



Welcome to the CLU-IN Internet Seminar

Taking to the Superfund Skies: A Look at the Academy of Model Aeronautics and
Superfund Redevelopment Initiative Partnership

Sponsored by: U.S. EPA Technology Innovation Program

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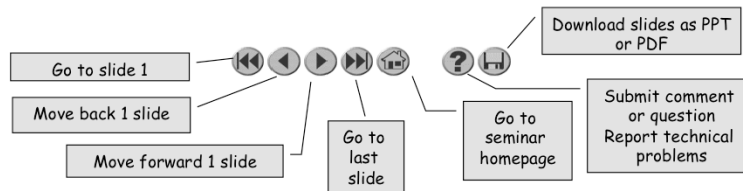
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- Q&A
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Although I'm sure that some of you have these rules memorized from previous CLU-IN events, let's run through them quickly for our new participants.

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With that, please move to slide 3.



Superfund Reuse Partnership Takes Flight

A Reuse Success at the Auburn Road Superfund site

*Byron Mah, Remedial Project Manager
EPA Region 1*

PRESENTATION OVERVIEW

"It's not the ground below, but the sky above."

—The Academy of Model Aeronautics

- A Closer look at the Auburn Road Superfund Site
 - Anatomy of Reuse Success
 - Partnership Details
 - Key Concerns
 - Agreement Details
 - The Site Today
 - Lessons Learned
-

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SITE INFORMATION

- **Site Name:** Auburn Road Landfill
 - **Site Address:** Auburn Rd, Londonderry, New Hampshire
 - **Contaminated Media:** Ground water and soil
 - **Types of Contaminants:** Metals, PAH, PCBs, VOC and Arsenic
 - **Remedy:** Fencing and capping of the town dump, the tire dump, and solid waste landfill areas; municipal water supply extended to local residents
 - **Current Status:** The remedy associated with the water supply line and the capping of the three disposal areas is protective of human health and the environment.
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A HISTORY OF MISUSE

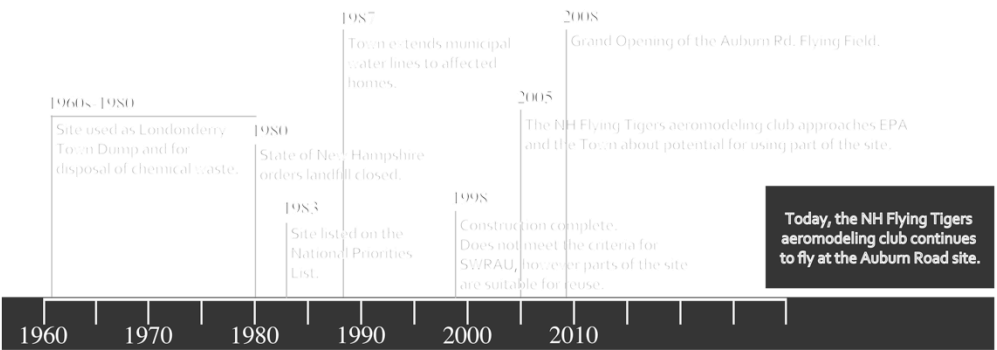
The Auburn Road Landfill in Londonderry is a 200-acre site that consists of three separate disposal areas which cover slightly more than 12 acres. The three disposal areas include:

- The former Londonderry Town Dump, which operated during the 1960's and was used for the disposal of over 1,000 drums of chemical waste.
- A tire disposal area, where tires and demolition debris and several hundred drums of chemical waste were dumped.
- A solid waste landfill, the largest disposal area, which was active until the State ordered the entire landfill closed in 1980 after hazardous wastes were identified in soil, and toxic organic substances were found in surface water and ground water.



The site as it used to be—the Town of Londonderry Dump.

A BRIEF TIMELINE



A PARTNERSHIP WITH A MISSION

- **AMA's mission:**
To make aeromodeling the foremost sport/hobby in the world through promotion, development, education about, and general advancement of modeling activities.
- **SRI's mission:**
To protect human health and the environment and to support protective uses for cleaned up sites.

The story ***promotes*** of the New Hampshire Flying Tigers' reuse of a cleaned-up Superfund site ***both missions*** through successful partnerships with EPA and the site owners, in this case the Town of Londonderry, NH.



A NEW DIRECTION

- Though easily accessible and conveniently located, the cleaned-up Auburn Road site remained vacant and attracted little interest.
- But in 2005, a local AMA club known as the New Hampshire Flying Tigers took notice of the open space.
- Club president Rich Bono approached the Town of Londonderry, which owned the site, and EPA about using a portion of the site as a flying field.

