



Supporting the Reuse of Superfund Sites

An Introduction to the Superfund Redevelopment Initiative for CICs

June 2019

Session Overview

- What is the Superfund Redevelopment Initiative (SRI)
- Why EPA Cares About Reuse
- Key Tools for Involving Communities in Cleanup Decisions that Impact Their Lives
- Reuse Information and Tools for EPA and Communities
- Requesting Support for Your Site
- Questions and Answers

Superfund Redevelopment Initiative Mission

This initiative is a nationally coordinated effort to ensure that EPA and its partners have an effective process and the necessary tools and information to return Superfund hazardous waste sites to productive use.



Why we still have an SRI today

- Demands on land means long-forgotten sites are frequently coming back online
- Leaving waste in place means needing long-term stewards in perpetuity
- New contaminants, new pathways, changing standards, remedy failures, and land use changes means we have to regularly evaluate and think about how sites are used (Five-Year Reviews)
- We have the opportunity to support newly listed sites the right way from the start
- Communities still look for information and assistance



Why EPA Cares About Reuse



It's an Important Piece of Doing Our Job Well!

Talking Reuse Means...

- Talking to people about their communities and their future
- Getting them involved in the cleanup and decisions that will impact their lives long after EPA is gone
- Giving stakeholders and community members something POSITIVE to talk about!



Key Acronym: RAFLU



Reasonably



Anticipated



Future

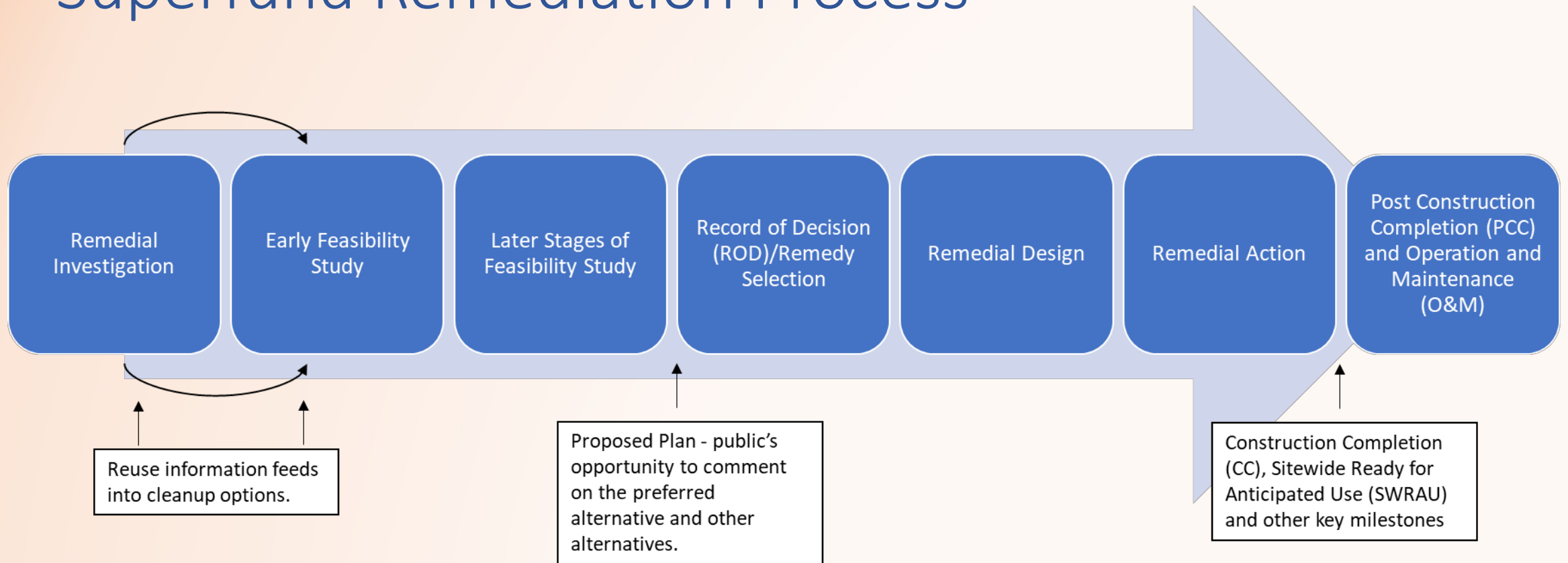


Land



Use

Reuse Information Feeds into Every Stage of the Superfund Remediation Process



** EPA implements its best remedies when it receives reuse information as early in the cleanup process as possible. This may not always be possible, especially for older sites, but that doesn't mean EPA can't support reuse. EPA benefits from reuse information at any stage of the cleanup process because EPA continues to ensure sites meet protectiveness standards.*

Providing Opportunity: 2018 Numbers

- Roughly 900 sites (excluding federal facilities) support actual, continued or planned reuse with over 500 sites providing jobs
- Over 195,000 on-site jobs
- Over \$13 billion in annual income
- Tens of thousands of acres created, preserved and restored for recreational and ecological purposes



Key Tools for Involving Communities in Cleanup Decisions

Reuse Guidance

Reuse Assessments

Reuse Plans



Reuse Guidance

- Land Use in the CERCLA Remedy Selection Process: This 1995 directive presents a framework for considering land use in making remedy selection decisions under CERCLA at Superfund sites
- Considering Reasonably Anticipated Future Land Use and Reducing Barriers to Reuse at EPA-lead Superfund Remedial Sites - This 2010 guidance expands on the 1995 Land Use Directive and provides additional guidance to EPA Regions on considering reasonably anticipated future land use when carrying out response actions under CERCLA, as amended by the Superfund Amendments and Reauthorization Act (SARA)

Use these guidance documents to...

- Illustrate how EPA views reuse as an established part of the cleanup process
- See where and how reuse fits into the National Contingency Plan and other prominent Agency policy
- Find reminders and guidance about complicated reuse situations, like how to consider reuse post-ROD
- Obtain examples of what we can and can't do to support reuse

Examples from Reuse Directive

- Moving wastes to a location other than the place that might otherwise have been chosen in order to ensure the integrity of the disposal area in light of a site access point that will be needed for the site's anticipated future use
- Placement of monitoring or extraction wells, air-stripping towers, or other treatment units so that they will not be affected by the placement of structures needed for the anticipated future use of a site
- Providing for the placement of clean utility corridors in landfill caps, which will allow others to install utilities without piercing the caps

Tools for Getting Reuse Information

- Reuse Assessments
- Reuse Plans



Reuse Assessment

The Reuse Assessment Guidance defines the reuse assessment as part of the remedial process that “... involves collecting and evaluating information to develop assumptions about reasonably anticipated future land uses (RAFLUs) at Superfund sites.”

[Reuse Assessments: A Tool to Implement the Land Use Directive](#) - This 2001 document reaffirms the original Land Use Directive and expands upon EPA's framework for developing future land use assumptions when making remedy selection decisions for Superfund sites.

<https://www.epa.gov/superfund-redevelopment-initiative/superfund-redevelopment-policy-guidance-and-resources>

What is Reuse Planning?

- Reuse planning is an SRI tool to plan for a site's reuse.
- It evaluates remedial considerations, site features, land use context and community goals.
- It also brings together stakeholders, including site team, local and state government, community groups, business and site owner/PRPs.
- Reuse planning doesn't need to wait until the cleanup is over and it's better if can be done earlier!



