

# **City of Gainesville**

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Meeting Agenda**

**March 08, 2010**

**6:30 PM**

**Special Meeting**

**City Hall, Auditorium**

## **Community Development Committee**

*Commissioner Thomas Hawkins, Chair  
Mayor-Commissioner Pro Tem Scherwin Henry, Member  
Commissioner Craig Lowe, Member*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Equal Opportunity Department at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.*

## CALL TO ORDER

## ROLL CALL

## ADOPTION OF THE AGENDA

*The Community Development Committee adopt the March 8, 2010 agenda.*

## DISCUSSION ITEMS

### **090776. Cabot-Koppers Superfund Site - Future Land Use (B)**

**This item involves a referral from the City Commission on February 18, 2010 to the Community Development Committee regarding the Future Land Use for the Cabot-Koppers Superfund site.**

*Explanation: On January 21, 2010, the City Manager's office was contacted by environmental consulting firm, E2 Inc. The United States Environmental Protection Agency (EPA) has requested E2 Inc. to work with the City of Gainesville, Beazer East, Inc., and the community stakeholders to discuss the City's goals, desired outcomes, time frames and community considerations for a future land use for the site. Beazer East, Inc. has also agreed to participate in this community process to identify a future land use for the site. E2 Inc. is prepared to begin working with the community stakeholders, city staff and Beazer East, Inc. immediately.*

*On February 18, 2010, the City Commission approved staff's recommendation that this item be referred to the Community Development Committee (CDC). Representatives from EPA Region 4 and E2 Inc. will make a presentation to the CDC on March 8th to outline a proposed process and time frame for engaging the community in this discussion on future land use, and will facilitate a discussion to gather preliminary community goals and considerations regarding the future use of this site. City staff will encourage E2 Inc. to hold a number of meetings with the residents and stakeholders in the area to ensure sufficient feedback is gathered on the redevelopment options and future land uses for the site. As E2 Inc. has been hired by the EPA, there is minimal cost associated with the community engagement process; mainly staff time and scheduling meeting rooms. Staff recommends that the CDC review the future land use options and make recommendations to the full City Commission.*

*Fiscal Note: There is minimal cost associated with the community engagement process; mainly staff time and scheduling meeting rooms. Staff will be required to schedule meeting rooms for E2 Inc. at various locations throughout the city to ensure public input into the future land use discussions.*

#### **RECOMMENDATION**

*The Community Development Committee 1) hear a presentation from EPA Region 4 and E2 Inc. representatives; and 2) give staff specific direction as to how to proceed.*

Legislative History

2/18/10 City Commission Approved as Recommended (5 - 0 - 2 Absent)

090776\_EPA handout\_20100308.pdf

090776\_EPA Fact Sheet\_20100308.pdf

090776\_E2 PPT\_20100308.pdf

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

**ADJOURNMENT**

# Superfund Reuse: Planning for the Future

## SUPERFUND REDEVELOPMENT INITIATIVE

## Overview of Superfund Redevelopment

### What is the Superfund Redevelopment Initiative (SRI)?

EPA has set a national goal of returning formerly contaminated lands to long-term sustainable and productive reuse. In 1999, EPA launched the Superfund Redevelopment Initiative. SRI is a nationally coordinated program to offer guidance, tools and services to help communities overcome obstacles to reuse at Superfund sites. Since its inception, SRI has helped communities reclaim thousands of acres of formerly contaminated land for commercial, industrial, residential, recreational and ecological uses. Today, there are more than 500 Superfund sites in new and continued use.

### Why plan for Superfund reuse?

Planning for reuse at Superfund sites provides multiple benefits:

- Community revitalization including jobs, retail amenities and housing;
- Recreation and open space including sports fields, parks, habitat and trails;
- Site stewardship including long-term remedy protectiveness; and
- Reduction in stigma associated with a formerly contaminated site.

### How does reuse planning fit with the cleanup process?

#### Pre-remedy

Planning for the future use of a site during the remedy process can ensure the remedy selected will support the desired future use. A reasonable anticipated future land use can inform the base line risk assessment, the remedy selection and remedy design, as well as the phasing of clean up.