A COMMUNITY CLUB

- The NH Flying Tigers were looking for a more convenient place to fly their radio control model airplanes.
- The club, a non-profit organization, has been flying in the area for over thirty years.
- The club maintains a sizeable membership of about 60 members, including men, women and children of all ages.



Members of the NH Flying Tigers. Courtesy of www.newhampshireflyingtigers.org/

AN ISSUE OF SAFETY

The Town recognized having a useable recreational space, rather than vacant land, would benefit the community, but there were several key issues that needed to be addressed.

EPA and the Town's concerns included:

- *Potentially harmful effects of the club's activities on the ongoing maintenance of the site.*
- *The protection of the remedy, particularly of the cap during runway construction.*
- *Possible effects of minor fuel spills on ground water samples.*



Safety for club members and the protection of the site remedy were key concerns.

AN ACTIVE ROLE

EPA took on a pivotal role in finding solutions and remained flexible, working closely with the Town and club.

EPA efforts included:

- *Facilitating discussions among stakeholders to ensure concerns were addressed.*
- *Organizing a site walk with representatives from EPA, AMA and the Town to ensure the needs of the club and the realities of the site were a suitable match.*
- *Holding an abutters meeting with the club and surrounding residents of the site to discuss any concerns.*

A SOLUTION

- EPA's efforts resulted in a mutually beneficial solution for the club and the Town.
- The Town agreed to provide the Flying Tigers with a three-year lease for interim use of a portion of the site to use as a flying field.
- The club's presence would deter trespassers and vandalism.



The new recreational space at the Auburn Road site.

A UNIQUE AGREEMENT

In exchange for interim use of the site, all Flying Tigers members must sign the "**Auburn Road Site Usage Rules**" each year before flying.

The agreement states the following:

- *Be sure the gate is never left unlocked.*
- *Log the date and times when using the site.*
- *Use a 'closed loop' or 'double containment' system when fueling or de-fueling aircraft to ensure no fuel is dripped on the ground. Members must use this procedure over a cement pad.*
- *Measure aircraft to be sure it meets maximum sound output requirement.*
- *There is to be no use, nor contact with any ground or surface water from the site.*
- *There is to be no entry into the capped landfill areas of the site.*

A REASON TO CELEBRATE

- On August 23, 2008, after two years of hard work, the New Hampshire Flying Tigers celebrated the Grand Opening of the Auburn Road Flying Field.



Club members enjoying their new flying field.

CONCLUSION

The partnership between EPA and the Flying Tigers is a win-win situation. EPA knows their remedy is being taken care of, Londonderry officials are pleased the site's reuse by responsible stewards will deter trespassing, and the Flying Tigers are enjoying their new field where the young and young-at-heart can fly their planes.

EPA's flexibility and willingness to work with the club until they found a solution was key in creating this success story.



LESSONS LEARNED

With patience, communication and a strong partnership working toward the same goal, success stories like this one are possible.

THE BENEFITS:

- Provides a community service and recreational space.
- Helps reduce the stigma of Superfund from the property.
- Reduces the risk of vandalism by maintaining the site.

THE CHALLENGES:

- Safety concerns for club members; overcome by good communication with EPA.
- Remedy protection concerns; overcome through discussion and the creation of the “*Auburn Road Site Usage Rules*” agreement.

FOR MORE INFORMATION

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RELEVANT WEB SITES

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

Academy of Model Aeronautics
<http://www.modelaircraft.org>

New Hampshire Flying Tigers: <http://www.newhampshireflyingtigers.org/>



Superfund Site Soars to New Heights



Interim reuse at the FMC Corporation (River Road Industrial Center) site

*Tom Bloom
Region 5 Superfund Redevelopment Coordinator*



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PRESENTATION OVERVIEW

- A Closer Look at the FMC Corporation Superfund site
- Coordinating Success
 - Key Players
 - Challenges
 - Agreement Details
- Looking to the Future
- Lessons Learned





SITE INFORMATION

- **Site Name:** River Road Industrial Center (formerly known as FMC Corporation)
 - **EPA ID#** MND006481543
 - **Site Address:** 4800 E River Rd, Fridley, Minnesota 55421
 - **Contaminated Media:** Groundwater and soil
 - **Types of Contaminants:** Volatile organic compounds (VOCs)
 - **Remedy:** Excavation and placement of contaminated soil in an onsite vault; installation of a groundwater pumpout system.
 - **Current Status:** Ongoing monitoring shows the remedies continue to remain protective of public health and the environment.
-