Why Do Reuse Planning?

- Supports EPA policy to understand land use, feeding into EPA reuse assessments
- Possible catalyst for remedial action
- Increases potential for targeted remedial process and lower remedial costs
- Establishes realistic community expectations
- Strengthens working relationships between communities and EPA
- Environmental and smart growth benefits
- Enhances long-term stewardship

Case Study: Libby Asbestos



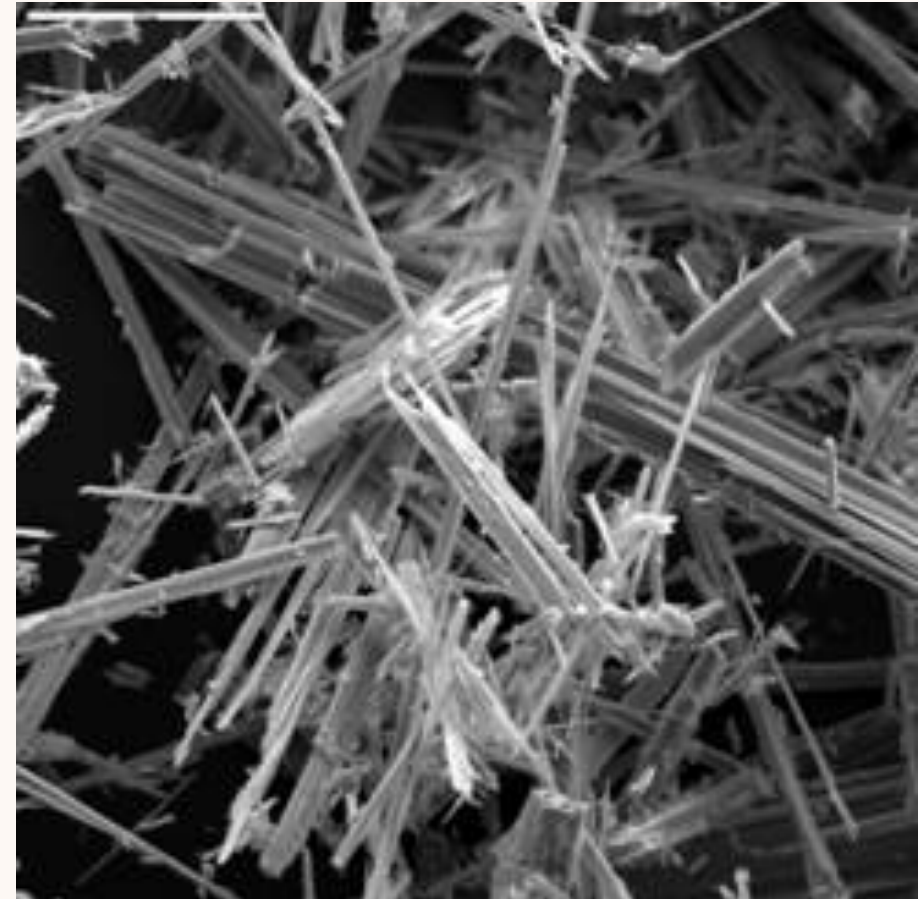
Site History

- Early 1920s: the Zonolite Company began vermiculite ore mining operations in Libby.
- 1963: W.R. Grace acquired vermiculite ore mining operations.

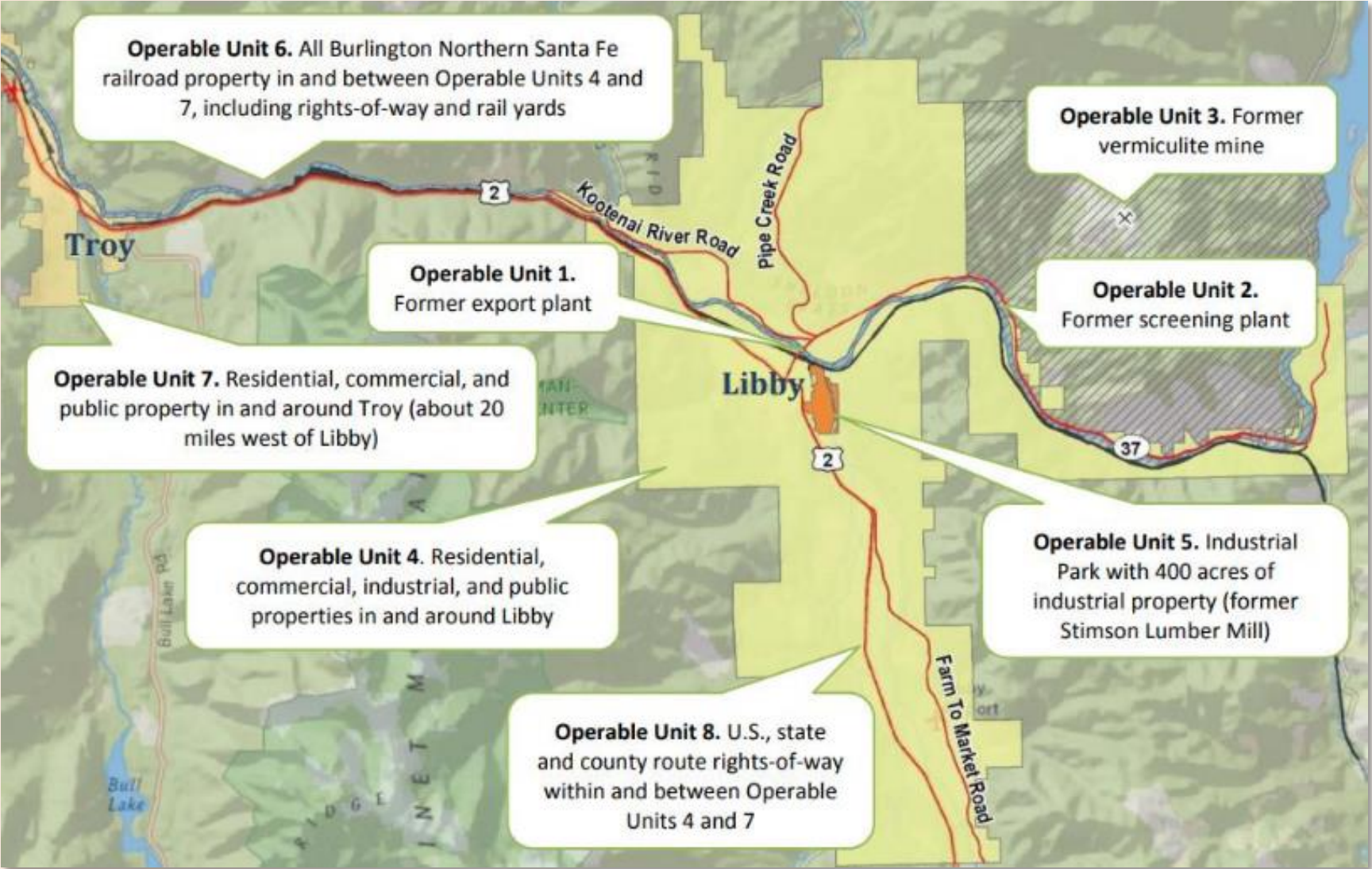


Site History

- Vermiculite ore from the site was contaminated with a toxic and highly friable form of asbestos called tremolite-actinolite series asbestos, often called Libby Amphibole asbestos (LA).
- EPA's investigation determined LA to be present in both indoor and outdoor air, attic insulation and building materials, indoor dust, soil, water, animal and fish tissue and various other media within the Superfund site.



