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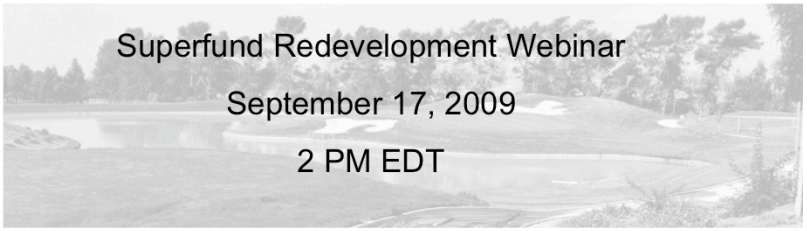
Working with Local Governments



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Impacts of National Priorities List Sites

- There are currently 1,663 sites on, deleted, or proposed to the NPL
- 120 million people live within 4 miles of sites that are currently on NPL or have been deleted from NPL; 40 million people live within 2.5 miles of NPL sites
- There are more than 800 NPL sites with nearby populations between 10,000 and 100,000 people

2

National Priorities List sites are found nationwide, many near population centers. Some are in more populated areas, and others less so – but one thing is certain, they have a national presence. And the local governments who have one in their community can face significant challenges, but what we're hoping to communicate in this presentation, is that there can also be significant benefits.

Larger dots = larger sites!

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Why Does EPA Care About the Reuse of Sites?

- Developing and understanding a site's reasonably anticipated future land uses informs the entire remedial process:
  - Remedial Action Objectives
  - Remedy selection
  - Remedy design and implementation
  - Long-term protectiveness

Cleanup at the Eastland Woolen Mill site in Corinna, Maine prior to a complete restoration of their downtown

3

The NCP preamble specifically discusses land use assumptions regarding the baseline risk assessment. The baseline risk assessment provides the basis for taking a remedial action at a Superfund site and supports the development of remedial action objectives. Land use assumptions affect the exposure pathways that are evaluated in the baseline risk assessment. Current land use is critical in determining whether there is a current risk associated with a Superfund site, and future land use is important in estimating potential future threats. The results of the risk assessment aid in determining the degree of remediation necessary to ensure long-term protection at NPL sites. Working with local governments and other stakeholders plays a key role in understanding the current and future uses of land.

Description of Picture: For those of you interested in a great success story about local governments overcoming obstacles to reuse their Superfund sites, I would encourage you to visit our website to learn more about the Eastland Woolen Mill site in Corinna, Maine. The site is a testament to the success that can be achieved through an EPA, State, Local Government, and community partnership, and the critical role that reuse planning and planning grants can have on the revitalization of a community.

EPA also recognizes that there are other benefits associated with the reuse of sites, for instance: (next slide)

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Protecting Remedies: Remedial & Long-Term Stewardship Benefits

- Discourages inappropriate activities such as:
  - Vandalism
  - Dumping
  - Trespassing
  - Activities that could damage a landfill cap
- Encourages responsible stewardship
- Promotes the implementation of appropriate and effective ICs

Evidence of vagrants and trespassers in an abandoned building at the Solitron Microwave site in Port Salerno, Florida 4

Description of Picture: *Evidence of vagrants and trespassers in an abandoned building at the Solitron Microwave site in Florida. The building has since been demolished and the site will be reused as the Post Salerno Industrial park.*

Reuse Can Protect Remedies

Responsible reuse of sites can help to ensure that the remedies remain protective.

•If a site is being used, it is less likely to become a target for inappropriate or illegal activities, such as vandalism, dumping, trespassing, or activities that could damage a landfill cap.

•The process of reusing a site can ensure that institutional controls are implemented appropriately and effectively – many of EPA's reuse tools, such as Ready for Reuse Determinations, promote safe reuses of sites if and only if land use restrictions are being met.

•Local organizations using a facility on a regular basis can immediately alert appropriate authorities if repairs need to be made. For example, a local soccer organization may observe that grass needs to be replanted over a portion of a cap.

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Growing Smarter: Environmental & Social Benefits of Reuse

- Protects greenfields
- Minimizes infrastructure investments
- Encourages infill development and open space preservation

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Description of Picture: *The remedy for the Industri-Plex site in Woburn, MA allowed for the site's reuse, including a regional transportation center and commercial retail district*

Environmental Benefits of Reuse

•Urban development consumes 160 acres of land an hour in the United States.

•Wetlands are lost at a rate of 100,000 acres per year.

•Most cities are growing faster spatially than they are gaining population, resulting in sprawling development patterns. Unregulated growth, often referred to as urban sprawl, generates pollution, heavy traffic, environmental degradation, and a lowered quality of life for communities.

•The reuse of Superfund sites can help address these concerns and ensure continued protection of human health and the environment now and in the future.

Benefits:

•*Protected greenfields:* If there are Superfund sites that can be redeveloped within existing communities, this reduces market pressure to develop greenfields, including undeveloped land, agricultural areas, and wildlife habitat, at the outskirts of urban and suburban jurisdictions.

•*Minimized infrastructure investments:* Superfund sites are often located in close proximity to existing infrastructure, including public utilities, water and sewer, and transportation networks, due to prior land uses at the sites, minimizing the need for new infrastructure investments. The development of greenfield areas, in contrast, can require the extension of high-cost infrastructure.

•*Infill development and open space:* The location of the sites *within* existing communities means that they can provide unique opportunities for infill development and open space within already developed neighborhoods and commercial districts.