#### Post-remedy

Once cleanup is complete at a Superfund Site, either recently, or many years ago, reuse planning can ensure that the desired new use for the site is consistent with the cleanup remedy, particularly if remedy components remain in place at the site. Reuse planning at this phase can also assist in removing unnecessary barriers to reuse.

### How can a community obtain free reuse planning services?

Each year, SRI sets aside a limited number of resources to provide in-kind reuse planning services through the assistance of a national contractor with expertise in the reuse of contaminated sites. In addition, EPA regions may also be able to provide resources. The program does not provide funding for environmental assessment, cleanup or redevelopment. Contact your local Region's Reuse Coordinator for more information.



### What are Regional Seeds?

Regional seeds are resources provided by the Superfund Redevelopment Initiative (SRI) to communities at the request of EPA Region staff.

Regional seeds provide an important catalyst for communities to begin the process of returning a Superfund site to productive reuse.

Many sites that have reuse potential are vacant and abandoned due to a lack of knowledge about the remedy components, the range of potential safe future uses and the key steps and players needed to transform a site into reuse.

The seed concept provides an initial investment to bring the right stakeholders to the table, clarify remedy constraints, and outline suitable reuse options for the local community to pursue.

Once the reuse planning process gains momentum, communities can leverage the initial regional seed investment with local resources to continue the process of transforming the Superfund site into productive reuse.

For more information on the SRI program see the website at:

[www.epa.gov/superfund/programs/recycle](http://www.epa.gov/superfund/programs/recycle)

## Reuse Planning Services

### The Situation Assessment

**Purpose:** Gather preliminary information to determine initial site reuse potential and scope further reuse planning assistance if deemed valuable.

**Activities:** Typically includes visiting the site and community; convening the key players including EPA, the State, tribes, the local government, the site owner and community representatives; stakeholder interviews to determine reuse goals and considerations; and preliminary review of site documents and planning documents.

**Outcome:** A situation assessment report that outlines preliminary reuse considerations and recommendations for additional reuse planning activities.

### A Reuse Assessment

**Purpose:** Determine a range of suitable potential future uses for the site to inform the clean up process and local planning efforts.

**Activities:** Typically includes refining future use goals in discussion with the site owner, local government and community; conducting an analysis of the site and surrounding neighborhood to evaluate the suitability of potential future uses; integrating the reuse goals and site analysis into a reuse framework that outlines a range of potential suitable uses; and sharing with stakeholders for review and input.

**Outcome:** A final report summarizing reuse goals, the site analysis, a reuse framework, remedy considerations and recommended next steps.

### A Reuse Plan

**Purpose:** Outline specific locations and uses for the site based on additional stakeholder discussion and analysis.

**Activities:** This phase may include developing several scenarios for consideration, or outlining more detailed considerations for a single scenario for stakeholder review discussion and refinement.

**Outcome:** A final report summarizes reuse goals, the site analysis, the reuse plan or scenarios, remedy and reuse considerations and recommended next steps.

### Community Engagement

Community engagement is an integral part of each phase of the reuse planning process and can range in scope from contacting key stakeholders, forming and facilitating an advisory committee or hosting a public open house to gather stakeholder input.

### Implementation Tools

EPA offers wide range of additional tools to help communities return sites to productive use. These tools include: videos, case studies, technical reports, comfort letters, and environmental status reports called Ready for Reuse Determinations.



### Benefits of Reuse Planning

Reuse planning can provide multiple benefits including:

- Improve relations among stakeholders by identifying common goals, clarifying responsibilities and establishing productive partnerships;
- Ensure the protectiveness of the site by evaluating the compatibility of the desired future use with the remedy;
- Foster long-term stewardship of the site by resolving ownership and maintenance responsibilities, and building an invested community;
- Reduce site stigma by informing community members of the site's status and potential and removing potential barriers to reuse;
- Potentially reduce costs by tailoring remedy design and maintenance to fit long-term stewardship goals; and
- Provide jobs, recreational facilities, retail or other community amenities.

