CABOT-KOPPERS SITE
DRAFT REUSE ASSESSMENT

Planning for the Future

EPA Superfund Redevelopment Initiative and Region 4 are sponsoring a reuse assessment for the Cabot-Koppers Superfund Site (Site). The purpose of the assessment is to identify reuse considerations and reasonably anticipated future land uses to inform remedy selection and design for the Koppers portion of the Site.

The initial phase of the reuse assessment identifies considerations for integrating reuse goals with potential remedial alternatives based on stakeholder interviews, analysis of the site's context and a review of the May 10, 2010 Final Feasibility Study. A second phase of the reuse assessment will identify future land use scenarios for the Site once a remedy has been selected.

Please share your comments on the remedial zone scenarios (right and flip-side) during the June 14th community meeting, or contact Matt Robbie at E^2 Inc. (mrobbie@e2inc.com, 802.735.9109) by June 24, 2010.

Reuse Goals

The following reuse goals are based on stakeholder interviews and discussions from the March 8th Community Development Commission meeting and additional discussions on March 26th with neighborhood stakeholders.

- Consider site as opportunity for in-fill development to foster economic growth.
- Transition intensity of uses across site to ensure compatibility with adjacent uses.
- Establish buffer zone of residential or open space uses on western portions; consider more intense mixed-use activities to the east.
- Increase publicly accessible open space and maintain existing forested areas.
- Provide pedestrian and vehicular access through the site.
- Convert existing rail line to recreation trail to connect site with regional trail.
- Incorporate stormwater management systems at the Site to enhance conditions in Springstead Creek.

Remedial Considerations

Remedial alternatives presented in the Final Feasibility Study include remedy components that will have implications for the site's reuse. Below are key considerations for remedy components that present the most significant constraints.

- A proposed slurry wall would likely encompass the site's source areas. The slurry wall area must include a low-permeability surface cover. Development may occur over source areas and slurry wall provided that a low-permeability surface is maintained.
- A proposed soil consolidation area would be located within the slurry wall area but may not take up the entire area. The consolidation area may have development restrictions that limit structural development, so the location and configuration of the consolidation area will significantly influence reuse options for the Site.
- Access will be needed for ground water collection pumps, clean outs, treatment facility and monitoring wells; which would allow paving, but not structural development, in adjacent areas.
- Stormwater from off site that crosses the Site could be routed in a piped conveyance or surface swale, but would likely be located outside the slurry wall and source areas. An area will need to be reserved on the northern portion of the Site for stormwater facilities to manage on-site runoff.

Remedial Zone Scenarios

To help identify reuse considerations, the following five remedial zone scenario maps explore reuse implications for varying stormwater drainage options and soil containment area locations.

- All reuse goals could likely be accommodated under the range of remedial zone scenarios presented.
- Some remedial zone scenarios may enhance the potential to achieve reuse goals.
- Location of consolidation area could significantly influence reuse options.
- Location of on-site stormwater management features and whether to route off site drainage in a pipe or swale, or some combination, could also influence reuse options.

Overview of Remedial Zones

Zone 1 - Low Permeability Cover

- Areas over source areas and ground water collection system within slurry wall.
- Access required to ground water collection system pumps, clean outs, treatment facility and monitoring wells.

Zone 2 - Low Permeability Cover (Elevated Grade)

- Capped soil consolidation area.
- Elevation may be as much as 8-10 feet above surrounding grade.

Zone 3 - Limited Remedial Constraints

- Areas proposed for soil removal, re-grading and surface soil cover.
- Portion of this area will need to accommodate new stormwater facilities to manage on-site runoff based on future impervious acreage.

Potential for Structural Development

- Hatching indicates areas where buildings and permanent structures would be compatible with potential remedy components.
- The remaining areas may be suitable for non-structural development such as parking or open space.