A TROUBLED PAST

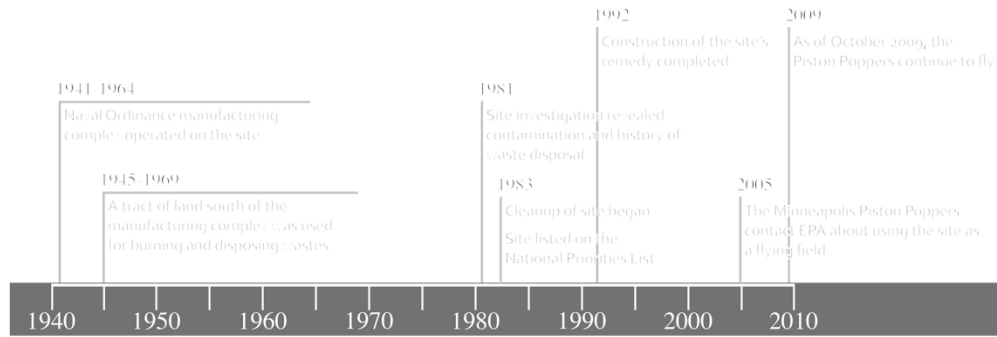


The massive River Road Industrial Center in Fridley, Minnesota, includes 18 acres of land where solvents, paint sludge and plating wastes were generated and disposed of onsite from the 1940s to 1969, contaminating both soils and ground water.





A BRIEF HISTORY



A PARTNERSHIP WITH A MISSION



➤ **AMA's mission:**

To make aeromodeling the foremost sport/hobby in the world through promotion, development, education about, and general advancement of modeling activities.

➤ **SRI's mission:**

To protect human health and the environment and to support protective uses for cleaned up sites.

The story of the Minneapolis Piston Poppers' landmark reuse of a cleaned-up Superfund site ***promotes both missions*** through successful partnerships with EPA and the site owners.





A CLUB IN NEED

- The Minneapolis Piston Poppers were officially established as a charter member of AMA in 1960.
- The club supports and promotes youth and educational events.
- In September, 2005, the club was suddenly without a flying field.



*The Minneapolis Piston Poppers
aeromodeling club of Fridley, MN*



A FRESH PERSPECTIVE

- Club member Keith Sandberg notices an abandoned baseball field in a former industrial park.
- Club President Jeff Welliver does the research; discovers the field is an uncontaminated “buffer area” on part of a cleaned-up Superfund site.
- Mr. Welliver is aware of a newly formed partnership between EPA and AMA; recognizes the potential it could offer for the Piston Poppers.



A STRONG ALLIANCE

- Mr. Welliver contacts Joe Beshar, the AMA flying site coordinator.
 - Mr. Beshar provides the AMA site program information package and puts Mr. Welliver in touch with Tom Bloom, EPA's Superfund Redevelopment Coordinator for Region 5.
 - Mr. Bloom takes immediate interest and action:
 - Was involved with the site's cleanup and knew key stakeholders
 - Makes sure the FMC Corp. site is suitable for aeromodeling
 - Contacts site owner about Piston Popper's interest
-



A BIT OF TURBULENCE

- Tom Bloom discovers the site is being sold to CDC Inc., a commercial development firm.
- Contacts Bill Greger of CDC Inc. to explain the Piston Popper's plan.
- Mr. Greger is open and enthusiastic to the idea, recognizes the potential for mutually beneficial partnership.



AN OPPORTUNITY

- Tom Bloom paves the way for formal discussions between Jeff Welliver and Bill Greger.
- Mr. Welliver researches local noise ordinances and puts together specific information on the Piston Popper's proposal including a summary of AMA's mandatory club member insurance policy, and other vital information.
- In April 2006, Mr. Welliver and Mr. Greger meet to discuss the Club's proposal, visit the site and form an agreement.



A UNIQUE AGREEMENT

- Mr. Greger agrees to let the Piston Poppers have interim use of the field for as long as the space is available.
 - Mr. Greger agrees to inform future buyers or tenants of the benefits of continuing with the club as long as the field remains undeveloped.
 - The club provides a *Certificate of Insurance* and Mr. Welliver writes a *Letter of Authorization* to assure Mr. Greger of the Club's standards and responsibilities.
 - In exchange for generous access to the field, the club agrees to:
 - Maintain the field and fencing.*
 - Mow the grass regularly.*
 - Keep away trespassers.*
-



A NATURAL FIT

- The size and layout of the field is perfect as-is for the club's control line planes.
- The location and Heavy Industrial zoning means they don't have to worry about noise violations.
- The Club's presence deters trespassers and vandalism, a benefit to Mr. Greger.