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Providing Opportunity: Local Economic Benefits of Reuse

- Approximately 500 sites with actual or planned reuse
- New reuse means more local jobs and opportunities
- New local jobs helps grow local economies
- Properties in productive use contribute to the tax base

The new Stringer Welding manufacturing plant in Libby, Montana is being developed at the Stimson Lumber Mill Superfund site

6

Description of Picture: The new Stringer Welding manufacturing plant in Libby, Montana is being developed at the Stimson Lumber Mill Superfund site. When fully operational, this $12.7 million facility will employ 200 skilled workers to manufacture steel bridge components for projects throughout the Northwestern United States and parts of Canada. We hope to be sharing more about this event and success on our SRI or Superfund web site in the near future.

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Superfund Redevelopment Initiative (SRI)

"Superfund Redevelopment at EPA helps communities return some of the nation's worst hazardous waste sites to safe and productive uses"

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Description of Pictures

•(Left) Peterson Sand & Gravel site in Libertyville, IL – the new lake is the former quarry. The site is now the Independence Forest Preserve. (Right) The Ohio River Park in Neville, PA is a multimillion dollar sports and entertainment complex.

General

•It has become increasingly clear that consideration of the reuse of a Superfund site is an integral part of the remedial process. By supporting reuse at Superfund sites, we're not only trying to help local communities regain these potential assets, but we also believe we're finding good stewards who will take care of the sites and thereby assist in the long-term protection of human health and the environment.

•In light of this, SRI has recently expanded its efforts - not only does SRI create policies and practices that accommodate the future use of sites through remedies that are consistent with the anticipated future use, but SRI now offers tools and resources to support reuse throughout the remedial process. We know that not every tool is right for every community, but we want to understand your needs and concerns, and think about what we can do to help.

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Building on the Past

- Between 1999 and 2002, SRI awarded local governments cooperative agreements for Superfund site reuse at almost 70 sites
- Many of these have gone on to become success stories

8

Description of Pictures*:*

•The Avtex Fibers site in Region 3 – a 1999 pilot - is now home to soccer fields. The Oronogo Duenweg site in Region 7 – a 2001 pilot – is becoming a new bypass driving economic redevelopment. Midvale Slag will be discussed in detail by Fran as part our presentation. It too was a pilot!

•The pilot grants taught us some incredibly valuable lessons. One is that the complexities of individual Superfund sites often make the challenges and opportunities facing its reuse unique. There is no one-size-fits all approach for Superfund redevelopment. Often there is a champion of the reuse effort- the local government, a community member or group, a site owner. Many times, it's all of these entities working together.

•The other things our pilots taught us was that we needed tools local governments and other stakeholders could use to move beyond what was often a legacy of mistrust and fear, sometimes spanning decades.

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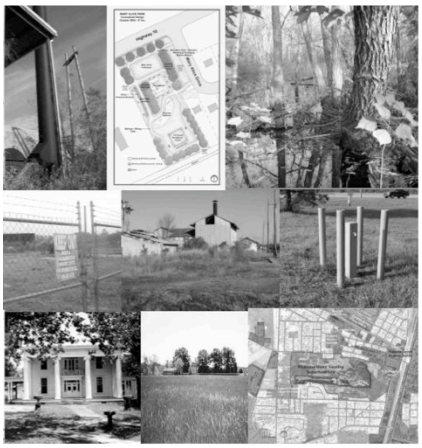
SRI's Current Activities

- Develop new tools and resources to support the appropriate reuse of sites
- Support site reuse planning for communities
- Work with "Return to Use" demonstration projects
- Create reuse performance measures that share when a site is ready for its anticipated use



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Picture:

Develop new tools and resources to support the appropriate reuse of sites

•We have a number of new tools and resources under development, in addition to an array of tools that are available right now. In the following slides, I will share with you how we can help in each of the areas discussed above

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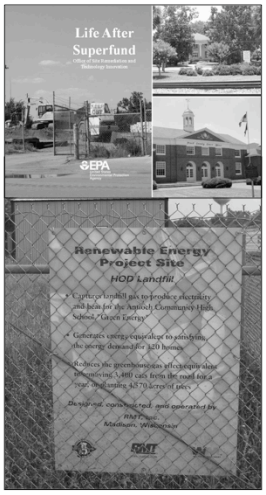
Our Latest, Greatest Tools

- Videos
  - Soaring in the Superfund Skies
  - Life After Superfund
- Top Ten Questions to Ask When Buying a Superfund Site
- Reuse Planning: Four Keys to Success
- COMING: Alternative Energy and Agricultural Case Studies
- COMING: Municipal Acquisition Handbook



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This year happens to mark our tenth anniversary, so we have had a lot of time to make tools and resources that we hope meet your needs. I am going to talk about some of our newest ones here, and I'll go over some of our older tools we've found to be especially useful for local governments. However, I encourage you to call me if there's something you need that you didn't learn about today. We might have something that fits your needs and if we don't – we'll explore options for creating something you can use!

•We have two great videos that discuss out partnership with the Academy of Model Aeronautics and the story of a local town that overcame Superfund stigma to find light at the end of the tunnel. We will actually show our "Life After Superfund" video at the end of this webinar for those who would like to stay on the line and see it.

•Our Top Ten Reasons for Buying a Superfund Site is our new best seller. If you ever wanted to read a document that succinctly addresses some of the biggest concerns regarding the purchase of Superfund sites, this is it!