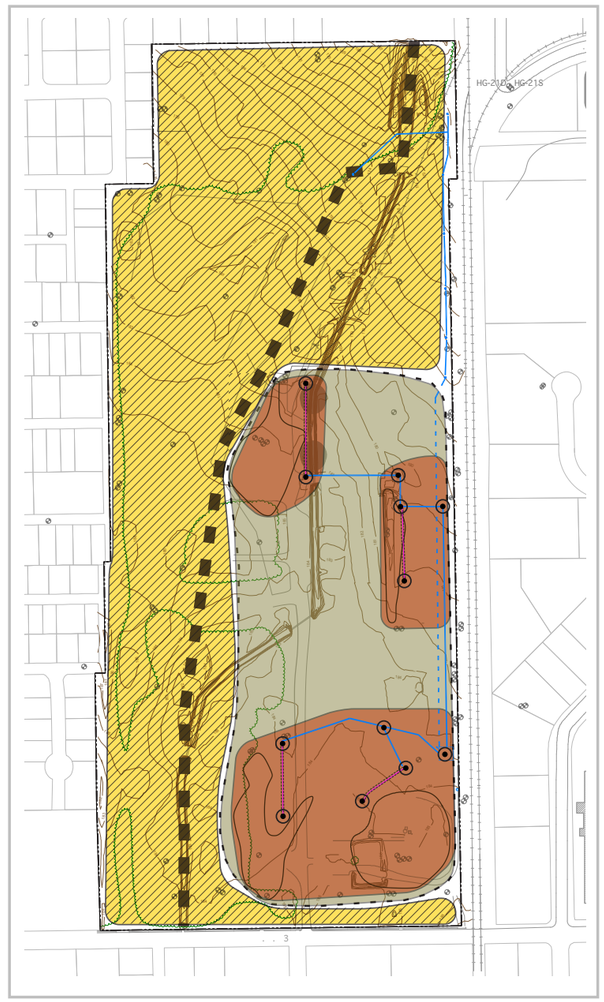
Additional Site Remedy Components

- Slurry Wall
- Source Area
- Piped Stormwater Drainage
- Access Point
- Extraction Well Pipe
- Extraction Well
- Monitoring Well

Note: Remedial zones presented are conceptual maps intended for purposes of discussing reuse considerations and will be refined during remedial design.

Scenario 1. Potential Remedy Components

This option shown below includes the range of remedy components that would present the most significant remedial constraints to reuse, and include: 1) slurry wall; 2) soil consolidation and capping; 3) ground water collection / monitoring; 4) drainage / stormwater management; and 5) clear, re-grade and cover.



Reuse Considerations:

- Potential for structural development on western and northern portions of Site.

CABOT-KOPPERS SITE: Draft Remedial Zone Scenarios

Scenario 2 - Surface Swale

- Surface swale crosses through Site.
- Actual swale location could vary, but configuration would not likely cut through slurry wall and containment area.

Scenario 3 - Enhanced Commercial Frontage

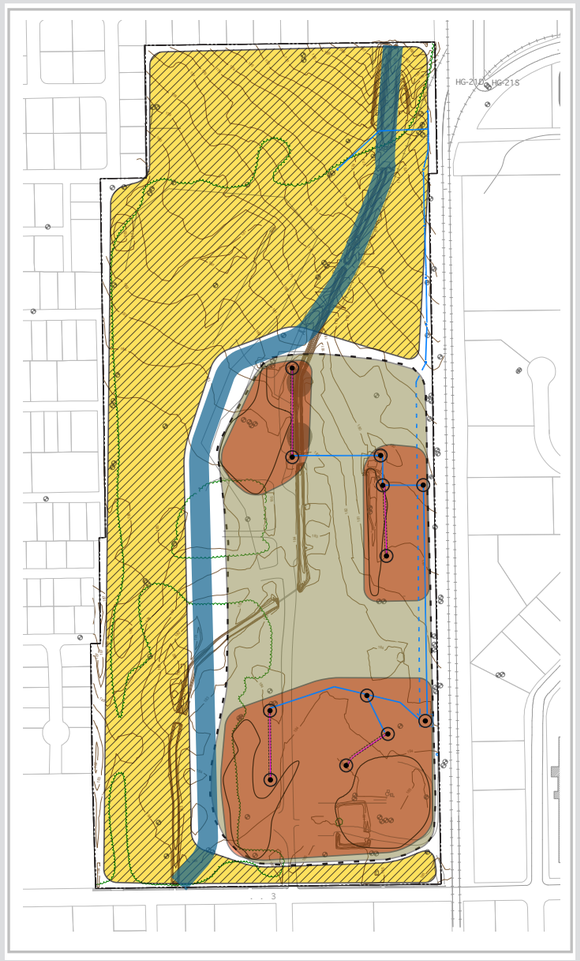
- Surface swale crosses through Site.
- Soil consolidation area configured on northern portion of slurry wall zone to enhance mixed use options along 23rd Avenue.

