REUSE ASSESSMENT

Cabot Carbon/Koppers Site, Gainesville, Florida

DRAFT FINAL
AUGUST 2011

OVERVIEW

Beginning in 2010, EPA Region 4 and the EPA Superfund Redevelopment Initiative sponsored a reuse assessment for the Koppers property of the Cabot Carbon/Koppers Superfund Site. The purpose of the reuse assessment is to clarify reuse goals and to identify potential future uses for the 90-acre Koppers property (Site) that are consistent with the selected cleanup. This document summarizes the findings of the reuse assessment, including reuse goals, anticipated remedy components, future use suitability zones and reuse considerations.

REUSE GOALS

The following reuse goals for the Site were identified through discussions with neighborhood residents, community members, City of Gainesville staff and site owner Beazer East.

- Return the Site to productive use.
- Encourage in-fill development to foster economic growth and increase property value.
- Re-zone the Site from current designation (I-2) to a zoning district that will support a mix of uses compatible with the surrounding neighborhood.
- Transition intensity of uses across the Site to ensure compatibility with adjacent uses - consider residential or open space compatible with neighborhood to the west as a transition to more intense mixed-use activities to the east.
- Provide pedestrian and vehicular access through the Site.
- Increase publicly accessible open space and maintain existing forested areas.
- Include a pedestrian trail along the rail line to connect to the regional trail network.
- Improve stormwater management systems to enhance conditions in the Springstead Creek watershed.

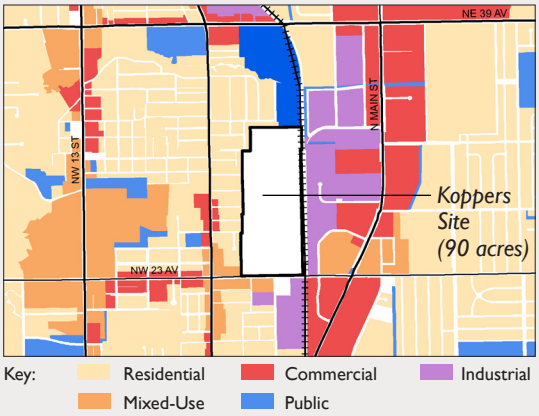
ANTICIPATED FUTURE LAND USE

EPA is required to evaluate reasonably anticipated future land uses in determining what cleanup criteria apply to a Superfund site; EPA has identified the following future land use considerations for the Site:

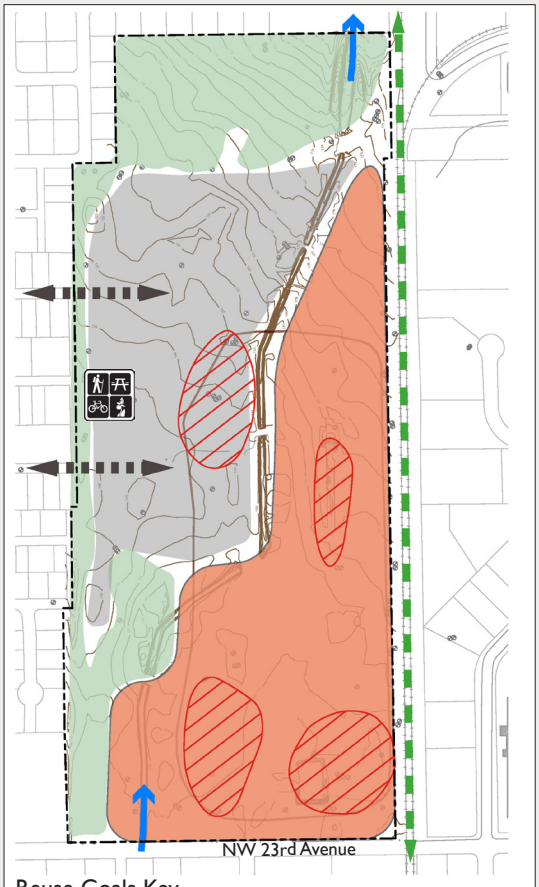
- Future land use is likely to include commercial, recreational or mixed-use with a residential component.
- Sitewide use restrictions will likely include: land use controls to prevent unrestricted future use; ground water use restrictions; provisions for access and maintenance of site remedy components.

Sponsored by EPA Region 4 and the EPA Superfund Redevelopment Initiative

Surrounding Land Use Map



Reuse Goals Diagram



REMEDIAL FEATURES

The following remedial zones have been delineated based on the remedial components and land use restrictions outlined in the February 2011 Record of Decision.

REMEDIAL ZONES

Re-grade and Cover

- Remedial activities will include soil excavation and/or placement of clean fill and other cover material to support future uses (e.g., trees and vegetation, paved areas, slab foundations for buildings, lined stormwater management features); continued operation of ground water extraction, collection, treatment and monitoring system.
- Restrictions will likely include; excavation and soil handling requirements, provisions for access and maintenance of remedy components; ground water use restrictions and land use controls to prevent unrestricted future use.