•We have a user-friendly four page fact sheet that provides a quick overview of the key components essential for the reuse of Superfund sites that can prepare local governments for what needs to be done to think about reuse and how to approach it. The fact sheet: Reuse Planning: Four Keys to Success! Should be available on our website soon.

•There's been a lot of talk about reusing sites to support alternative energy production and to meet agricultural demand – which can also feed into alternative energy. Although not quite ready, we've been working on reports and case studies we hope to share with you soon!

•Also in the near future, we expect to have a comprehensive handbook that explores the ins and outs of local municipalities acquiring contaminated properties. For those interested in learning more, I invite you to check back to future webinars for this tool – we're hoping to cover it as part of our October webinar.

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Our “Oldies but Goodies” Tools

- Ready for Reuse Determinations
- SURE Information Library
- Reuse Help Desk
- Our SRI website – HUNDREDS of new sites!


EPA

On this 1st day of July of the year 2003
the U.S. Environmental Protection Agency, Texas Commission on Environmental Quality
and the City of Texas City, Texas

Determine that

Operable Unit 2 Of The Tex Tin Superfund Site Is Ready For Industrial Use

Kathleen Hartnett White, Commissioner
Texas Commission on Environmental Quality

Richard E. Greene
Regional Administrator
USEPA, Region 6

SRI Website:
http://www.epa.gov/superfund/programs/recycle
SRI Help Desk:
434.817.0470
Monday through Friday, 8 AM to 5 PM EST

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•Ready for Reuse determinations, or RfR determinations, continue to be an excellent tool. They are an environmental status report that says, in plain English, the uses a site can support and the limitations on reuse. Local governments have found them especially useful because it’s a tool they can share with community at large that reassures everyone that EPA acknowledges that a site is ready to be returned to use.

•The SURE information library is also an excellent source of information. SURE, which is short for Superfund Redevelopment, provides a “snap shot” of information about Superfund sites that are in reuse or planned reuse. Users can store and aggregate information on the economic impacts associated with various reuse categories. Users can also search the database using a number of criteria, including site name, location, NPL status, reuse status, type of reuse, contaminant group, and type of remedy. We’re working to update it to include information on sites providing alternative energy and we want to include pictures. Let me know if there is information we can help pull together.

•Our Reuse Help desk is a tool EPA staff and local governments with a Superfund site in their community can use to get immediate help. Maybe you want help identifying sites other communities have used as soccer fields. Maybe you want to see if there’s a tool available to help you deal with a particular issue – the help desk staff can help you think through that and put you in touch with someone to get you started!

•Finally – I encourage you to make good use of our SRI website. As part of our 10th anniversary, we’ve added hundreds of new site reuse snapshots across the country, in addition to new pictures and uploading and organizing many new tools. If you haven’t checked it out recently, I encourage you to do so.

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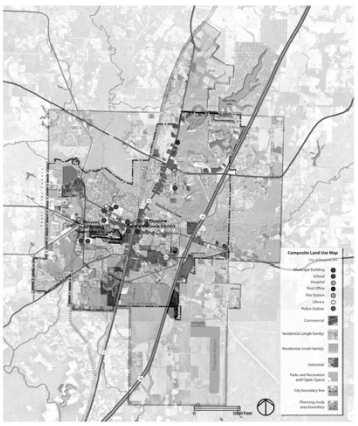
Reuse Planning: Goals & Objectives

- Enhance EPA's consideration of reasonably anticipated future land uses (RAFLUs)
- Provide opportunity for each community to learn about a local Superfund site, discuss potential future use opportunities, and develop an approach to return the site to use
- Address Agency and community reuse obstacles
- Integrate remedy and reuse throughout the pipeline of activities



City of Picayune, MS: Composite Land Use Map

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Reuse Planning: Goals and Objectives

•SRI provides seed money to Regions to support enhanced stakeholder involvement processes that help communities figure out the anticipated future land uses at their Superfund sites.

Enhance EPA's Consideration of RAFLUs:

•As previously discussed, land use assumptions inform exposure pathways evaluated in the baseline risk assessment. The baseline risk assessment provides the basis for taking a remedial action at a Superfund site and supports the development of remedial action objectives.

•EPA uses tools, such as reuse planning, to better understand the reasonably anticipated future land use. It's critical to involve local communities in assessing the future use because local communities play a key role in a site's future use. Reuse planning can result in many additional benefits for communities, which we will discuss in the next slide.

Photo: composite land use map for the City of Picayune, Mississippi, developed by EPA contractor E² Inc.

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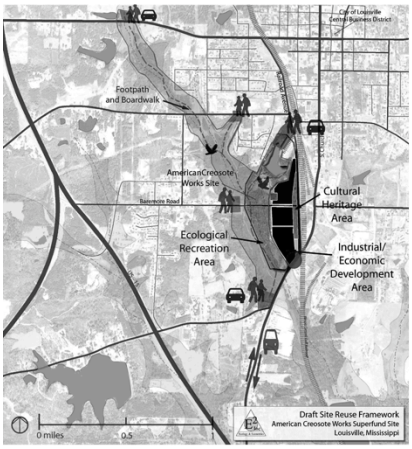
Reuse Planning: Benefits

- Potential for targeted remedial process and lower remedial costs
- Establishment of realistic community expectations
- Strengthened working relationships between communities and EPA
- Environmental and smart growth benefits
- Enhances Long Term Stewardship (ICs)



City of Louisville, MS: Draft Site Reuse Framework

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Reuse Planning: Benefits

Photo: draft site reuse framework for the City of Louisville, Mississippi, developed by EPA contractor E² Inc.

