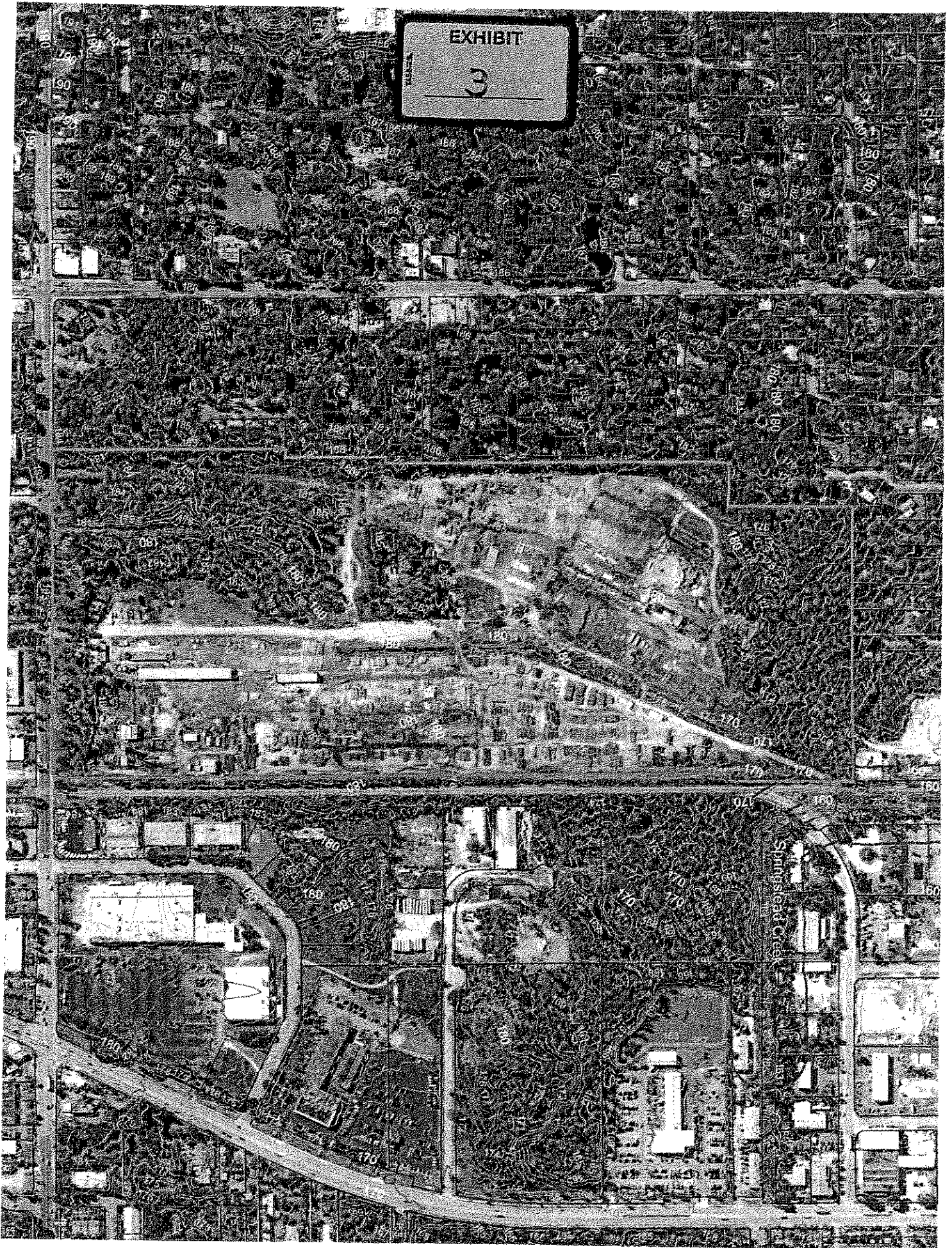


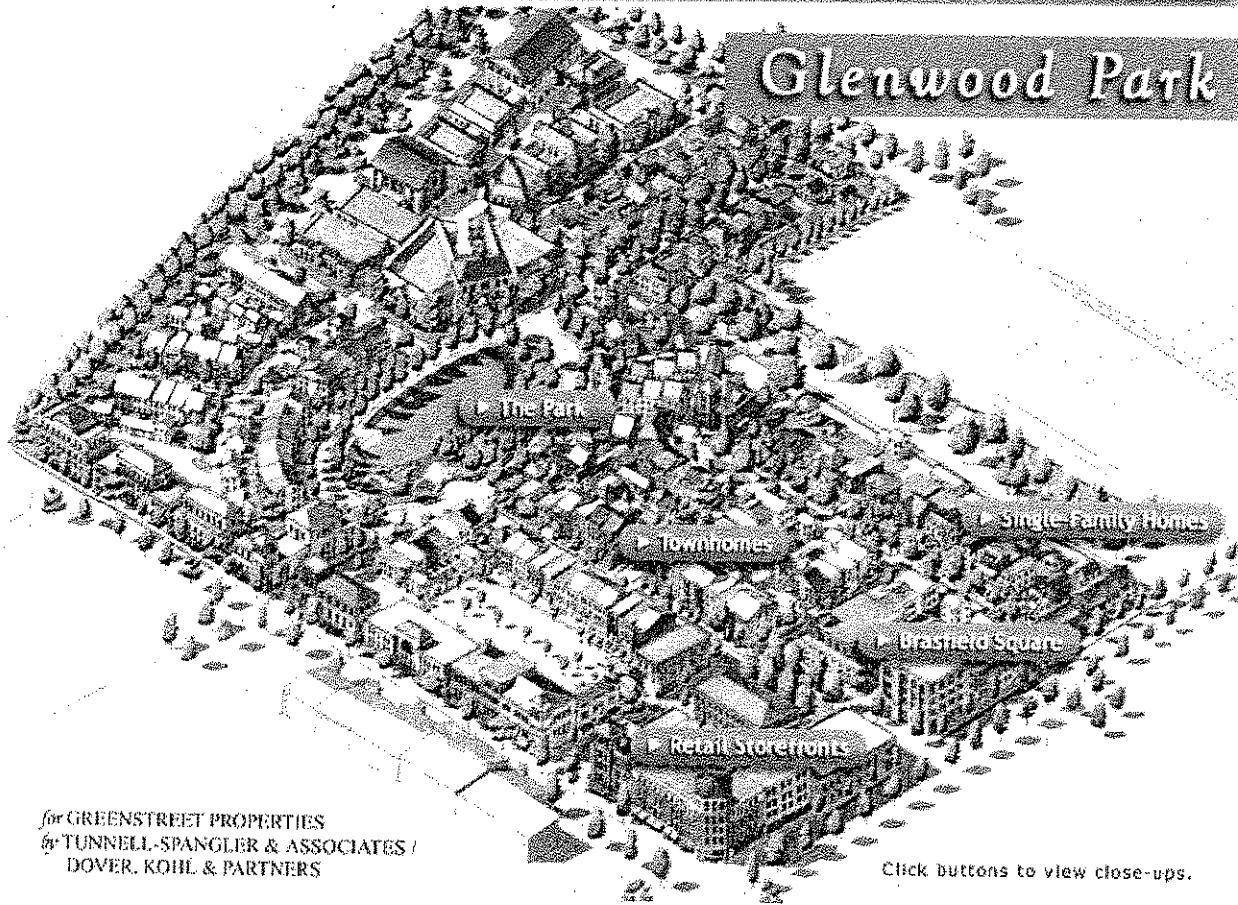


EXHIBIT  
3





Map of Neighborhood Send to a Friend Online Postcards



for GREENSTREET PROPERTIES  
by TUNNELL-SPANGLER & ASSOCIATES /  
DOVER, KOHL & PARTNERS

Click buttons to view close-ups.