Site Overview



Site Cleanup

- EPA placed the site on the Superfund program's National Priorities List (NPL) in October 2002.
- In 2009, for the first time in the history of the agency, EPA declared a Public Health Emergency in Libby to provide federal health care assistance for victims of asbestos-related disease.
- EPA has removed major sources of Libby Amphibole (LA) asbestos in and around Libby and Troy. EPA completed cleanup of all residential and commercial properties in Libby and Troy in October 2018; a total of more than 2,600 properties; a total of more than 7,700 properties were investigated at the site.
- EPA recognized community members at a November 2018 awards ceremony for their role in redeveloping Riverfront Park.
- EPA deleted the former screening plant (Operable Unit 2) on April 10, 2019.



Regional Seed & Reuse Support

- In 2004, EPA worked with the Kootenai River Development Council to help identify reuse goals for the former Stimson Mill property in the early phase of the cleanup.
- EPA sponsored meetings on economic revitalization in 2005 that targeted the real estate community and local contractors.
- EPA collaborated with the city, county and community members on the redevelopment of Riverfront Park.
- In 2017, EPA supported additional reuse planning to develop an action plan for the Kootenai Business Park now that cleanup was complete.



OU1: Riverfront Park

EPA worked with City of Libby to transform this area into Riverfront Park. Many community members donated time/resources.



Riverfront Park



Phase 1: SRI Regional Seed Long-term Visioning Session (OU5)

- Community stakeholders discussed a long-term vision for the area based on local and regional goals, site suitability and land use suitability as per EPA cleanup levels for surface soils.
- As a result, the community identified economic development, job creation and recreational tourism opportunities.

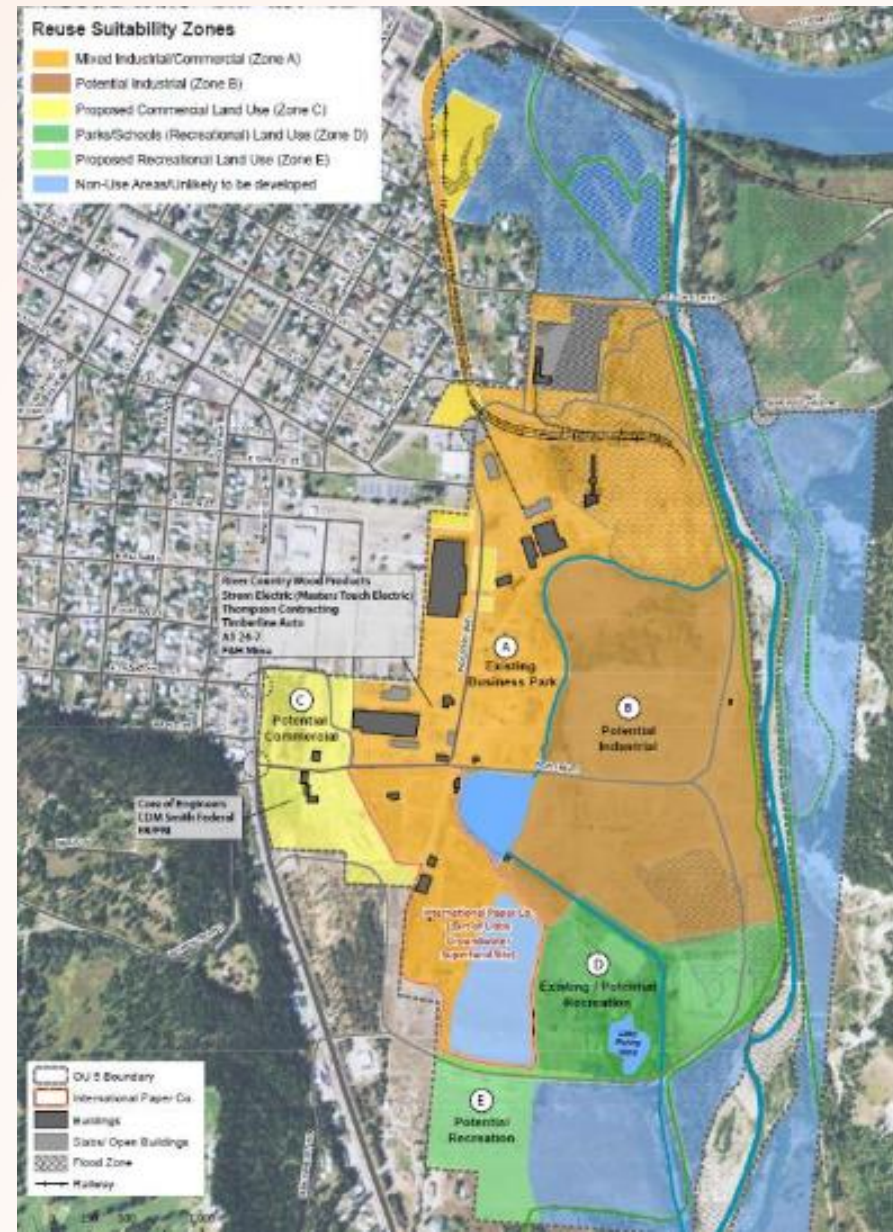
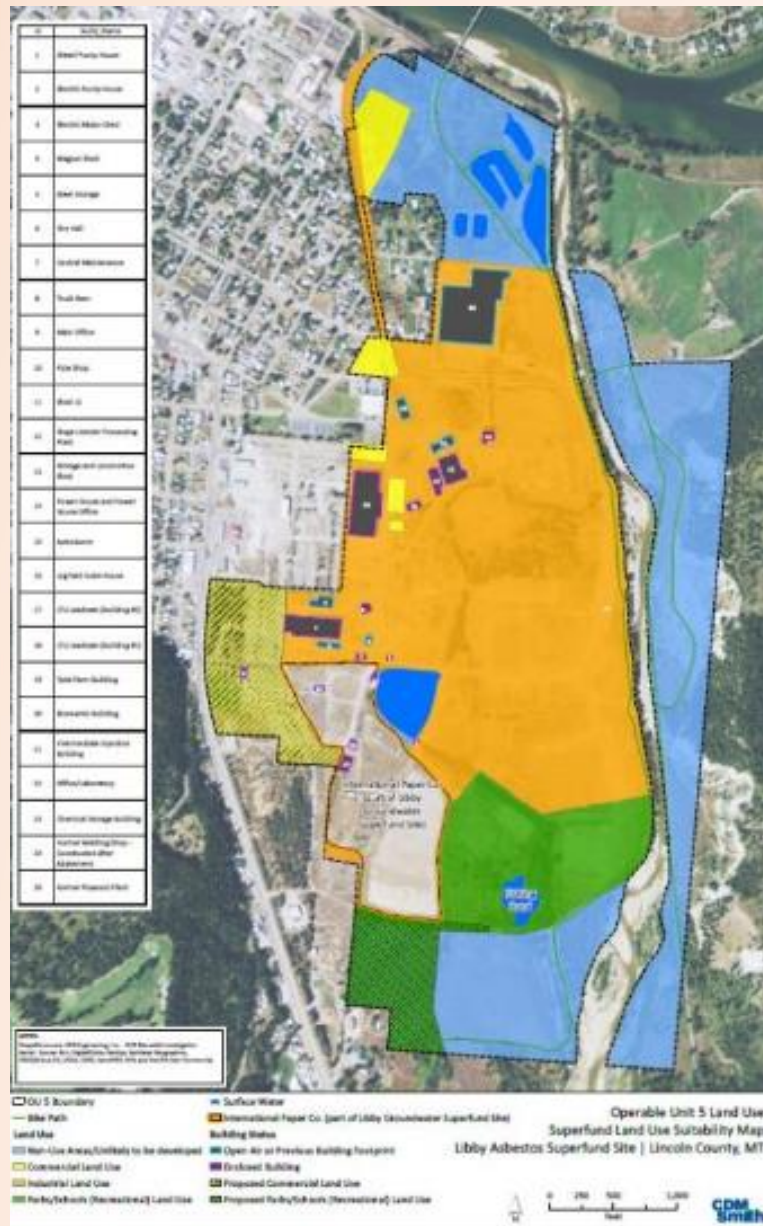