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Return to Use Initiative: Supporting Reuse at Cleaned Up Superfund Sites

GOAL: Remove barriers to reuse that are not necessary for the protection of human health, the environment, or the remedy at sites where remedies are already in place

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General

•The Return to Use Initiative is one of SRI's primary efforts. While the Initiative itself might not be a "tool" in the same sense as those we discussed on the previous slides, the activities carried out under the Initiative have the potential to support reuse in a very effective way. The Initiative has one major purpose: to remove barriers to reuse that are not necessary for the protection of human health, the environment, or the remedy at those sites where remedies are already in place.

•As part of the Initiative, EPA captures the lessons learned at demonstration projects so other cleaned up sites can benefit from the experiences in the Regions. It also focuses on creating partnerships with local communities to help overcome barriers.

•EPA is working with communities to remove barriers and encourage appropriate reuse of sites by: talking with stakeholders to understand the barriers to reuse at sites; identifying and providing the tools needed to move sites into use; linking stakeholders with existing partners, such as the Academy of Model aeronautics, to achieve positive reuse outcomes; and sharing lessons learned and best practices.

•The following two examples of RTU demonstration projects illustrate some of what we're trying to do as part of this initiative. And of course, Midvale Slag is one of our most illustrative demonstration projects. These haven't officially been announced yet so you're getting a sneak peak at our 2009 projects!

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Region 5: South Point Plant

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DESCRIPTION: The South Point Plant site covers a 610-acre area in South Point, Lawrence County, Ohio. From 1943 until 2001, the site was used for on-site munitions, fertilizer, and chemical manufacturing, as well as energy production from coal and ethanol.

OPPORTUNITY: The Lawrence Economic Development Corporation (LEDC) was formed in the early 1980s as part of an economic revitalization effort for the region. After assessing several economic development opportunities, LEDC identified the South Point Plant site as an ideal property for developing a premier industrial park that would be centrally located on the Ohio River in close proximity to transportation networks and infrastructure. In 2001, LEDC purchased 504 acres of the property for redevelopment. Once remedy construction was completed in December 2001, LEDC developers were eager to move ahead with site redevelopment.

BARRIER: However, the site's Superfund designation raised concerns among prospective industrial tenants as to whether redevelopment of the property would be safe and whether there would be added health risks associated with employees working on a Superfund site. They also worried about potential liability associated with the site's Superfund status. Businesses needed to be assured of site safety and confident in the value of relocating to the site. EPA worked closely with LEDC and local governments to support redevelopment at the site. In 2002, the Superfund Redevelopment Initiative awarded the Village of South Point a Pilot Grant to assess how site cleanup could best support reuse. Based on the results of this study, EPA issued a Ready for Reuse (RfR) determination for the LEDC-owned portion of the site in 2003.

THE SITE NOW: Since purchase of the site by LEDC, the majority of the property has been redeveloped into a successful industrial park called The Point. In 2008, seven businesses were operating on the site including LEDC, Applied Industrial Technologies, Ohio University Southern Campus Training Center, Engines Inc., M&M Mailing, and Mercier's Maintenance. Approximately 150 people are employed at the industrial park and the number is expected to increase. Future plans include the addition of new tenants, expansion of facilities, and construction of an intermodal facility that will serve as a vital road, rail, and river transportation resource for the region. Portions of the site have also been leased for agricultural uses.

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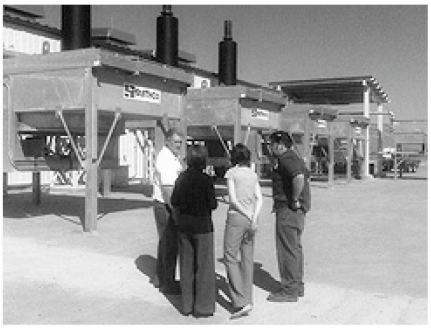
Region 8: Lowry Landfill



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DESCRIPTION: The Lowry Landfill Superfund Site occupies approximately 508 acres of land 15 miles southeast of the City of Denver, in Aurora, Colorado. The City and County of Denver operated a municipal, hazardous, and industrial waste landfill at the site from 1966 until 1980, and Waste Management of Colorado continued municipal solid waste disposal at the site until 1990. The Lowry Landfill is located adjacent to the Denver Arapahoe Disposal Site (DADS), which is an active municipal landfill facility. Both sites produce landfill gas, a gas mixture composed primarily of methane (50%) and carbon dioxide (45%) resulting from the biological decomposition of materials in the landfill.

BARRIERS: In 2006, the Lowry Landfill Superfund Site had completed remedy construction and was ready for reuse. Since this would be the first landfill gas-to-energy plant using gas from a Superfund site to be considered within the state of Colorado, as well as the only active landfill gas-to-energy plant in Colorado, the novelty of this innovative facility presented potential administrative concerns, including logistics of permitting, approval, design, and construction planning.

THE SOLUTION: The City of Denver and Waste Management of Colorado partnered with a local utility company, Xcel Energy, to discuss the best options for productively using the landfill gas emitted at both the Lowry Landfill and DADS facilities. Stakeholders were highly motivated to implement this novel technology in Colorado based on potential environmental and economic benefits of the plant established by successful landfill gas-to-energy programs in other states. As a result, parties worked together closely to advance required administrative logistics and facilitate a smooth implementation of the work plan.