For more information on the SRI program see the website at:

[www.epa.gov/superfund/programs/recycle](http://www.epa.gov/superfund/programs/recycle)



www.epa.gov

# Region 4 Superfund Redevelopment

Leg. #090776



Helping return contaminated Superfund removal and remedial sites to safe and productive uses

## Mission and Purpose - Find out more online: <http://www.epa.gov/region4/waste/sf/sri/info/index.htm>

EPA Region 4's Superfund Redevelopment program works to remove unnecessary obstacles that are preventing, or could potentially prevent, Superfund sites, or portions of these sites, from being productively reused.

Revitalizing formerly contaminated property returns land to productive use, restores blighted properties, can be linked to local job opportunities, creates recreational opportunities, energizes neighborhoods, and protects the environment.

## Tools and Resources

Find out more online: <http://www.epa.gov/region4/waste/sf/sri/tools/index.htm>

### Excellence in Site Reuse Award

Honoring the outstanding efforts of developers, site owners, and local governments collaborating with EPA to redevelop Superfund sites across the Region.

#### Evaluation Criteria For Award:

- Enhancement of the selected remedy
- Reduction of EPA's long term stewardship responsibilities
- Effect on local community
- Enhanced monitoring of institutional controls (neighborhood watch)
- Design of redevelopment complementary with long term implementation of selected remedy

Find out more online: <http://www.epa.gov/region4/waste/sf/sri/success/excellence.html>

### Prospective Purchaser Inquiry Service

Region 4 offers a free information service called the Prospective Purchaser Inquiry (PPI) Service to allow a prospective purchaser to make a timely business decision on whether to purchase a particular Superfund site.

### Comfort/Status Letters

A comfort/status letter may be issued by Region 4 to:

- clarify the likelihood of EPA involvement at a site;
- identify potential liability protections/limitations available to the prospective purchaser;
- identify whether the property is subject to an EPA lien; and/or
- indicate the progress of a Superfund cleanup.

### Reuse Fact Sheets and Success Stories

Region 4 keeps its Web site up to date with new stories of sites that have recently moved into reuse. The Web site also provides over 60 reuse fact sheets of sites ready for reuse, in reuse, in continued use, and with potential for future use. Region 4 participates in the Superfund Redevelopment Initiative's (SRI) Return to Use Initiative, which works to address unnecessary barriers to reuse at construction complete sites.

### Community-Based Reuse Planning

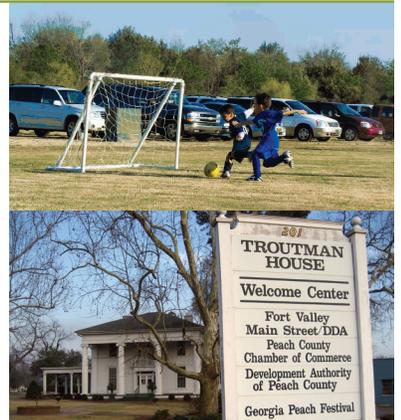
With support from SRI, Region 4 engages in community-based reuse planning at appropriate sites. The purpose of site planning projects is to connect local stakeholders to the reuse process and offer assistance in understanding the specific challenges and opportunities of a particular contaminated property, as well as determining reuse options.

### Redevelopment Legal Issues

Find answers to frequently asked legal questions associated with purchasing a contaminated property on Region 4's Web site. Included is the Guidance for Obtaining 'Bona Fide Prospective Purchaser' Status (Common Elements Guidance), which describes criteria that landowners must meet in order to qualify. A bona fide prospective purchaser is protected from owner or operator liability under the Superfund law so long as the new purchaser meets the definition of a 'bona fide prospective purchaser,' and has liability limited to the windfall associated with the increase in property value resulting from EPA cleanup activities.

### For More Information, Please Contact:

**Bill Denman**, Region 4 Remedial Project Manager and Redevelopment Coordinator, at [denman.bill@epa.gov](mailto:denman.bill@epa.gov) or (404) 562-8939; or **Karen Singer**, Region 4 Attorney, at [singer.karen@epa.gov](mailto:singer.karen@epa.gov) or (404) 562-9540.