Documenting Conditions and Assets

- 400-acre site
- Rail and highway access
- Current land uses include:
 - wood product companies and a heavy construction equipment company
 - remediation contractors
 - 100,000 square foot vacant industrial warehouse
 - derelict structures remaining from the historic uses
 - wood products landfill
 - fishing pond
 - motocross track
- On-site 25MW electric substation (2007)
- Most other infrastructure is 70+ years old (water line, sewer lines and storm water facilities)



Aligning Reuse Goals with Cleanup



Phase 2: Region-Supported Revitalization Plan Working Session

- Region 8 convened a second working session with an expanded group of stakeholders and regional economic development experts.
- Workshop discussions led to the development of an action plan for the Kootenai Business Park.



SWOT ANALYSIS

Strengths and Weakness – BUSINESS ATTRACTION



Strengths

Redevelopment Considerations

- TEDD district
- Rail spur to BNSF line
- Highway access and visibility
- Existing infrastructure and electrical substation
- Acreage to support business park
- Existing businesses on site
- Potential labor force in community
- Completion of Superfund cleanup.

Organizational/institutional Considerations

- LCAP Board guide economic development efforts.
- State programs to aid communities in development.
- Updating Lincoln County Growth Policy and Community Economic Development (CED) strategy.

Weaknesses

Redevelopment Considerations

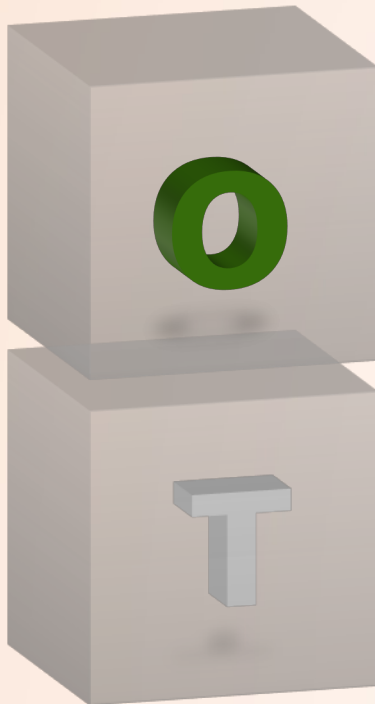
- Aging infrastructure
- Inadequate sewer and potable water infrastructure
- Limited supply of timber products
- Limited local skillset and job training opportunities
- Libby Creek flood plain
- Property under litigation
- Superfund land use restrictions

Organizational/institutional Considerations

- County Growth Policy needs strategic focus
- Lack of coordination economic development and planning
- Port Authority structure prohibits funding redevelopment
- Limited funding for management and hiring of outside expertise

SWOT ANALYSIS

Strengths and Weakness – BUSINESS ATTRACTION



Opportunities

Redevelopment Considerations

- Flat available land
- Leverage to support diversified business park
- Well-positioned for forest product entrepreneurship.
- Access to infrastructure
- Highway and rail access
- Potential coordination between local entrepreneurs

Organizational/institutional Considerations

- Businesses with job creation and local workforce potential
- Leverage interest from local and regional economic development agencies and organizations.
- Move forward with branding building on success of new chamber website.

Threats

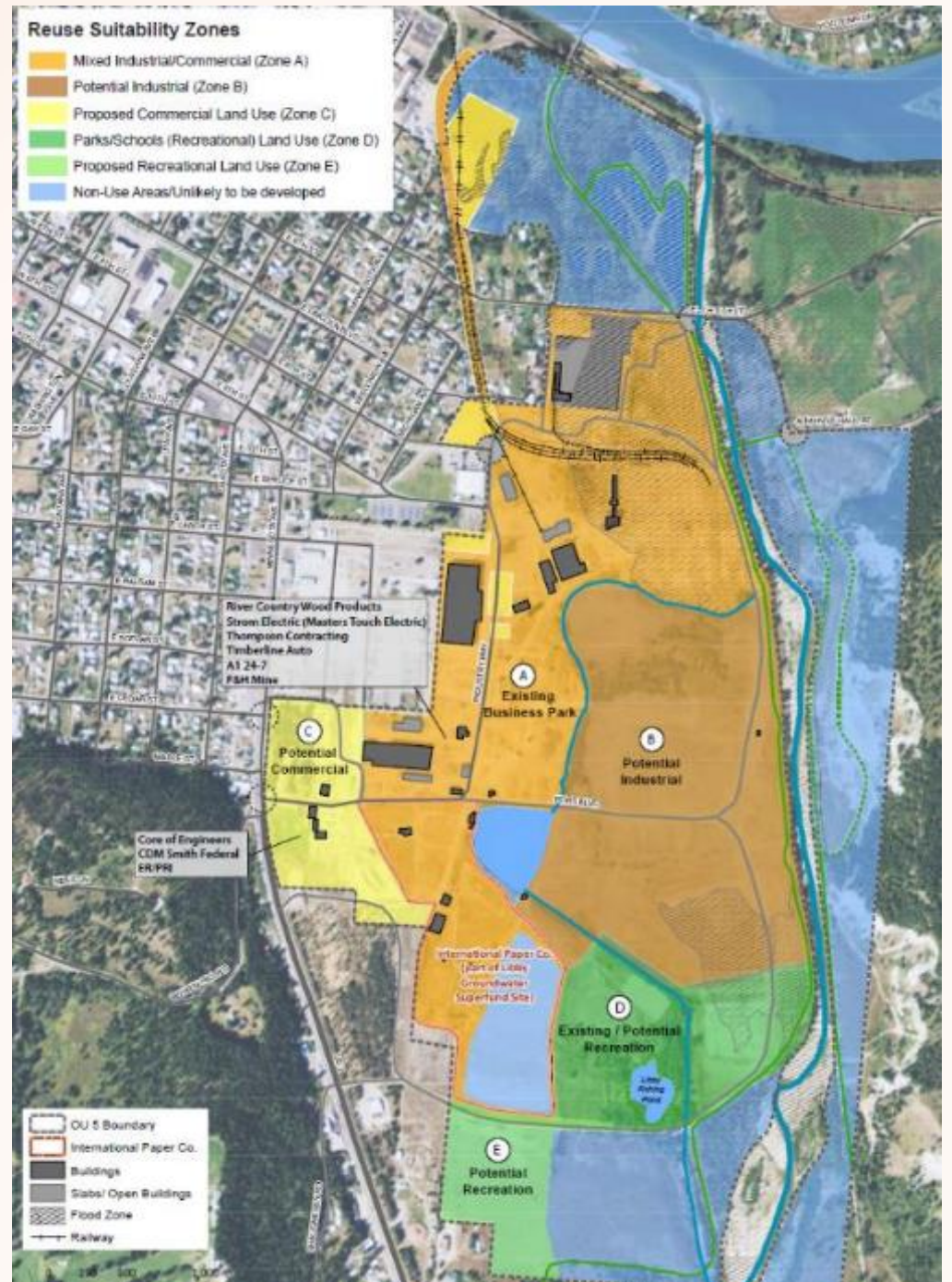
Redevelopment Considerations

- Saturation of markets
- Potential Superfund stigma
- Limited timber product and permitting constraints for mining
- Lack of or challenges with existing infrastructure
- Visual blight and lack of attractive gateway
- Geographically isolated

