



# Superfund Redevelopment Initiative

## 2002 Pilot Snapshots

The Superfund Redevelopment Initiative is a coordinated national effort to facilitate the return of the country's most hazardous waste sites to productive use by selecting cleanup remedies that are consistent with the anticipated future use of the sites. EPA's Superfund Redevelopment Program has contributed nearly \$5 million in grants and in-kind services to benefit 50 communities across the country. The Superfund Redevelopment Initiative makes it possible for communities to have a strong voice in local land use decisions that affect them, helps to ensure the effectiveness of our clean ups, generates jobs and increases property value. Over 15,000 on-site jobs have resulted from a variety of commercial and recreational uses including retail stores, office buildings, golf courses, transportation centers, and sports complexes. These jobs have resulted in over \$500 million in annual income.

In July 2002, EPA selected applicants for an additional \$1.2 million to help 19 local communities integrate future site use options for cleanup of Superfund sites. The 19 Superfund sites are former chemical production plants, landfills, mining sites, smelting facilities and wood-treating plants. Working with communities to determine their preferred reuse of these properties is an integral part of the cleanup process and enables EPA to select the most appropriate cleanup remedies to ensure protection of people and the environment.

For more information about the Superfund Redevelopment Initiative program visit EPA's web site at: <http://www.epa.gov/superfund/programs/recycle/index.htm>.

### Alabama

#### **Headland, AL** (American Brass Inc. Superfund Site)

*\$50,000 to Headland, AL*

*Potential Future Use: Retirement Facility*

From 1968 until 1977, the American Brass Inc. (ABI) Superfund site was a fertilizer packaging company owned by Mississippi Chemical. In 1977, Sitkin Smelting and Foundry converted the facility into a smelting/foundry operation, and in 1978, ABI took it over and continued the smelting/foundry operation until December 1992. The site is now owned by the Headland Industrial Development Board, which leased the parcel to ABI. The site occupies 148 acres, three miles west of Headland, Alabama, in a predominantly rural and agricultural area. Of the 148 acres, the former smelter buildings and operation cover 24 acres, with the remaining acreage being undeveloped. Soil, sediment, surface water, and groundwater are contaminated with heavy metals, boron, and PCBs. EPA is currently conducting studies to determine the extent of the contamination and will clean up the site for future reuse. The owner has suggested developing a retirement facility on the site. The Pilot funding will be used to develop a report to EPA on most likely future uses of the site.

#### **Montgomery, AL** (Capitol City Plume Site)

*\$50,000 to Montgomery, AL*

*Potential Future Use: Redevelop Downtown Riverfront*

The Capitol City Plume site lies underneath several city blocks in downtown Montgomery, Alabama. It consists of a plume of contaminated groundwater, the source and extent of which is still unknown. Investigations by the Alabama Department of Environmental Management (ADEM) indicated that PCE, benzene, toluene, ethylbenzene and xylene (BTEX) had contaminated the soil. In a follow up investigation, ADEM found widespread PCE and BTEX contamination that could pose a serious threat to Montgomery's north well field. PCE had already been encountered in two of the municipal wells, and the wells were taken out of service to protect the quality of the city's drinking water. Upon ADEM's recommendation that EPA evaluate the site further, EPA began an investigation in

March 2000. Results from the groundwater indicate that the shallow aquifer in the Montgomery downtown area is contaminated with PCE, BTEX, trichloroethylene, and metals. PCE and BTEX are chemicals often used by dry cleaners, automobile service stations and print shops, but the source of the contamination is unknown. The city will use the Pilot funds to report to EPA on the future land use.

## **Arkansas**

**Jacksonville, AK** (Vertac, Inc., Superfund Site)

*\$50,000 to Jacksonville, AK*

*Potential Future Use: Light Industrial, Public Service, or Commercial*

The Vertac, Inc., Superfund site, 15 miles northeast of Little Rock, has been owned by various chemical companies that have produced many contaminants, including dioxin, chlorinated phenols, and herbicides, between 1948 and 1986. As a result of inadequate waste disposal and production control methods, soil and groundwater were contaminated and the surrounding communities were at risk of direct contact with and the ingestion of the contaminated soils. Vertac's cleanup reduced the environmental risks to the Jacksonville community and the threats posed by dioxin-contaminated media were eliminated. At least 30,000 leaking drums of dioxin waste from the production of Agent Orange during the Vietnam War were incinerated. Contaminated soils on the site were either incinerated or disposed. Some portions of the site are now available for reuse. The city will use the Pilot funding to evaluate and report to EPA reuse options that are most likely so that the Agency can determine whether the remedy is consistent with them.