## Get Started with Superfund Redevelopment

Visit our Web Site:

<http://www.epa.gov/region4/waste/sf/sri/index.htm>

- **DISCOVER** resources & tools for redeveloping a Superfund site
- **BROWSE** redevelopment success stories
- **ANSWER** legal & other frequently asked questions
- **LEARN** about Region 4's Prospective Purchaser Inquiry Service
- **FIND** details on Region 4's "Excellence in Site Reuse" Award. Past recipients include: Port Salerno Industrial Park (Solitron Microwave); City of Tallahassee, FL (Cascade Park Gasification Plant); Town of Arlington, TN (Arlington Blending & Packaging); & Fort Valley, GA (Woolfolk Chemical)

# Reuse Assessment for Cabot/Koppers Superfund Site

Community Development Committee Meeting

City Hall

Gainesville, Florida

March 8, 2010

(DRAFT)

Prepared by E<sup>2</sup> Inc. for EPA Region 4 and City of  
Gainesville Community Development Committee

## Overview

- Reuse assessment purpose
- Remedial status
- Stakeholder roles and responsibilities
- Proposed reuse assessment process
- Reuse assessment example
- Reuse assessment tasks and timeframes

## Why plan for reuse at Superfund Sites?

EPA's primary responsibility at Superfund sites is to ensure the protection of human health and the environment.

Anticipating reasonable future uses can help inform:

- The baseline risk assessment.
- The development of remedial objectives and alternatives.
- The selection of a remedy that ensures protection of human health and the environment.

## Superfund Redevelopment Initiative Reuse Assessment Projects in Region 4

- Arlington, TN
- Gadsden, AL
- Broward County, FL
- Escambia County, FL
- City of Pensacola, FL
- City of Orlando, FL
- City of Camilla, GA
- City of Fort Valley, GA
- Social Circle, CA
- Hattiesburg, MS
- Picayune, MS
- Louisville, MS

## Reuse Assessment Purpose

- Identify reasonably anticipated future land uses to inform upcoming remedy selection.
  - Develop site reuse strategy to align anticipated uses with remedial design and cleanup activities.
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## Remedial Process Timeline

<b>Selected Remedial Activities</b>	<b>Activities</b>	<b>Date</b>
<b>Site-Wide Record of Decision (ROD)</b>	Remedy selection for both Cabot Carbon and Koppers Wood Treating properties.	1990
<b>Supplemental Remedial Investigation</b>	Identification of nature and extent of contamination; risk assessment	2002 - 2010
<b>Feasibility Study</b>	Evaluation of remedial action alternatives to address site contamination.	March 2010
<b>Proposed Plan</b>	Proposal of preferred remedial alternative(s) for public comment.	April-May 2010
<b>ROD Amendment</b>	Selection a new remedy for five operable units to replace the 1990 site wide ROD.	June-July 2010

# Stakeholder Roles & Responsibilities

Party	Roles & Responsibilities at Cabot / Koppers Site
<b>Beazer East</b> (property owner, responsible party)	<ul style="list-style-type: none"><li>• Rights to use of property</li><li>• Responsible for cleanup of site contamination consistent with Superfund process.</li></ul>
<b>City of Gainesville</b> (local government, land use planning authority)	<ul style="list-style-type: none"><li>• Responsible for regulation of land use at the Site.</li><li>• Community Development Committee charged with recommending future land use options to City Commission.</li></ul>
<b>USEPA / Florida Department of Environmental Protection (FDEP)</b> (regulatory agencies)	<ul style="list-style-type: none"><li>• Responsible for selecting site remedy that is protective of human health and the environment.</li><li>• Responsible for oversight and enforcement of Beazer East’s cleanup.</li><li>• Does not have a role in local land use decision-making.</li></ul>
<b>Community members</b> (residents, community group representatives)	<ul style="list-style-type: none"><li>• Rights to use of public and private property affected by off-site contamination.</li><li>• Right to provide public input for consideration in local land use planning and Superfund remedy selection processes.</li></ul>