Organizational/institutional Considerations

- Outdated County Growth Policy
- Lack of coordinated economic development and planning
- Port Authority structure prohibits funding redevelopment
- Limited funding for management and hiring of outside expertise

Reuse Suitability

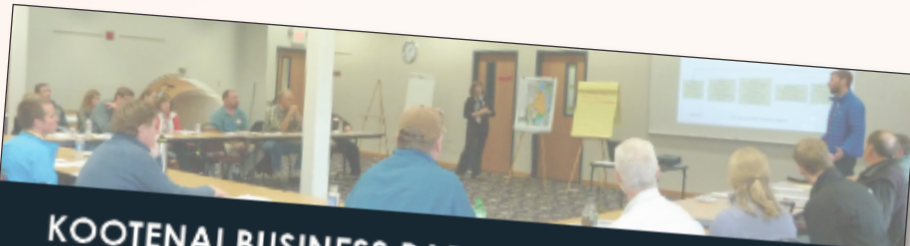


ECONOMIC DEVELOPMENT	
Zone A: Existing Business Park	Promote and support industrial and manufacturing-related uses.
Zone B: Potential Industrial	Expand industrial development into this area. Consider supporting industrial uses or perhaps agricultural uses.
Zone C – Potential Commercial	Commercial development.
RECREATION OPPORTUNITIES	
Zone D - Existing/Potential Recreation	Port Authority is interested in coordinating with local government to find an entity to develop and manage recreational assets.
Zone E – Potential Recreation	

Action Plan

As a result of working session discussions between regional economic development experts and community stakeholders, near term and longer term opportunities for the Business Park were identified:

- Near-term Port Priorities
- Tri-Leadership Coordination
- Longer Term Strategies



KOOTENAI BUSINESS PARK ACTION PLAN

The following action plan integrates the outcomes from the November 2017 working session into 10 action steps grouped into near term priorities, local leadership coordination and longer term strategies. These actions items can be refined and updated over time as new opportunities and information become available.

Near-Term Port Priorities (6 months)

1. Increase immediate cash flow by securing near term tenant.
2. Document Kootenai Business Park inventory and assets.
3. Proactively market Kootenai Business Park through local and regional venues.
4. Streamline development requirements and Port Authority decision-making.

Tri-Leadership Coordination (0-12 months)

5. Coordinate on local infrastructure planning, phasing and funding.
6. Identify entity to develop and manage recreational assets.
7. Coordinate locally to develop a community vision and update the Growth Policy.
8. Build local network of community development leadership working together to promote prosperity for Libby.

Longer-Term Strategies (18-24 months)

9. Build financing team and strategy.
10. Create a phased development and infrastructure plan.

ACKNOWLEDGEMENTS

Representatives from the following organizations participated in the Kootenai Business Park redevelopment planning process.

Local Government and Organizations

- Arrowhead Engineering Inc.
- CDM Smith
- City of Libby
- Heritage Museum
- International Paper
- KJ Engineers
- Kootenai River Development Council
- Lincoln County Board of Health
- Lincoln County Port Authority
- Noble Excavating
- Venture Inn
- WGM Group

Elected Officials

- City of Libby Mayor Brent Teske
- Libby City Council Representatives Peggy Williams, Kristin Smith and Gary Armstrong
- Lincoln County Commissioners Jerry Bennett and Mark Peck
- Office of U.S. Senator Steve Daines
- Office of U.S. Senator Jon Tester

State and Federal Agencies

- MT Dept. of Commerce
- MT Dept. of Environmental Quality
- MT Economic Development Association
- MT Finance Assistance Bureau
- U.S. Economic Development Administration
- U.S. Environmental Protection Agency
- U.S. Forest Service

Regional Economic Development Experts

- Andy Sheriff, Small Business Ombudsman, Montana Governor's Office of Economic Development
- James Grunke, President and CEO of Missoula Economic Partnership
- Rich Lane, Manager of Willis Enterprises, Missoula
- Steve Nelson, Owner and Developer, Bonner Mill Site
- Nick Kaufman, WGM Group

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4 EPA Superfund Redevelopment Initiative

Inspiration

The panel of regional economic development experts helped the community see the property through a new lens and identify strategies for moving forward.



“There’s a more positive outlook and increased optimism. We’ve had more businesses downtown than we had 6 or 7 years ago, so there’s definitely momentum in the right direction for Libby”

- Local business owner

Inspiration

James Grunke: Cleanup and a can-do attitude

JAMES GRUNKE Nov 12, 2017

SUBSCRIBE FOR 33¢ / DAY

MORE INFORMATION

James Grunke: Workforce Study to be released Oct. 24

Communities across the country are struggling to address workforce shortages. Missoula is no exception — with an unemployment rate, according ...

- James Grunke: Sustainable economic development in Missoula
- James Grunke: The value of social capital
- James Grunke: Survey aims to provide solutions to Missoula's workforce
- James Grunke: Better access to air service
- Missoula Economic Partnership tells city that new California flight may be on the way, 1,000 jobs are going unfilled



It is a remarkable time to be in Missoula.

Record investment into our community continues and the downtown core continues to transform. Beginning with the Stockman Bank building, the revitalization of the Old Sawmill District with the creation of an urban neighborhood, the ROAM Student Living Project on Front Street and the new Marriott emerging out of the ground where the old Missoula Mercantile was, has changed the landscape of downtown, with much more to come. A new downtown library and the Hotel Fox Partners' planned hotel, condominiums and 60,000-square-foot conference center at the Riverfront Triangle will continue to spur Missoula's growth. And downtown is not the only area experiencing profound revitalization.

However, sometimes it takes another perspective to fully appreciate what is underway and the many positive stories that are occurring everyday in Missoula. Recently, Steve Nelson of Bonner Property Development, Nick Kaufman of WGM Group and I were invited by the Lincoln County Port Authority and the U.S. Environmental Protection Agency to



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- 5 Misso center arrest

BOOK Y WITH CLAU

Article written by one of the panelists

8 KPAX.com Montana's News Leader MISSOULA AND WESTERN MONTANA

NEWS SPORTS WEATHER COMMUNITY PHO

Recommend 57

EPA making progress as they prepare to leave Libby

Posted: Nov 10, 2017 11:44 AM EST
Updated: Nov 10, 2017 12:03 PM EST
By Jack Ginsburg CONNECT

LIBBY - Libby business owners, developers, and other stakeholders say they are pleased with the progress of the [Libby Asbestos Superfund](#) cleanup and are now talking about how they move forward.