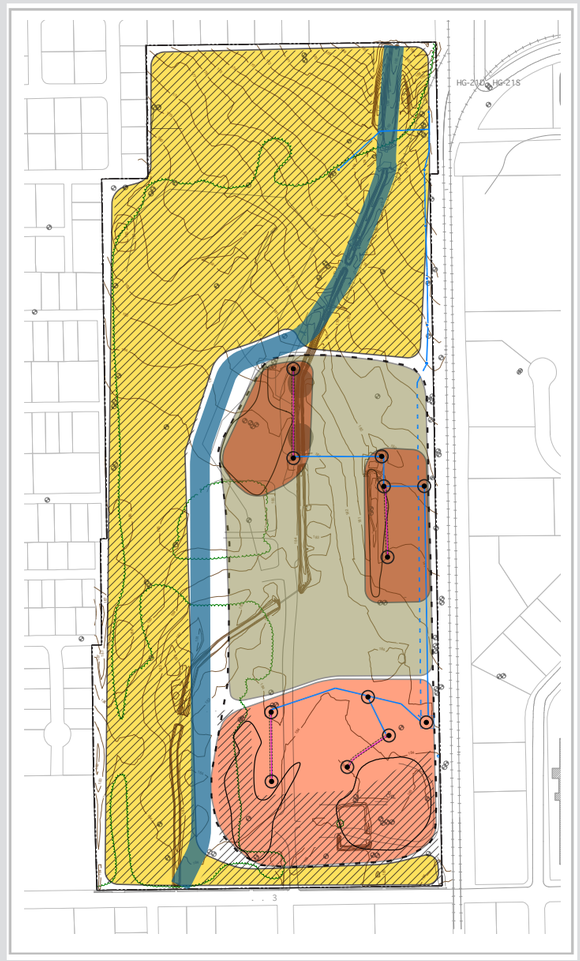
Scenario 4 - Central Containment Area

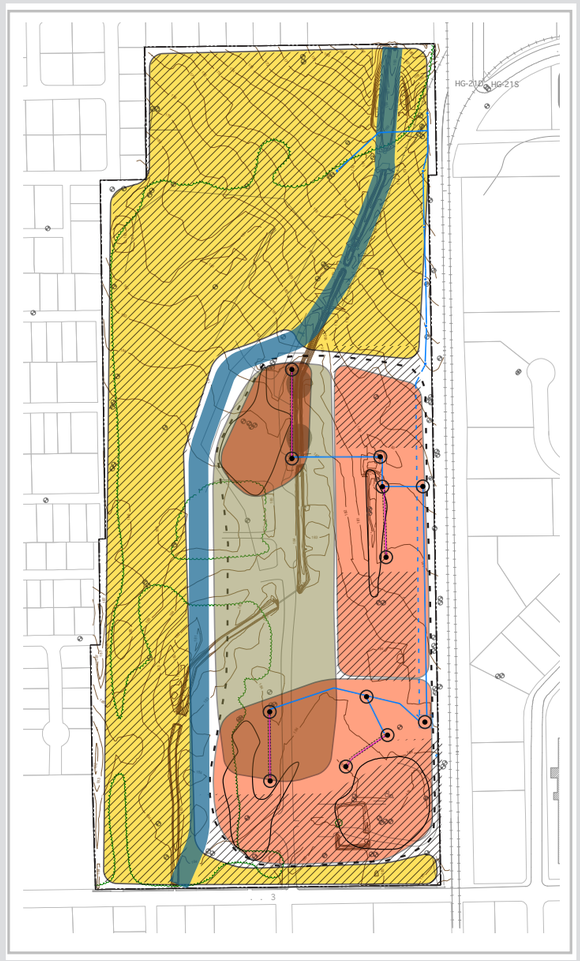
- Surface swale crosses through Site.
- Soil consolidation area configured on western portion of slurry wall zone to enhance mixed use options adjacent to industrial park.