Suitable for: open space, commercial, light industrial and mixed-use development with a residential component.

Capped Soil Consolidation Area

- Remedial activities will include: installation of a subsurface vertical barrier wall encompassing a low-permeability capped area to contain excavated contaminated soils from on and off-site areas (grades will be elevated approximately 8-10 feet); and operation of ground water extraction and treatment system.
- Restrictions will likely include: excavation limitations; requirements for maintening low-permability cap/cover and long-term access to ground water extraction, collection and treatment system features.

Suitable for: open space, trails, paved surfaces and light structural development integrated into cap design.

Source Areas

- Remedial activities include: in-place containment and treatement of source area contaminants through a combination of injection technologies; placement of consolidated soils over source areas and capping with low permeability cover; and operation of ground water extraction and treatment system.
- Restrictions will likely include: excavation limitations; requirements for maintening low permability cap/cover, long-term access to ground water extraction, collection and treatment system and other remedy components.

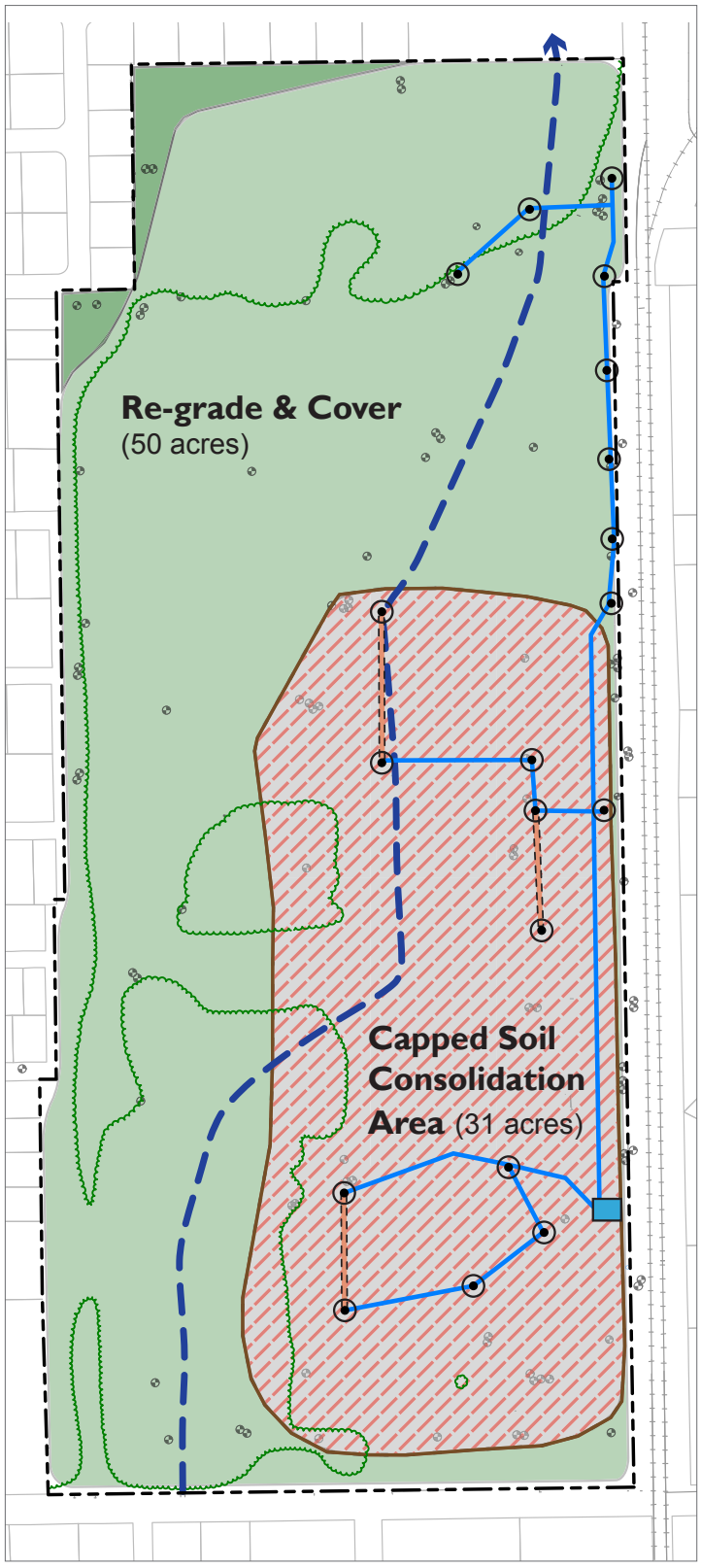
Suitable for: open space, trails, paved surfaces and structural development integrated into cap design.