Members can fly and not worry about exceeding noise levels

A BRIGHT FUTURE



The club's success was a milestone for EPA and AMA

- On April 26, 2006, at 2:16 pm, the first flight lifted off of the Piston Poppers' new flying site.
- The club has:
 - Cleared debris and old recreational equipment
 - Brought in two flying circles
 - Restored a storage shed
 - Maintained the grounds with their own mowers
- Today, the Piston Poppers continue to enjoy use of the site.



LESSONS LEARNED

With patience, dedication and a strong team all working toward the same goal, success stories like this one are possible.

THE BENEFITS:

- Provides a community service and recreational space.
- Helps reduce the stigma of Superfund from the property.
- Reduces the risk of vandalism by maintaining the site.

THE CHALLENGES:

- The strong partnership between EPA and AMA reduced the possibility of many challenges.
- Good communication between EPA, FMC and the Piston Poppers allayed any safety concerns about using a Superfund site.

CONCLUSION

While the cleaned-up site awaits industrial development, the Piston Poppers are serving as responsible stewards of the land.

The club's use of the site is providing daily proof to neighbors and passersby that the site's Superfund legacy is a thing of the past.



FOR MORE INFORMATION

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For information on industrial redevelopment potential, contact Mark Kolsrud, Marty Woshe or Jeff Patterson at Colliers International, at 612.341.4444

RELEVANT WEB SITES

U.S. Environmental Protection Agency
www.epa.gov

Academy of Model Aeronautics
<http://www.modelaircraft.org>

Superfund Redevelopment
<http://www.epa.gov/superfund/programs/recycle>



From Landfills to Flying Fields

*Superfund Reuse Success Stories at Beulah and Taylor Road
Landfills*

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OVERVIEW

"It's not the ground below, but the sky above."

—The Academy of Model Aeronautics

Model airplane flying clubs in Florida have access to wide-open spaces to fly, thanks to the innovative reuse of two Superfund landfills.

Success stories like the recreational reuse of the Beulah and Taylor Road Landfill sites in Florida are perfect examples of how previously contaminated lands can be cleaned up and reused to serve a community's needs.

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SITE INFORMATION: BEULAH

- **Site Name:** Beulah Landfill
- **EPA ID#** FLD980494660
- **Site Address:** Pensacola, Escambia County, FL 32506
- **Contaminated Media:** Ground water
- **Types of Contaminants:** PCPs, PAHs, pesticides and metals
- **Remedy:** Installation of impermeable caps, or covers, over waste materials and initiation of the ground water and surface water monitoring program on a semi-annual basis.
- **Current Status:** The selected remedy for the site continues to be protective and poses no unacceptable risk to human health and the environment.



SITE HISTORY

The Beulah Landfill in Escambia County, Florida is an approximately 101-acre site located about 10 miles northwest of downtown Pensacola, Florida.

- *Escambia County operated the landfill from 1950 to 1984.*
- *The site was listed on the National Priorities List (NPL) in 1990 and deleted from the NPL in 1998.*
- *A range of organic and inorganic contaminants were found in all media sampled at the site.*
- *The Escambia County Solid Waste Department was responsible for carrying out the cleanup of this site. The Solid Waste Department continues to oversee the site and perform regular ground water monitoring.*



SITE INFORMATION: TAYLOR ROAD

- **Site Name:** Taylor Road Landfill
- **EPA ID#** FLD980494959
- **Site Address:** Brandon, Hillsborough County, FL 33619
- **Contaminated Media:** Ground water
- **Types of Contaminants:** VOCs and metals
- **Remedy:** Implementation of institutional controls, maintenance of ground water contaminant levels and provision of County water service to residents
- **Current Status:** The remedy is protective of human health and the environment in the short term, but institutional controls should be considered for properties where contamination from the site is above federal or state regulatory levels.

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SITE HISTORY

The Taylor Road Landfill in Hillsborough County, Florida is one of three now-closed landfills on a 252 acre County property. The Taylor Road Landfill covers 42 acres and is the only landfill of the three on the NPL.

- *The Taylor Road Landfill was a Florida Department of Transportation borrow pit until it was permitted as a solid waste landfill for Hillsborough County in 1975.*
- *From May 1976 until February 1980, the County operated the Taylor Road Landfill, which was intended for disposal of residential, commercial, and industrial refuse.*
- *An unknown quantity of hazardous waste is suspected to have been buried in this landfill as well.*
- *VOCs and metals were found in monitoring wells on site and numerous private wells drilled into the Floridan Aquifer.*

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AN INNOVATIVE IDEA

Model aircraft enthusiasts have long known that capped landfills offer an ideal combo of vacant land and low vegetation, making them well-suited to the requirements for flying:

- *Lots of space.*
- *Lack of large obstacles.*
- *Flat place to land.*



*Wide-open space at the Taylor Road
Landfill site is well-suited for
aeromodeling needs.*

At the Beulah Landfill site, Academy of Model Aeronautics (AMA) member Rae Fritz noticed the potential of the open space for flying. After hearing that the landfill was closing in 1984, he took steps to contact EPA about using a portion of the site as a flying field.