THE SITE NOW: In July of 2007, Denver Mayor John Hickenlooper presided over a groundbreaking ceremony to officially launch construction of the Lowry Landfill/DADS landfill gas-to-energy plant. Each year, the facility will use four combustion engines to convert 630 million cubic feet of landfill gas from both the Lowry Landfill and DADS into 3.2 megawatts of electrical power. The landfill gas-to-energy plant was officially opened at a ribbon cutting ceremony in September 2008, and the utility company Xcel Energy is now distributing the electrical power to area residents and businesses.

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Sitewide Ready for Anticipated Use (SWRAU) Measure

- We want to let communities know about sites that are ready for their anticipated use
- This effort demonstrates just how important land revitalization is to EPA!
- 343 sites met this designation at the end of FY 2008 and we hope to have over 400 by the end of FY 2009

For information about sites meeting this measure, visit:
http://www.epa.gov/superfund/programs/recycle/effects/swrau.html 17

EPA developed a performance measure in 2006 to report the Superfund program's accomplishments in making land ready for reuse at construction complete sites. This measure is included with other Superfund measures as part of the Environmental Protection Agency's FY 2009-2013 Strategic Plan. It has both annual and long-term cumulative targets.

This measure was developed to comply with the Agency's responsibility to report long-term, outcome-based accomplishments under the Government Performance and Results Act (GPRA). The introduction of this measure also reflects the high priority that EPA places on land revitalization as an integral part of the Agency's cleanup mission for the Superfund program, as well as its attention to post-construction activities at NPL sites.

If you're interested in knowing what sites meet this measure, please visit our website.

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Midvale Slag

Description of Picture: *Midvale Slag Superfund site before cleanup and after. Photos from Region 8 Web site.*

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Presentation Overview

- Share some background on the City of Midvale, which is important in understanding what the site has become
- Share some basic information about Midvale Slag, including it's history, a description, and the cleanup
- Talk about some of the reuse planning activities and efforts undertaken by EPA and the City of Midvale which made the reuse a success
- Give an overview of some of the redevelopment activities underway today

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Background on the City of Midvale

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Source of pictures: http://www.midvaleutah.org/information/

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Background on Midvale

- Midvale City was founded in 1909, is located 12 miles south of Salt Lake City and is part of the Salt Lake City metropolitan area
- Midvale's area is 6.6 square miles which is primarily "built out" with existing infrastructure, homes, and businesses
- Midvale's population is approximately 28,000 people

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Background on Midvale

- Historically Midvale's major employers were a smelter and a mill located along the western boundary of town with farming along the eastern boundary
- The former mill and smelter properties are about 1.3 square miles or 20% of the land area of the City
- The sites were crucial to the redevelopment of a low to moderate income working class area
- There was no infrastructure on the two sites

Here is a picture showing Midvale – and the two Superfund sites that play such a prevalent role in it's redevelopment future – Sharon Steel and Midvale Slag.

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Background on Midvale

- Area is divided into two sites – Sharon Steel and Midvale Slag – which were placed on the EPA's National Priorities List (Superfund) in the early 1990s
- Listing on the NPL occurred after a decade of review and discussion
- Essentially the more than 600 acres involved were empty and unproductive from 1982 until just recently

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Midvale Slag: Not Another Sharon Steel

- EPA and UDEQ remediated Sharon Steel “the old fashioned” way
  - Remedy selected over objections by locals, Congressional delegation and Governor
- Midvale City recognized in 1998 that the key to redevelopment was for the City to take an active role in what happened next
- EPA and UDEQ strove to do things differently
  - Listen, be inclusive
  - Try to meet community’s needs

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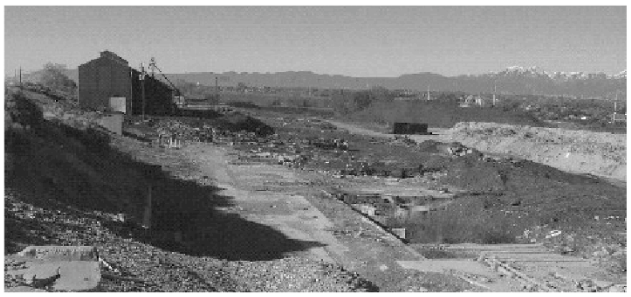
Midvale Slag

Context

History

Description

Cleanup



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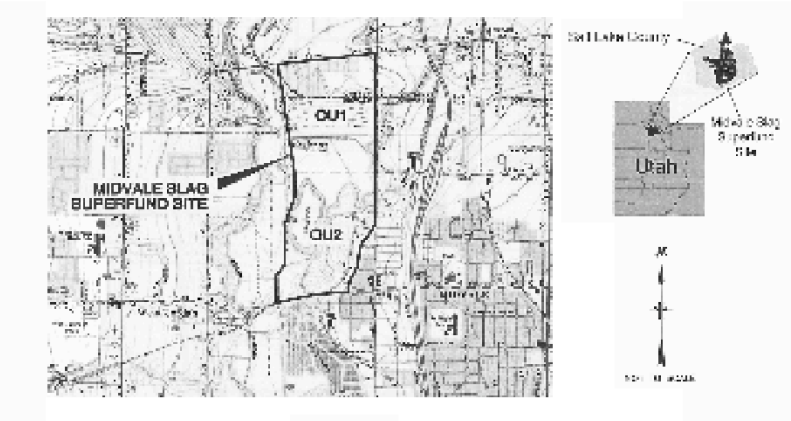
Midvale Slag: Context



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The Midvale Slag site is located in the southern part of Salt Lake County. Here are the two operable units comprising the Midvale Slag Superfund site.