Existing Vegetation and Cover

- Remedial activities will likely include limited excavation or placement of clean fill; and on-going operation and maintenance of ground water monitoring wells.
- Restrictions will likely include ground water use restrictions; excavation and soil handling requirements; provisions for access and maintenance of monitoring wells; and land use controls to prevent unrestricted future use.

Suitable for open space and forested areas.

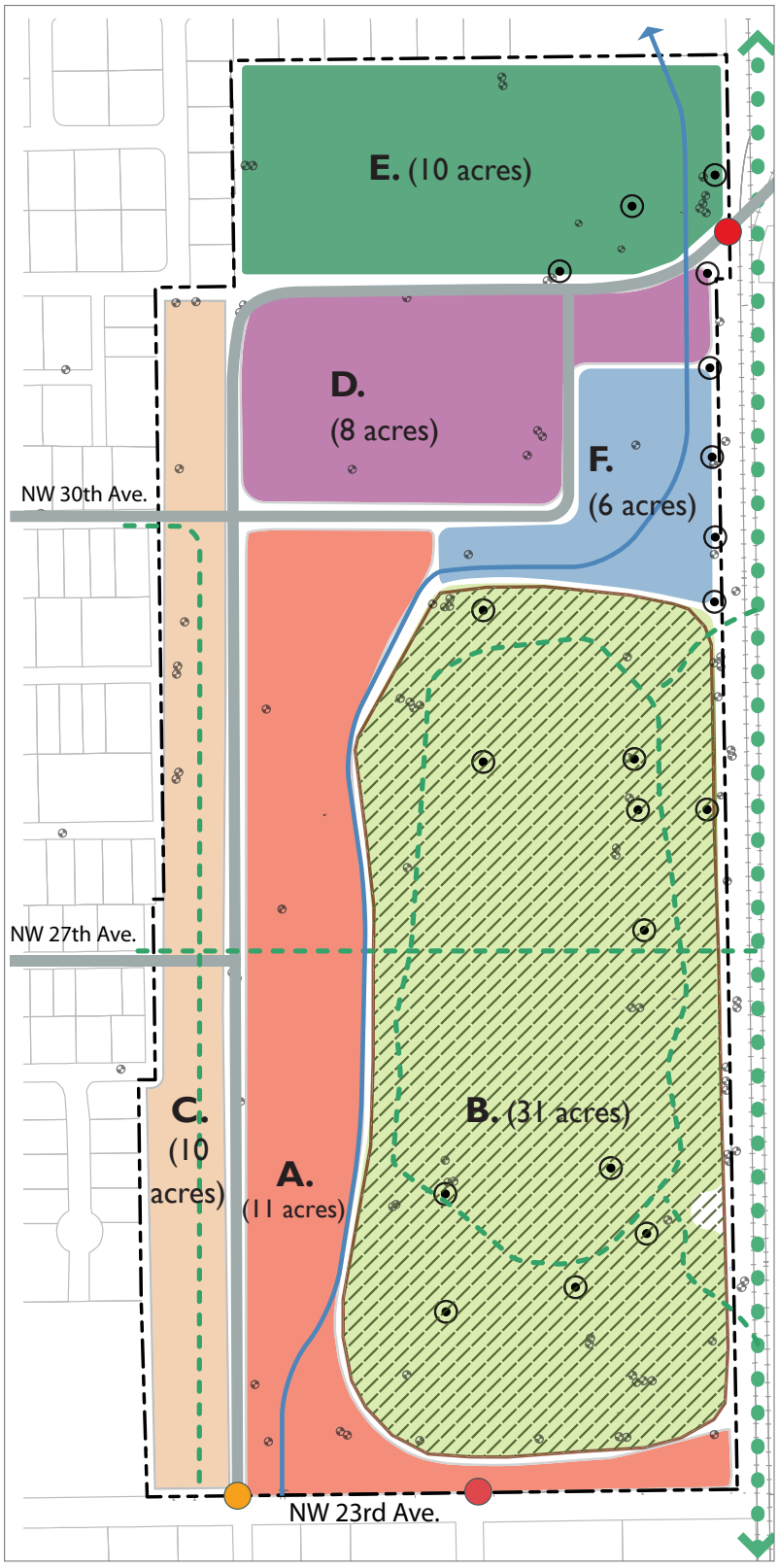
Sitewide use restrictions will likely include: land use controls to prevent unrestricted future use; excavation and soil handling requirements; ground water use restrictions; provisions for access and maintenance of site remedy components.