A BUMPY BEGINNING

At the Beulah Landfill site:

- *Despite the documented protectiveness of the remedy, signs on the site's perimeter fence warned trespassers not to enter the site or disturb the soil. Such signs gave the impression that accessing or using the site was dangerous.*
- *Communication barriers existed among FDEP, EPA, AMA, and Escambia County.*
- *AMA and Rae Fritz were at first unable to identify the appropriate party to contact about using the site as a flying field.*
- *EPA, FDEP, and Escambia County had never considered an aeromodeling use for the site but were willing to look into the feasibility of the proposal.*



A SPACE FOR COMMUNITY

The local flying club (Northwest Florida Modelers Inc.) had established a good reputation in the community by:

- *Conducting model airplane flying lessons for middle school students, high school students, Boy Scouts, and organizations such as Toys for Tots.*
- *Visiting neighborhoods near the site, distributing brochures, and speaking with residents to reassure them that aeromodeling would not cause noise pollution or other disturbances.*
- *Forming a solid stakeholder partnership and reaching a consensus on the implementation of AMA's proposal for aeromodeling reuse.*

Once the right people at EPA, FDEP, and Escambia County became aware of Northwest Florida Modelers Inc.'s interest, and determined that aeromodeling was a suitable use, the AMA club began to move forward with site planning.

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A FEW CHALLENGES

Escambia County wanted to utilize the Beulah Landfill site to improve open-space recreational opportunities for its citizens, but there were several key issues that needed to be addressed.

EPA and the County's concerns included:

- *Potentially harmful effects of the club's activities on the ongoing maintenance of the site.*
- *The protection of the remedy, particularly of the cap during runway construction.*
- *Liability issues for users of the flying field.*
- *Limiting access to the site to keep out trespassers and protect the remedy.*

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A SOLUTION

- A collaborative effort took shape between Escambia County, EPA and AMA.
- Northwest Florida Modelers Inc., is an AMA charter club, giving them umbrella commercial liability insurance that exceeds the County's requirements.
- The club's members volunteer their cap maintenance services by mowing the turf and reporting trespassers.
- Several members of the club received access keys, and the club agreed to keep the gate locked when not using the field, and to verify that users carry AMA insurance.



Some of the facilities local AMA members have added to the site.

A GREAT SUCCESS

- The northern part of the Beulah Landfill, now known as Fritz Field, is a successful model airplane park that has received high praise from local news media.
- Warning signs on the site fence were removed, reducing the Superfund stigma, while the fence remains to keep out trespassers.
- AMA members have devoted time, energy and money to improvements and maintenance on the site.
- Escambia County funded a runway for plane take-off and landing.
- The community has much-needed open-space for recreation.



Fritz Field continues to be a successful reuse story.



LESSONS LEARNED

Partnerships like the one between the Northwest Florida Modelers and Escambia County, with support from EPA, can help to identify beneficial uses for Superfund Sites throughout the United States.

THE BENEFITS:

- *Provides a community service and recreational space.*
- *Helps reduce the stigma of Superfund from the property.*
- *Reduces the risk of vandalism by maintaining the site.*

THE CHALLENGES:

- *Liability concerns and limiting access to protect against trespassers; overcome by good communication and agreements between the County, AMA and EPA.*
- *Remedy protection concerns; overcome through collaboration and communication.*

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CONCLUSION

The Beulah Landfill site continues to be a successful reuse story with AMA members maintaining the site and deterring trespassers. Local astronomers have recently expressed interest in establishing an observatory at the site and an on-site drainage pond may soon be used to operate model boats.

At the Taylor Road site in Hillsborough County, FL a portion of the landfill complex is currently being used by a local model airplane club. The County has agreed to work with the aeromodelers to ensure that the flying field is not negatively impacted by the future uses.



The County funded runway at Fritz Field (Beulah site).



The Taylor Road site also has a new runway for local flying clubs to enjoy.



FOR MORE INFORMATION

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RELEVANT WEB SITES

U.S. Environmental Protection Agency
www.epa.gov

Academy of Model Aeronautics
<http://www.modelaircraft.org>

Superfund Redevelopment: <http://www.epa.gov/superfund/programs/recycle>

Northwest Florida Modelers Club: <http://www.nfmi.org/index.php>

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