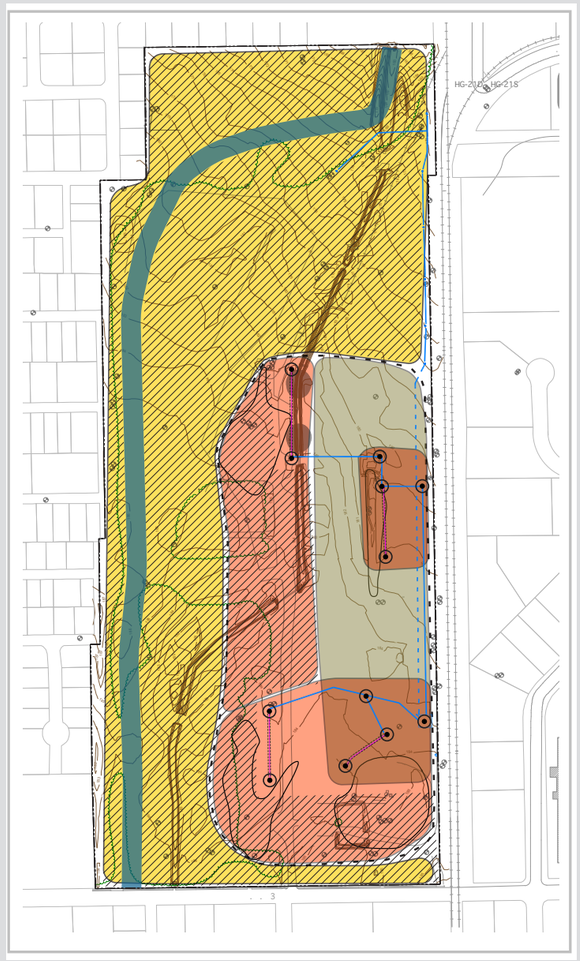
Scenario 5 - Western Drainage Corridor

- Surface swale configured along western and northern edge of site to create open space buffer.
- Soil consolidation area configured on the eastern half of slurry wall zone to create a more contiguous area for mixed use options.









KEY

- Zone 1 - Low-permeability cover (access to pumps, clean outs and monitoring wells)
- Zone 2 - Low-permeability cover (elevated grade)
- Zone 3 - Limited Remedial Constraints (portion of area to accommodate stormwater facilities, based on redevelopment impervious area)
- Potential for structural development (compatible with the remedy)

Note:

Potential remedial zones are conceptual only and illustrate general configurations for reuse discussion purposes. Final size and location will be determined in the remedy selection and design process.

Reuse Considerations:

- Potential for structural development on western and northern portions of Site.

Reuse Considerations:

- Potential for structural development along 23rd Avenue, western and northern portions of Site.

Reuse Considerations:

- Potential for structural development along 23rd Avenue, rail line, western and northern portions of Site.

Reuse Considerations:

- Potential for structural development along 23rd Avenue, central and northern portions of Site.