Remedial Features Key

- Underground stormwater conveyance or new ditch
- Collection lines
- French Drains
- Vertical Barrier Wall
- Site boundary
- Existing tree line
- CSX rail line
- Monitoring well
- Extraction well / collection line access vaults
- Ground water treatment compound

REUSE SUITABILITY



Reuse Suitability Key

- Rail coverted to multi-use trail
- Pedestrian access/trail
- Potential new access road
- Potential stormwater drainage channel alignment
- Site Boundary
- Existing access point
- Potential new access point
- Ground water monitoring well
- Extraction well / collection line access vaults
- Ground water treatment compound

The reuse zones highlight potential future uses suggested by the community reuse goals and that could be compatible with the selected remedy.

REUSE ZONES

A. ***Commercial / Mixed Use*** *(11 acres)*

- A commercial mixed-use zone with frontage on 23rd Avenue and a proposed access / arterial road through the site.
- Suitable uses: structures, roadways, parking, lined stormwater management features, vegetation.

B. ***Public Park / Open Space*** *(31 acres)*

- Public park and flexible open space areas that could be accessible via from the multi-use trail and mixed-use area via pedestrian trails.
- Suitable uses: grass or natural surfaces, paved or gravel pathways and structures integrated into low-permeability cover system.

C. ***Transitional Use*** *(10 acres)*

- Public open space or residential uses compatible with existing residential uses to west.
- Suitable uses: structures, roadways, parking, lined stormwater management features, vegetation.

D. ***Light Industrial Use*** *(8 acres)*

- Light industrial, commercial or large-scale uses are located in the northern interior portion of the site.
- Suitable uses: structures, roadways, parking, lined stormwater management features, vegetation.

E. ***Forested Open Space*** *(10 acres)*

- Forested open space areas along northern edge of site are preserved as riparian buffer with potential access to the City's Maintenance Yard to the north.
- Suitable uses: vegetation, stormwater management features, pedestrian trails.

F. ***Stormwater Management Zone*** *(6 acres)*

- Area reserved for lined stormwater retention ponds to control runoff from capped area and site impervious surfaces.

Capped Soil Consolidation Area* *(31 acres)*

- Low permeability cover; elevated grades.
- Access requirements for ground water remedy components.
- Suitable uses: grass or natural surfaces, paved or gravel pathways and structures integrated into low-permeability cover system.

** Capped soil consolidation area is located entirely within Zone B.*

1 acre

0 350 700 Feet N

Note: Potential remedial and reuse suitability zone boundaries are conceptual only and illustrate general configurations for reuse planning purposes. Final remedial zones will be determined during the Remedial Design process.

REUSE CONSIDERATIONS

- ***Future Land Use:*** The site can accommodate a mix of recreational, open space, commercial mixed-use and residential uses. The reuse suitability zones offer a flexible site configuration that can inform future planning and redevelopment efforts.
- ***Greenway and Accessibility:*** There is an opportunity to establish a greenway and multi-use recreation trail along the in-active CSX rail line east of the site. Greenway initiatives are already underway to convert portions of the rail line south of 23rd Avenue to a multi-use trail. There are additional opportunities for pedestrian and vehicular connections through the site that can help link potential future uses with the established road network and existing neighborhoods and businesses.
- ***Remedy Compatibility:*** When remediation is complete, EPA anticipates that approximately 50 acres in the western and northern portions of the site will be suitable for commercial, mixed use, residential or open space uses. Approximately 31 acres will include an elevated capped soil consolidation area with a low-permeability cover and access requirements for site remedy features.
- ***Stormwater Management:*** Runoff from the capped consolidation area and impervious surfaces associated with redevelopment will need to be managed on-site in a combination of lined ponds and conveyances. There is an opportunity to integrate a linear treatment train or series of retention facilities alongside future uses throughout western and northern portions of the site.
- ***Site Use Restrictions:*** The site's remedy anticipates that institutional controls in the form of deed restrictions and zoning will be implemented to help maintain the protectiveness of the site's remedy. Use restrictions will likely include: ground water use restrictions, general excavation and soil handling requirements, specific excavation restrictions and maintenance requirements for capped consolidation area, and restrictions on interfering with ground water monitoring wells, extraction wells, collection system access points or other site remedy components.

CONCLUSIONS

The findings of the reuse assessment can inform future remedial activities, local planning and redevelopment efforts among EPA, the site owner and the City of Gainesville. The site reuse suitability zones provide a flexible tool that can serve as a guide for evaluating the comptatibility of zoning options and future development proposals based on the reuse goals and remedy.

Funded by the EPA Superfund Redevelopment Initiative

ACKNOWLEDGEMENTS

The following representatives contributed to the reuse assessment process:

- Beazer East, LLC.
- Bancca.org
- City of Gainesville Planning and Community Development Department
- City of Gainesville Community Development Commission
- EQA Landmark Communities, LP
- Gainesville Regional Utility
- Protect Gainesville Citizens Group
- Stephen Foster Neigborhood Association
- Stephen Foster Neighborhood, Inc.
- Stephen Foster Neighborhood Protection Group

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