The former Stimson mill site is part of the larger Libby Asbestos Superfund and the cleanup at this site is now complete. The EPA and [Lincoln County Port Authority](#) held a roundtable meeting to discuss the long-term vision and future steps for the reuse of 400 plus acres at the site of the former Stimson mill.

The latest meeting was a follow up to a session held in April where the Port Authority decided it would want advise from regional economic redevelopment experts who have seen success in reusing sites similar to this one.

One of those experts, Steve Nelson, explained some of the things needed to be successful in a project like this one.

"The community has got to be a part of the deal. You got to have a pretty good bank, and you got to have just a buy-in [from] all the economic development folks that are in that area and then you just got to take some risks and just go do it," Nelson said.

Regional news coverage

Inspiration

“One of the biggest things that came out of this was the incredible importance of working together in this community, our different entities, our different public agencies and entities to leverage all our resources, assents, strengths to move forward on this”

- Lincoln County Port Authority Director

“The clean site and can-do attitude presents a tremendous opportunity for Libby...sometimes it takes another perspective to fully appreciate what is underway and the many positive stories that are occurring everyday...”

- Economic Development Expert

Lessons Learned

- Some sites require more than one round of reuse planning.
- Working closely with state and local officials is essential.
- Involve technical experts that will mesh well with the community.



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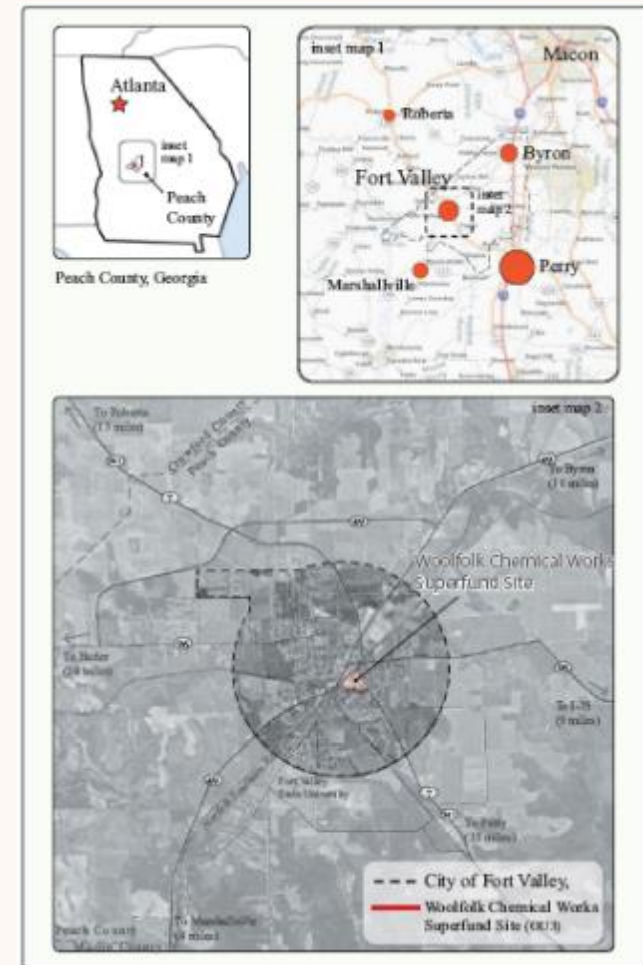
costanzi.frances@epa.gov

Case Study: Woolfolk Chemical Works



Site Overview

- **Size: 31 acres:**
 - 18-acre former WCW site
 - 13-acres residential and commercial areas
- **Former Use:** pesticide production, formulation, packaging & blending plant from 1910-1999.
- **Contamination OU3:** Arsenic Media affected: *Soils, buildings, contaminated media in capped area*
- **Reuse:** OU3



Site Cleanup

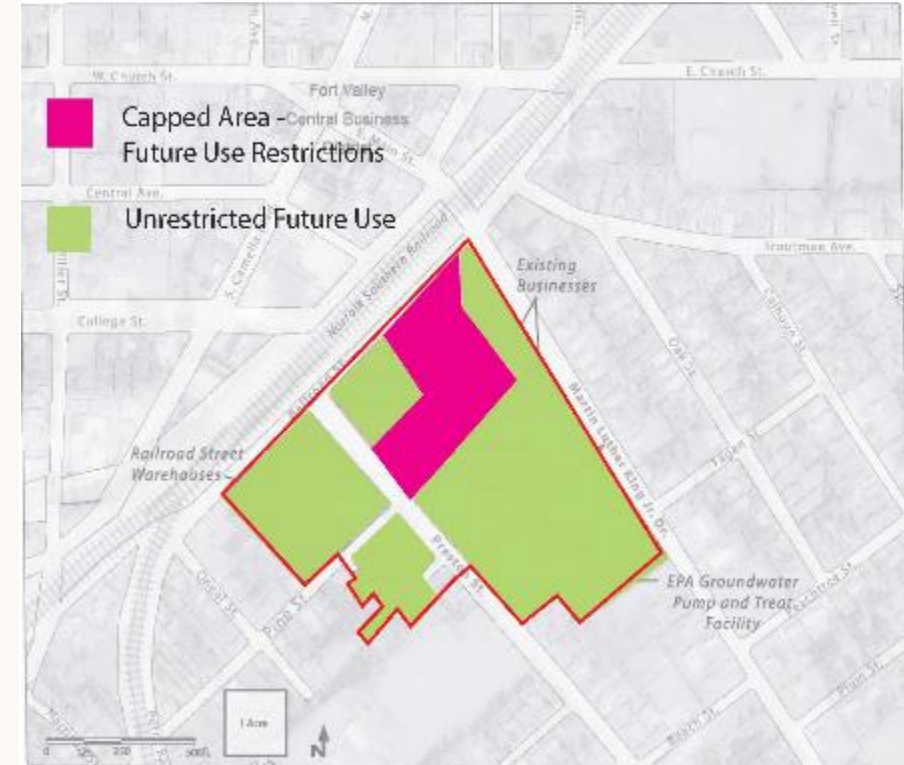
- OU3 remedy addresses:
 - Arsenic-contaminated soils and contaminated buildings and debris at the former Woolfolk plant site
 - Contaminated materials consolidated in a four-acre capped area
- EPA signed OU3 ROD in 1998. A 2004 ROD amendment addressed changes in ARARs for arsenic soils. A 2009 explanation of significant differences addressed the need to address greater volumes of contaminated media than anticipated.
- EPA completed OU3 cleanup in 2012.