## Cabot/Koppers Site Reuse Assessment Activities and Timeframes

<b>Proposed Cabot/Koppers Site Reuse Assessment Activities</b>	<b>Timeframes</b>
Introductory Community Meeting	March 8, 2010
Identify Stakeholder Reuse Goals	March 2010
Develop Reuse Assessment and Framework	March – April 2010
Public Meeting to share reuse assessment for public input	May 2010
Finalize reuse framework and develop summary report	August 2010

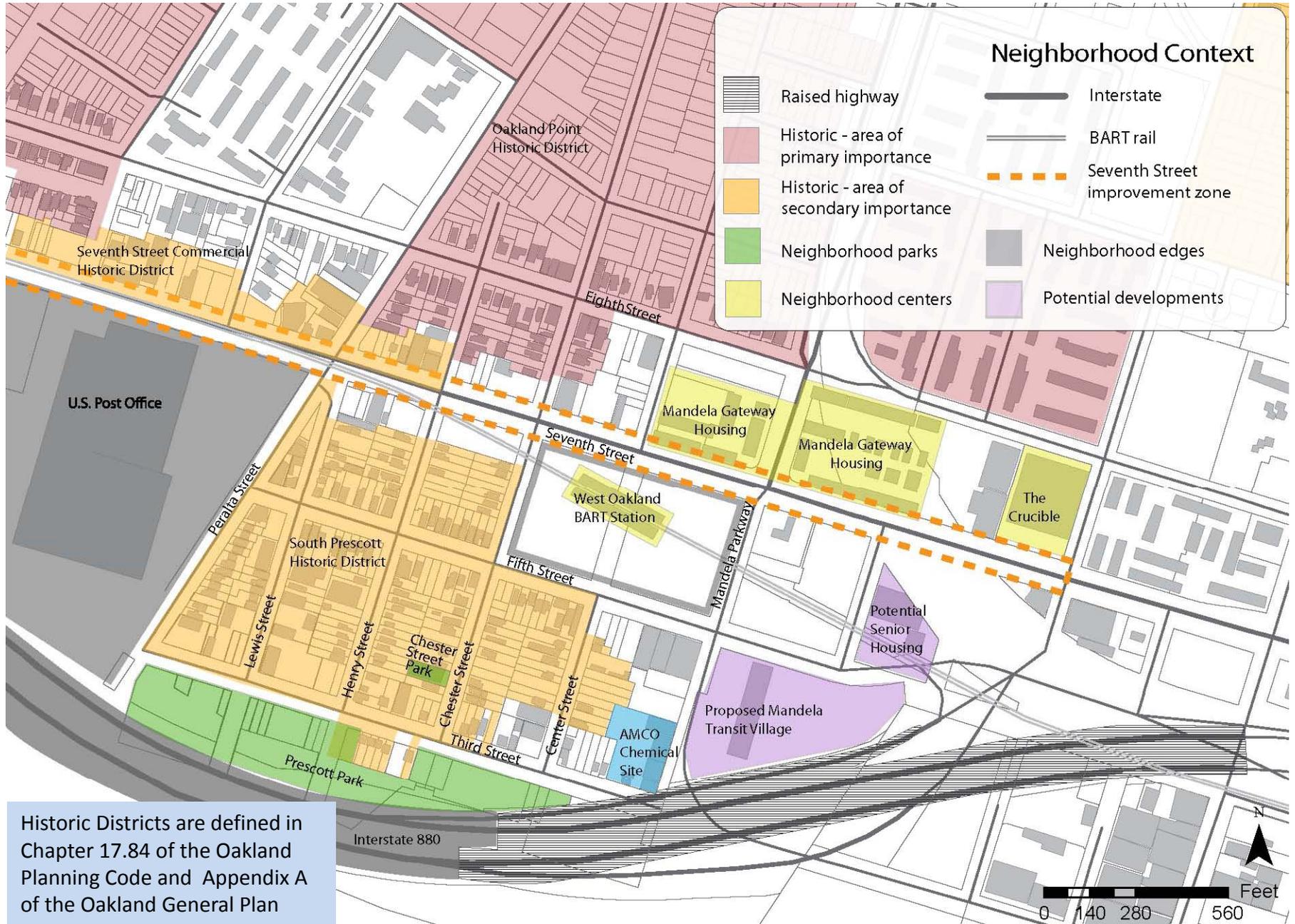
## Amco Chemical Site - Oakland, California Reuse Assessment Process