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# Glenwood Park

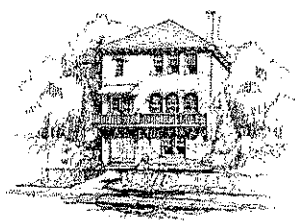
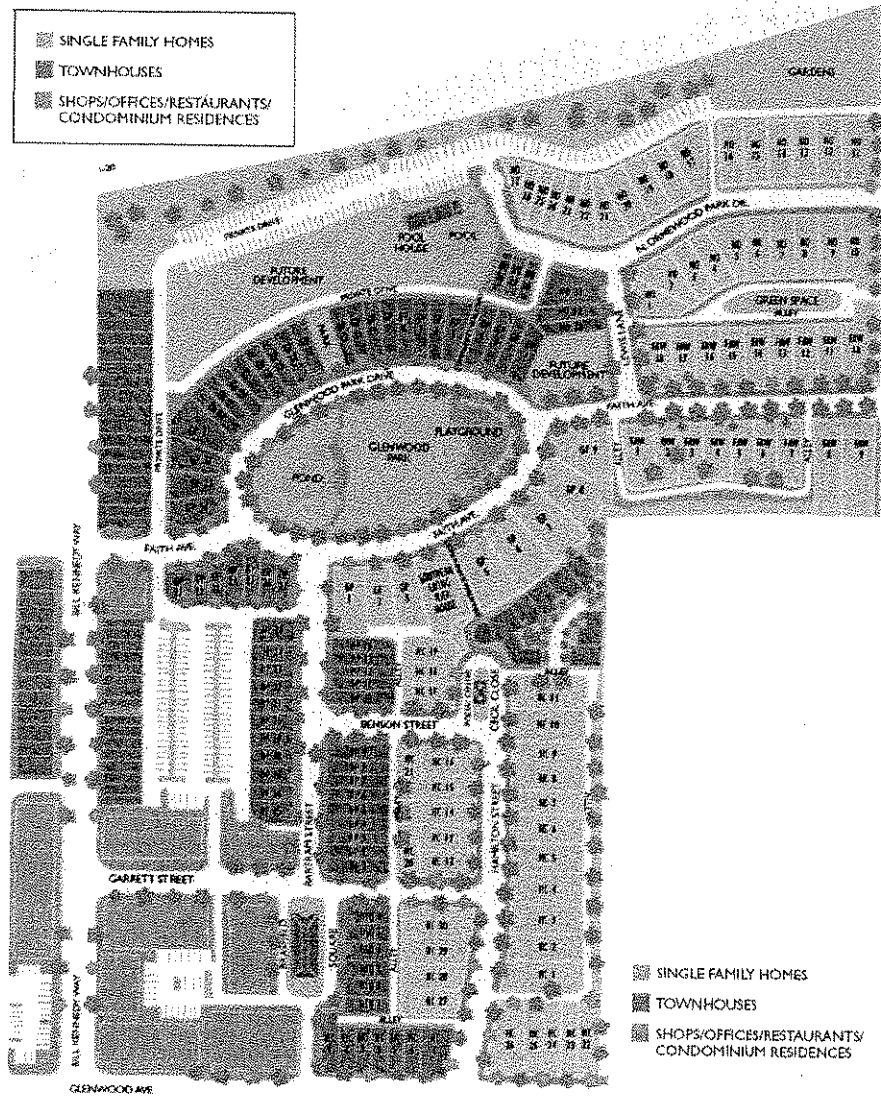
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A Green Street Properties Development  
our team | company info | awards & recognition

## Glenwood Park Site Plan

- Listings
- Townhouses
- Condominiums
- Single-Family
- Office Space
- Retail Leasing
- Explore
- Photo Galleries
- Site Plan & Park
- Our Philosophy
- Building Green
- Glenwood Pool
- Forums
- Glenwood Insider
- Parks & Gardens
- Parent Network
- Security Patrol