Reuse Planning

Reuse in the Remedial Process: Shared Learning through Site and Community Analysis

- Remedial Action Objectives for OU3
- Community Goals for the Woolfolk Site
- Land Use Analysis
- Site Analysis
- Future land use framework and long-term stewardship strategy for the site



Community Involvement

Community Involvement:

- Woolfolk Site Reuse Planning Committee built on the capacity of existing community groups
 - Woolfolk Citizens' Response Group (TAG)
 - Woolfolk Alliance
 - Charles King, RPM, EPA Region 4
 - John Stumbo, Mayor, Ft. Valley, GA
- Nine-Month Process (June 2006 – Feb 2007)
 - Three RPC Meetings
 - One Public Forum



Key Outcomes

Key Outcomes of the Reuse Framework

- Future land use considerations for restricted use area to support cleanup
- Range of future land uses for Woolfolk site to support multiple community goals
- Long-Term Stewardship
 - Ownership scenarios for vacant properties
 - Potential for municipal acquisition
 - Institutional Controls
 - Linking the site to the surrounding community

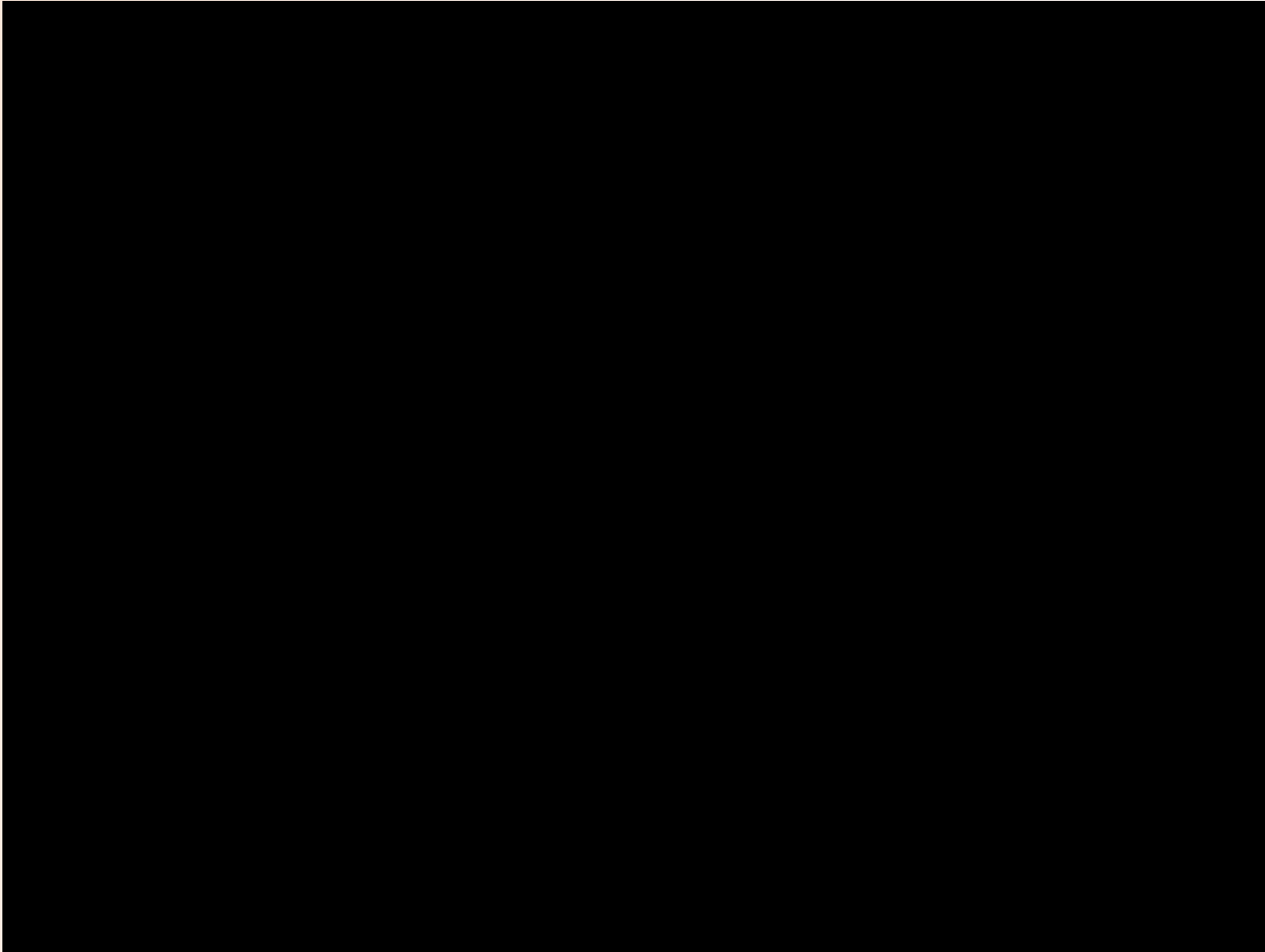


Site Today

- Office space, library and welcome center
- Bus parking
- Festival venue, including the ComSouth Hambone Jam and an annual fall festival.
- EPA continues to work with the community to integrate local reuse priorities as part of the cleanup for remaining parts of the site.



Video: Life After Superfund



<https://www.youtube.com/watch?v=HyhJFvzZgi8&feature=youtu.be>

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Reuse Information and Tools for EPA and Communities

Documents

Purpose

Your Involvement



SRI Key Documents for CICs and Communities

- Site specific reuse

- Reuse snapshots
- Redevelopment opportunities and ready for reuse fact sheets
- Superfund site redevelopment profiles
- In-depth case studies
- Local economic impact case studies
- Ready for Reuse determinations
- Reuse awards
- Videos

- General reuse

- [Reuse and Redevelopment Planning – Community Involvement Tool](#)
- [Superfund Redevelopment: Planning for the Future, Protecting Public Health and the Environment 2018](#)
- [Getting Started with Superfund Redevelopment](#)
- [Top 10 Questions to Ask When Buying a Superfund Site](#)
- [Reuse Opportunities at Capped Superfund Sites](#)
- [Renewable and Alternative Energy at Superfund Sites: Harnessing New Sources of Power](#)
- National and regional economic data

For even more resources visit the SRI website:
<https://www.epa.gov/superfund-redevelopment-initiative>

Why does SRI have all this information?

- Internal

- Senior management “good news” stories for blogs, articles, presentations and speeches
- Demonstration of positive impact for testimonies to congress
- Recognition of effort for regional management or internal awards

- External

- Newspapers and magazines (we get positive stories, too!)
- Local governments, students, community members looking for inspiration and opportunity
- Developers looking for opportunity

The screenshot shows the Sustainable City Network website. The header includes the logo and tagline "For Leaders in Government, Education & Healthcare". A navigation menu lists categories like "Home", "Topic Channels", and "Environmental". The main content area features an article titled "Finding New Life for Superfund Sites" with a sub-headline "EPA Offers Help for Redevelopment". The article includes a photo of a park, a quote from a local official, and a section titled "Superfund After" which explains the EPA's Superfund Redevelopment Initiative. On the right side, there is a sidebar with a "Stories" section and an "Online Poll" asking if the community is on pace to reach its emission reduction goal.

How are CICs involved?

- Suggest sites to SRI Coordinators for projects or writeups
- Assist with reviews or meetings between stakeholders to capture stories
- Participate in reuse planning and reuse assessments
- Share their expertise in training and webinars

Reuse at the San Fernando Valley (Area 1) site, which will be highlighted in an upcoming local economic impact case study.