- Site Background
- Stakeholder Land Use Goals
- Site Characterization
- Future Use Scenarios

## Site Background

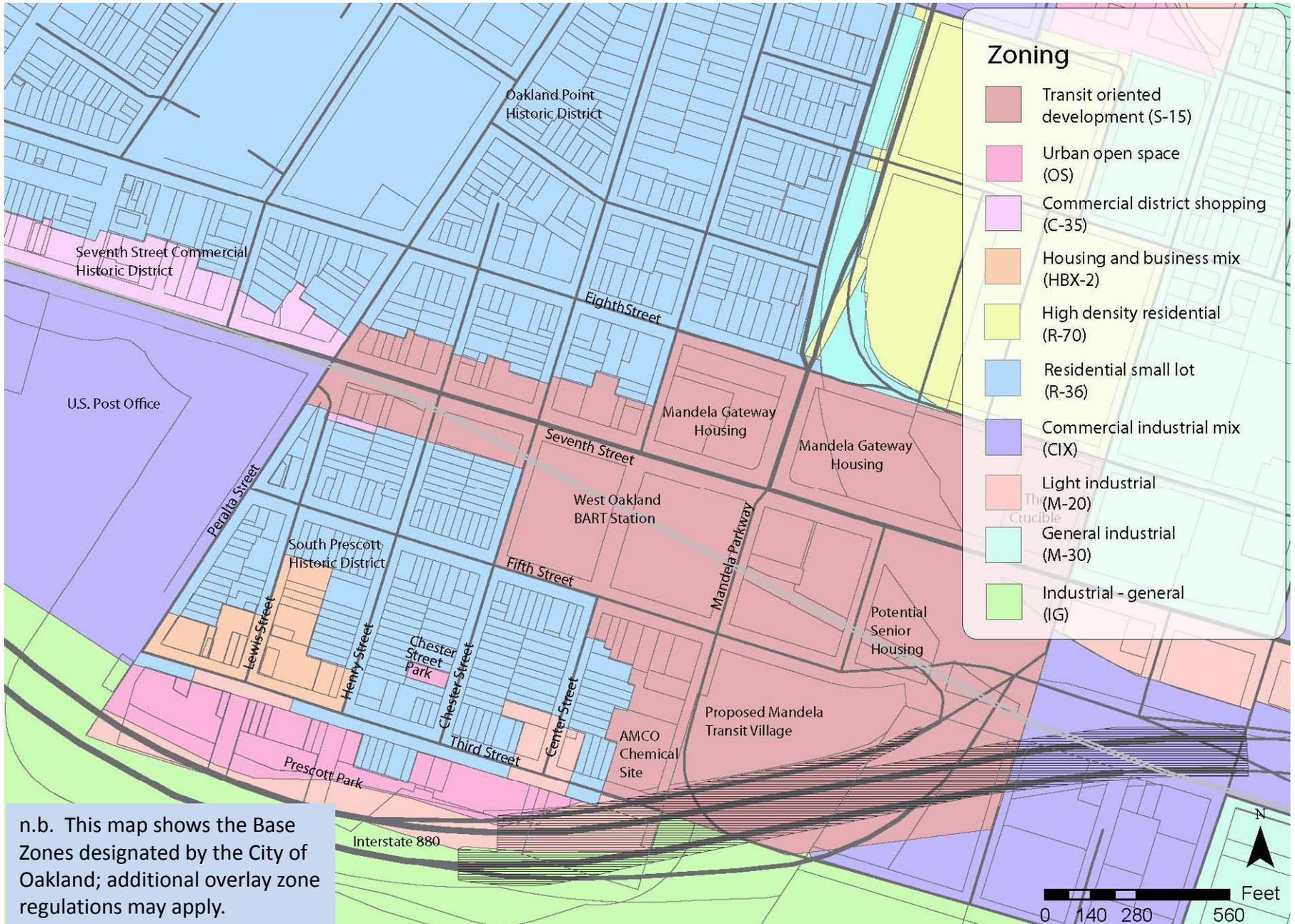
- Former industrial site adjacent to residential neighborhood.
- Area transitioning from industrial to mixed-use residential.
- Site one block from light rail station.
- City has zoned site as transit-oriented development.
- Residents would like to maintain single-family character
- Remedy constraints may preclude residential uses directly on the site, but could support office, commercial and other neighborhood-related uses.