SINGLE FAMILY HOMES  
 TOWNHOUSES  
 SHOPS/OFFICES/RESTAURANTS/ CONDOMINIUM RESIDENCES



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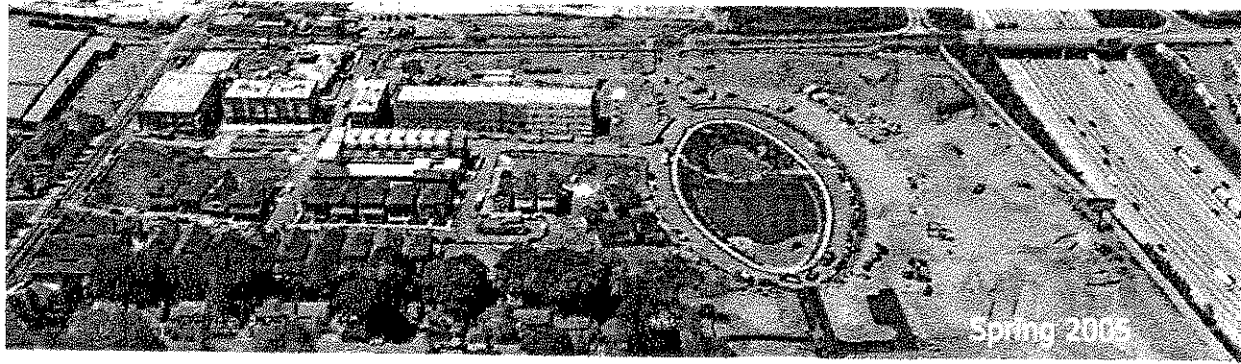
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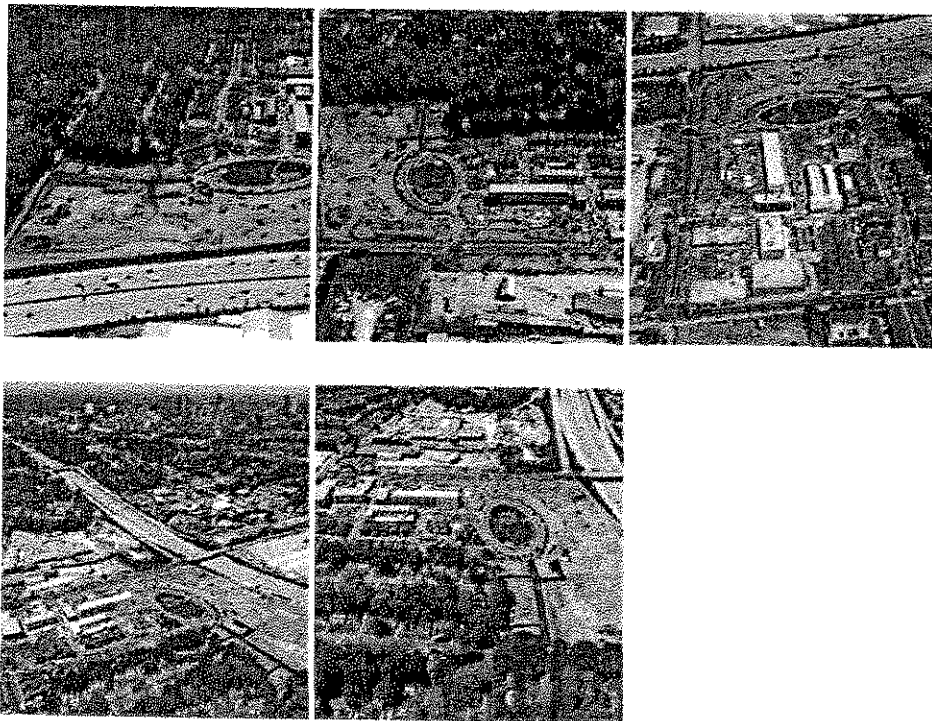
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Spring 2005 Aerial Photos



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