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Great Location

- Minutes from downtown Salt Lake
- Adjacent to major highway and rail lines
- Scenic Jordan River Watershed

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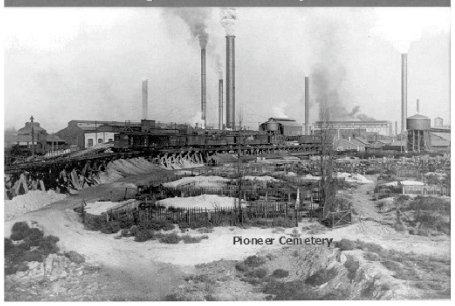
Midvale Slag: History

- 1871-1958: Smelting activities in 5 separate smelters
- 1971: Adjacent mill ceased operations
- 1984: Heavy metal contamination found in soil and ground water
- 1991: NPL listing

Midvale Slag Pioneer Cemetery circa 1940s



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Midvale Slag: Description

- 446 acres
- 12 miles south of Salt Lake City, Utah
- 2 Operable Units
  - OU1: 266 acres
  - OU2: 180 acres

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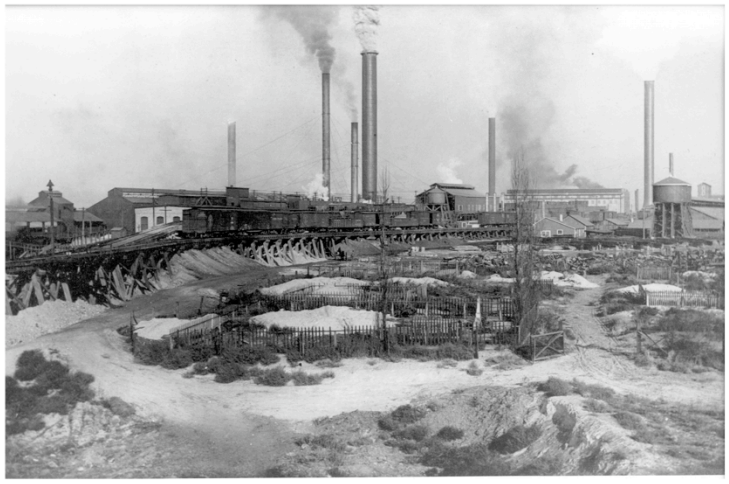
Midvale Slag BEFORE CLEANUP



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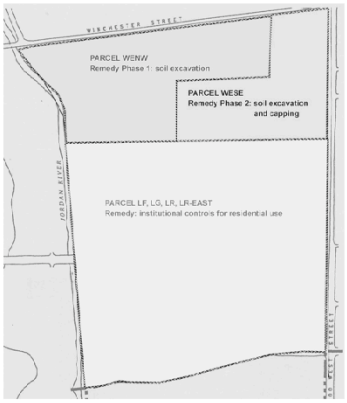
Remedial Action: OU1

- OU1 ROD (1995): remove and replace residential yard soils, ground water monitoring and ICs
- ESD (1998): excavate and cap on one parcel (eliminate need for ICs there)
- ESD (2006): change land use restrictions to allow multiple land uses, consistent riparian management and ground water monitoring plan for entire site



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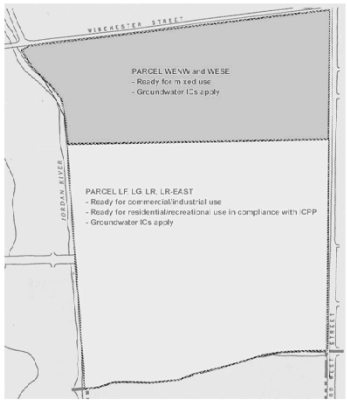
Institutional Controls: OU1



- ROD Required ICs that prohibited likely future uses
- Collaboration to develop ICs that work
- ESDs issued to resolve the problem

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The OU1 ROD called for implementing deed restrictions that would prohibit future residential land use unless the property underwent additional remediation to meet soil cleanup levels.

After the ROD was issued, zoning had changed to allow for non-industrial uses. As a result of this change, EPA worked with Midvale City to determine whether a parcel of land in OU1 was suitable for recreational or residential reuse and whether any ICs were needed. The ESDs eliminated the need for ICs on one of the parcels in OU1, thereby allowing for additional land uses (residential, commercial, recreational). Midvale City placed ICs on the portions of the property that were zoned commercial; further remediation took place on the areas zoned residential. This extra work wasn't necessary, but the developer wanted residential properties that were free of ICs.

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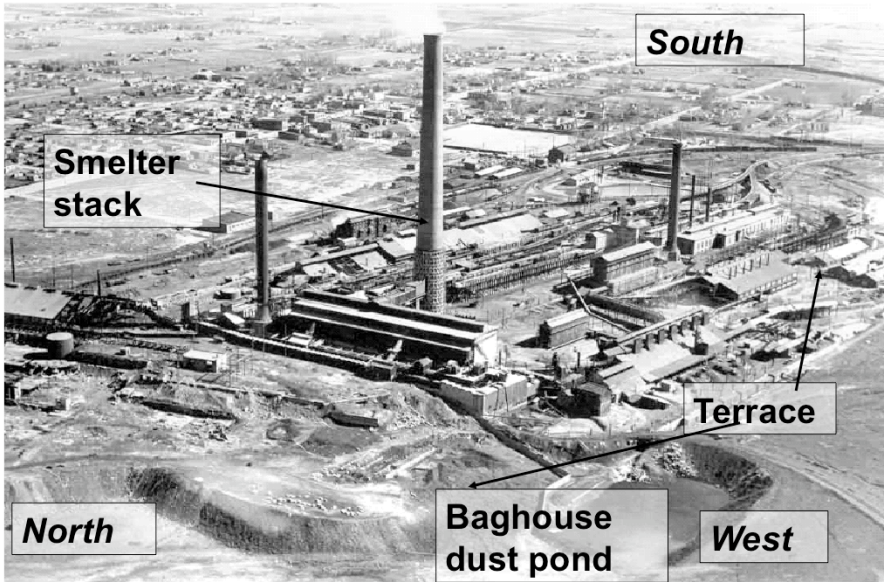