# Neighborhood Context



Historic Districts are defined in Chapter 17.84 of the Oakland Planning Code and Appendix A of the Oakland General Plan

# Zoning Map



n.b. This map shows the Base Zones designated by the City of Oakland; additional overlay zone regulations may apply.

## Reuse Characterization



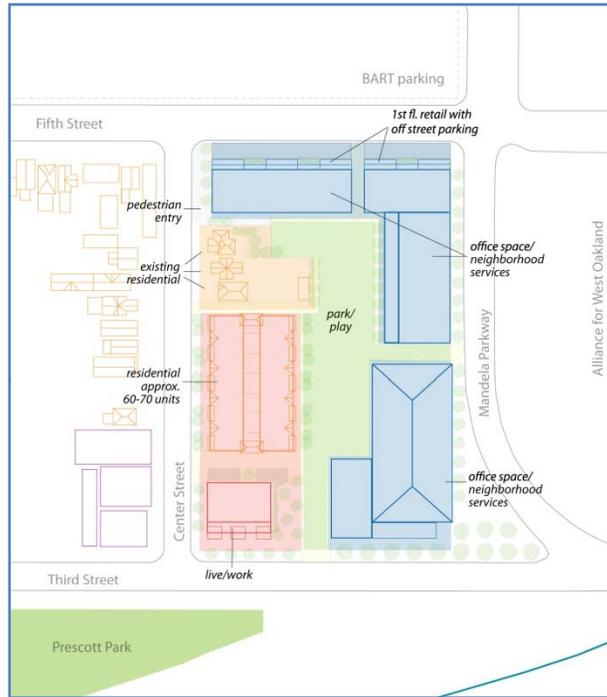
- Future land use on the block around the AMCO site is likely to be Transit Oriented Development which may include residential, commercial, community institutions and open space.
- AMCO site is located on a block which may become a transition zone between the densest TOD areas and the core residential area of South Prescott.



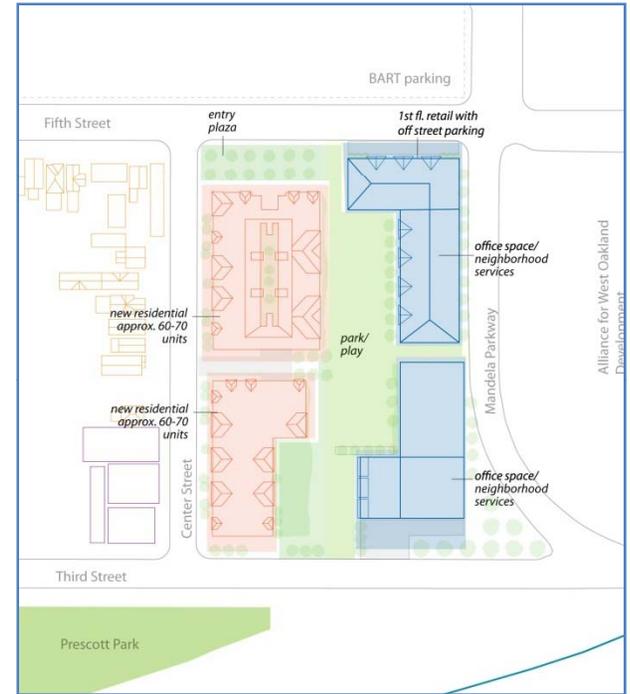
# Future Use Scenarios



**Scenario 1:  
Transitional Density TOD**



**Scenario 2:  
Moderate Density TOD**



**Scenario 3:  
Block-wide TOD**

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