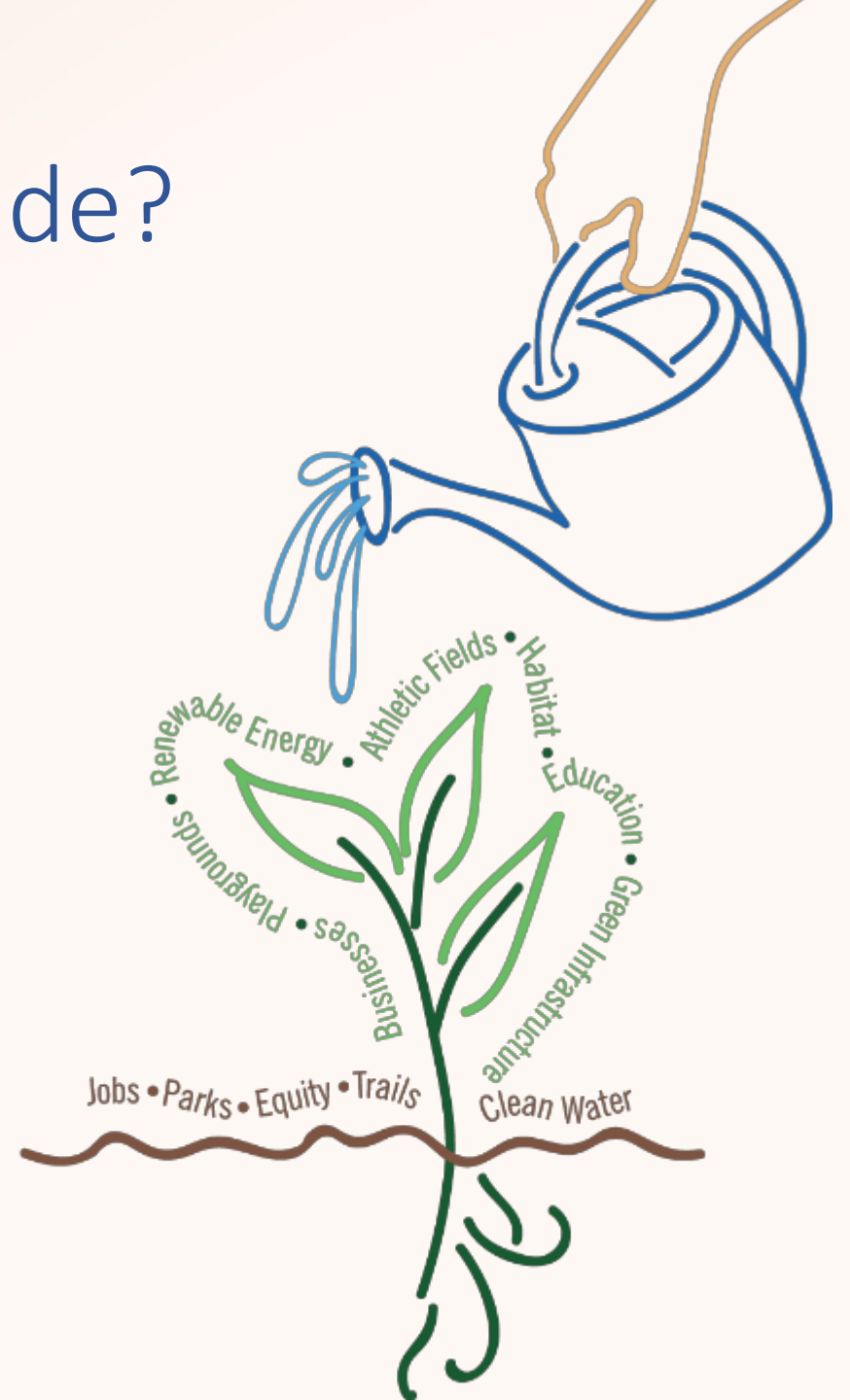


Getting Reuse Support for My Site



What support does SRI provide?

- Initial round of in-kind support (often called a regional seed) to explore reuse considerations
 - What is the reasonably anticipated future land use of a site?
 - Is the future land use envisioned by the community feasible or appropriate given the remedy at the site?
 - What are compatible options for the reuse of a site?
 - Other reuse-related activities as approved by Headquarters



What kind of regional seeds are there related to reuse planning?

- Situation Assessment – An initial observation to see if more in-depth planning is valuable
- Reuse Assessment – Determine a broad land use to inform cleanup activities
- Reuse Plan – Outline broad to detailed land uses on specific parcels based on stakeholder discussion and analysis. Informs reuse assessment
- Community Engagement – Integral to planning and initiating dialogue
 - Contact key stakeholders
 - Form and facilitate committees
 - Hold an open house

Performing a reuse assessment is a key part of the cleanup process.

Reuse Assessments: A Tool to Implement the Land Use Directive, can be found on the Superfund Redevelopment Initiative Website:

<https://www.epa.gov/superfund-redevelopment-initiative/policy-guidance-and-resources>

How do I request a regional seed?

- RPM, CIC, site attorney, OSC, or other member of site team recognizes opportunity to provide support.
- After regional discussion, SRI Coordinator presents idea to Headquarters.
- Headquarters evaluates the proposed project.
- SRI coordinator fills out and submits the SRI Regional Seed Kick-Off Communication Summary Form.

Superfund Redevelopment Initiative Regional Seed Kick-Off Communication Summary			
Region: Click here to enter text.		Site Name: Click here to enter text.	
City: Click here to enter text.		County: Click here to enter text.	State: Click here to enter text.
Type of Regional Seed: <i>Check appropriate boxes below.</i>			
<input type="checkbox"/> Reuse Planning		<input type="checkbox"/> Ready for Reuse Determination	
<input type="checkbox"/> Stakeholder Engagement		<input type="checkbox"/> Other: Click here to enter text.	
<input type="checkbox"/> Alternative Energy Feasibility Study			
Notes: Click here to enter text.			
Regional Seed Purpose: Click here to enter text.			
This purpose and objectives of this Regional Seed have been shared with the following internal team members:			
<input type="checkbox"/> RPM/OSC	Name: Click here to enter text. Date: Click here to enter text. Discussed by: <input type="checkbox"/> Phone <input type="checkbox"/> Email <input type="checkbox"/> In Person Role in Regional Seed: Click here to enter text.		
<input type="checkbox"/> CIC	Name: Click here to enter text. Date: Click here to enter text. Discussed by: <input type="checkbox"/> Phone <input type="checkbox"/> Email <input type="checkbox"/> In Person Role in Regional Seed: Click here to enter text.		
<input type="checkbox"/> Site Attorney	Name: Click here to enter text. Date: Click here to enter text. Discussed by: <input type="checkbox"/> Phone <input type="checkbox"/> Email <input type="checkbox"/> In Person Role in Regional Seed: Click here to enter text.		
<input type="checkbox"/> SRI Coordinator	Name: Click here to enter text. Date: Click here to enter text. Discussed by: <input type="checkbox"/> Phone <input type="checkbox"/> Email <input type="checkbox"/> In Person Role in Regional Seed: Click here to enter text.		
<input type="checkbox"/> Other: Click here to enter text.	Name: Click here to enter text. Date: Click here to enter text. Discussed by: <input type="checkbox"/> Phone <input type="checkbox"/> Email <input type="checkbox"/> In Person Role in Regional Seed: Click here to enter text.		
<input type="checkbox"/> Other: Click here to enter text.	Name: Click here to enter text. Date: Click here to enter text. Discussed by: <input type="checkbox"/> Phone <input type="checkbox"/> Email <input type="checkbox"/> In Person Role in Regional Seed: Click here to enter text.		
The final product of this Regional Seed will be: Click here to enter text.			



Questions?

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