This is a picture of OU2 in the late 1940's. Lead refinery added 1933 – arsenic, zinc, copper, silver & cadmium recovered

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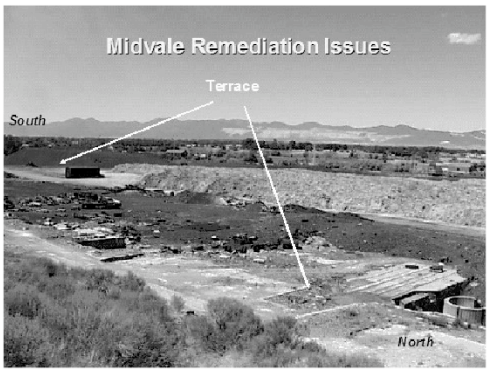
Remedial Action: OU2

- Cleanup divided into three parts:
  - Smelter waste and slag
  - Ground water
  - Riparian zone



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Midvale Slag AFTER CLEANUP

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Reuse Planning Process

Why Reuse Planning?

Anatomy of Success

City's Efforts

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Why Reuse Planning?

- Midvale Slag and Sharon Steel = only available land for expansion in Salt Lake Valley
- Redevelopment troubles at Sharon Steel

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Anatomy of Success: Local Government Partnership

- Close collaboration with local government
  - Property owner had counsel that understood Superfund
  - City staff took a “crash course” in Superfund
  - City staff participated in every stage of the remedial process, even reviewing documents
  - City helped EPA understand their concerns
  - City worked with EPA to create workable ICs, which were critical to the protection of human health and the future use of the site

Pivotal Players

- City of Midvale
- Property Owner
- Citizen’s Group (TAG)
- U.S. EPA
- UDEQ

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Anatomy of Success: Using All Your Resources

- Using Special Account monies from a prior settlement, EPA helped fund a position in the local government to assist with the implementation of ICs
  - ICs were critical to the cleanup
  - Was worth taking the step
- Will gradually phase out as time goes on and can serve both Superfund sites
- Could only do with a special account, or if State or PRP were willing to pay

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Anatomy of Success: Taking Advantage of Other Tools

- SRI Pilot Resources
  - Motivate the stakeholders to look beyond the stigma
  - Explore the future use of the site
  - Bingham Junction
- Ready for Reuse Determination
  - Address stigma associated with the cleanup
  - Provide assurance to new businesses that EPA felt comfortable with the reuse of the site
- Return to Use Demonstration Project
  - Share the lessons learned
  - Acknowledge the City's efforts and success

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Fran – I remember you saying that when CH2MHill came out, there was a gentlemen who really rallied people to think beyond the contamination legacy to the future of the site. I also wanted to be sure to have a slide that gave a nod to Melissa's HQ office for support they gave.

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City Efforts

Promoting New Life

Steps Midvale Has Taken

Jordan Bluffs Redevelopment

Bingham Junction Redevelopment

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Promoting New Life

- Midvale City recognized in 1998 that the key to redevelopment was for the City to take an active role in what happened next
- EPA and the City of Midvale were partners in the cleanup and reuse of Midvale Slag

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Promoting New Life

- Develop a community consensus of what the ultimate use should be following cleanup – “Reuse Master Plan” (Reasonably Anticipated Future Land Uses – RAFLU)
- Identify the activities, services, and investment City can make to help realize the vision contained in the plan (Long Term Stewardship)

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Steps Midvale Has Taken

- Identified and agreed to role in Institutional Controls to simplify long-term stewardship of the Midvale Slag and it's sister site, Sharon Steel
  - Planning and Zoning Controls
  - Building Permit Controls
  - Engineering Design Controls
  - Public Information role

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Steps Midvale Has Taken

- Developed and clearly communicated community vision for redevelopment through master planning process
- Performed a “gaps” analysis of in-place and available resources and needed resources

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Steps Midvale Has Taken

- As a result of the “gaps” analysis:
  - Established “redevelopment areas” to allow the use of “tax increment financing” to offset higher costs of infrastructure construction
  - Agreed to fund “offsite” improvements through public utilities funds to decrease costs of development

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Jordan Bluffs Redevelopment (Sharon Steel)

- Institutional controls
- Redevelopment area
- Tax Increment reimbursement for 3.4 million cubic yards of clean fill and infrastructure costs ($44 million)
- Sewer utility installing a sewer lift station & transmission line ($919,000)
- Water utility installing transmission lines and capacity ($370,000)

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Bingham Junction Redevelopment (Midvale Slag)

- Institutional controls
- Redevelopment area
- Tax Increment reimbursement for infrastructure costs ($22 million)
- Sewer utility installing lift station ($600,000)
- Water utility installing transmission lines and capacity ($468,000)

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Redevelopment Today

Timeline	Commercial
Residential	Ecological
Light Rail	Smart Growth

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Reuse Timeline

- 1999: Superfund Redevelopment Pilot Grant awarded
- 2006: Return to Use Demonstration Project
- 2008: Ready for Reuse Determination
- 2009: Reuse underway

It was over a decade in the making, but the rewards are amazing!

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Residential

- Bingham Junction plan includes:
  - Riverwalk: up to 706 residential units
- View 72: up to 1,853 residential units
  - Designed with sustainability in mind

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Families moved into new condominiums in the northern part of the site at the Parkview at Riverwalk development in 2008. As of July 2009, 50% of this condo complex is completed and 62 families now live there.

On the southern part of the site, the San Moritz apartments are 75% completed as of July 2009 and 203 of the units are now occupied.

Additional areas of residential development at the site are either under construction or in the planning phase. Various residential areas are expected to be ready for residents in 2009 and 2010.

The residential and commercial activities highlighted are: “Walkable, vibrant neighborhoods built around people rather than cars. Communities where schools, shopping, dining, and work are just a short walk or train ride away. Homes designed with environmentally conscious living in mind. These are just a few of the concepts behind an exciting New Urbanism and Transit Oriented Development located in Midvale.”

http://www.view72utah.com/

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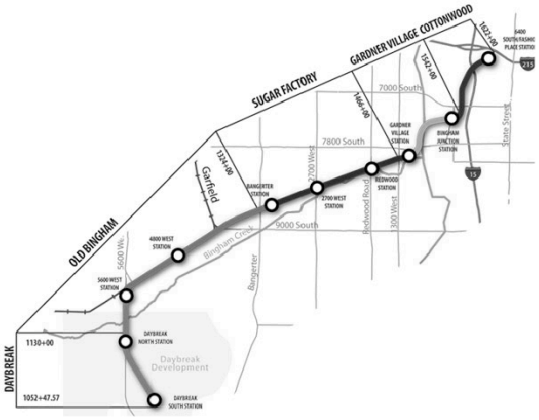
Public Service: Mid-Jordan Light Rail Transit Project

- New Utah Transit Authority line
- Will connect the Sandy/ Salt Lake line to Bingham Junction all the way to the Daybreak Development at Kennecott
- Construction began May 2008
- Completion expected 2011-12



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The Bingham Junction station is between the red and yellow sections of line in the top right.

In order to facilitate the project, EPA negotiated a Prospective Purchaser Agreement with Utah Transit Authority.

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Commercial

- Riverwalk:
  - 50 acres commercial retail
  - Hundreds of thousands of square feet in retail
- View 72:
  - 90 acres commercial
  - 1.16 million sq.ft. retail/ restaurant
  - 100+ room hotel with conference space

Ground-breaking for the new Corporate Center took place this August: Two new LEED-certified buildings at Midvale by next August

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Ecological

- Currently: riparian work along Jordan River is underway
  - Aims to minimize soil erosion that could release mine waste into the river
- When complete (projected 2009): a city linear park with trail connecting to the Greater Lake Lake area trail system

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Pictured: newly constructed dam on the Jordan River. This steel-reinforced boulder structure replaces the damaged sheet pile dam. The structure's low flow channels direct the water toward the center of the river to avoid riverbank erosion. In addition, two safer options for canoeists and kayakers were built into the design. A low-flow boat passage was constructed, identified by signal boulders. Also, the portage passage was improved to allow boaters to bypass the structure, if preferred.

Starred – Just some of the interagency livability principles and partnership action items that can be found in the Midvale reuse.

The redevelopment of the Midvale Slag Superfund Site and Mid-Jordan Light Rail Transit Project are successful examples of EPA Smart Growth practices. On June 16, 2009, EPA joined with the U.S. Department of Housing and Urban Development (HUD) and the U. S. Department of Transportation (DOT) to create an interagency partnership for sustainable communities. The Smart Growth program is designed to help improve access to affordable housing, provide more transportation options, and lower transportation costs while protecting the environment in communities nationwide. By providing enhanced economic competitiveness, more transportation choices, and by supporting the existing communities around them, the View 72 Corporate Center and Mid-Jordan Light Rail are in line with the guiding livability principles of the Smart Growth program.

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Lessons Learned

- Outcomes improve if all levels of government and all interested parties work together
- City may have to take the lead to force the issue of redevelopment into consideration during the process
- Difficult, complex problems require creative solutions
- Don’t get outside of your “comfort zone” – work creatively within it

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"Today, I don't think the general public even knows that this is a Superfund site. To me, this means the right remedy was chosen, that the site was cleaned up appropriately."

- *Source: Mayor JoAnn Seghini*

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Source: Mayor

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For More Information

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U.S. EPA Region 8

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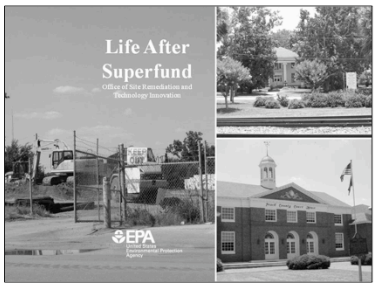
VIDEO: Life After Superfund

For those of you interested, we ask that you visit the following link to watch the *Life After Superfund* video, which will present a local government's perspective on reusing the Woolfolk Chemical site in Fort Valley, GA.



http://www.epa.gov/superfund/programs/recycle/info/aftersf.html

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Thank You

After viewing the links to additional resources, please complete our online feedback form.