## **Colorado**

**Leadville, CO** (California Gulch Superfund Site)

*\$100,000 to Leadville, CO*

*Potential Future Use: Historic Preservation of Mining District, Reservoir, Parking Lot, and Commercial*

The California Gulch Superfund site, in Leadville, Colorado, is a former mining facility that mined lead, silver, zinc, copper, and gold. As a result, large volumes of mining wastes contaminated area soils and the Arkansas River. Numerous abandoned mines and tailing piles are on the site, as well as acid mine drainage from the Yak Tunnel. The tunnel, constructed from 1895 to 1909 for exploration, transportation of ore, and mine drainage, contains high concentrations of dissolved metals, including iron, lead, zinc, manganese, and cadmium. The groundwater near the site is heavily contaminated and the fish in the Arkansas River have been adversely affected by this contamination. In 1995, EPA and the site's potentially responsible parties began conducting removal actions on areas of the site with the greatest impact on surrounding streams and the Arkansas River. After EPA started cleanup activities, the community expressed interest in redeveloping portions of the site. The city will use the funding to develop advice to EPA about the most likely future uses of the site so that the Agency can determine whether the remedy is consistent with them.

## **Florida**

**Pensacola, FL** (American Creosote Works Superfund Site)

*\$50,000 to Pensacola, FL*

*Potential Future Use: Recreational*

The American Creosote Works site operated as a wood treatment facility from 1902 to 1981. The 18-acre site is in a mixed commercial and residential area about one mile west of downtown Pensacola. Soil, groundwater, and sediment are contaminated with polynuclear aromatic hydrocarbons and dioxins. EPA plans to cover the site with a modified asphalt cap in preparation for the site's reuse. The city will use the Pilot funding to advise EPA about future site uses so that the Agency can ensure that the remedy is consistent with those uses.

## **Georgia**

**Camilla, GA** (Camilla Wood Treating Superfund Site)

*\$50,000 in Contractor Services to Camilla, GA*

*Potential Future Use: Multi-use Regional Training Center for Firefighters*

From 1947 until 1991, the Camilla Wood Treating Superfund site operated as a facility in which a creosote wood preserving process was used for treating railroad ties and poles. The 54-acre site, which is in a former cypress

swamp in the southeast portion of Camilla, Georgia, is contaminated with polynuclear aromatic hydrocarbons, pentachlorophenol, and dioxins. EPA is currently investigating the site to determine the extent of contamination. The city will use the Pilot funding to report to EPA on the future land use.

**Fort Valley, GA** (Woolfolk Chemical Company Superfund Site)

\$50,000 to Fort Valley, GA

*Potential Future Use: Residential Homes, Retirement Facility, and Recreational Complex*

The Woolfolk Chemical Works Superfund site in Fort Valley, Georgia, is a 31-acre site which resulted from the production, formulation, and packaging of pesticides, herbicides, and insecticides since 1910. In the early 1980s, the Georgia Environmental Protection Division investigated the site based on complaints from local citizens. The owner, Canadyne-Georgia Corporation, was discharging waste products to a drainage corridor. It sold the property to Peach County Properties, Inc., and as a part of that agreement, began to clean up a lead-arsenic plant and the surrounding soils. The company discovered that there was a more extensive problem at the site than originally anticipated. An investigation indicated that there were 48 contaminants of concern. EPA has cleaned up some of the soil and removed some of the debris. However, cleanup of other contamination is continuing. Groundwater contamination is currently being addressed by a groundwater extraction system. The Pilot recipient will use the funding to conduct a study and report to EPA on the most likely future uses of the site.

## **Illinois**

**Antioch, IL** (HOD Landfill Superfund Site)

\$75,000 in Contractor Services to Antioch, IL

*Potential Future Use: Multi-use Recreational Facility*

The HOD Landfill Superfund site is in Lake County, Illinois, and encompasses 160 acres, 80 of which are a landfill. The site is adjacent to a fresh water wetland and Sequoit Creek, which flows into a series of lakes used for recreation. In 1984, the landfill was closed and covered with a clay cap. A remedy was selected in September 1998 and cleanup design and construction activities, which included an upgraded leachate and methane collection system, and a clay cap, were completed by June 2001. Currently portions of the site are ready for reuse and the community and potentially responsible parties would like to reuse this property as a multi-use recreational facility for the local school district. The recipients will use the Pilot funding to develop advice to EPA on the future uses of the site so that the Agency can ensure that the remedy is consistent with those uses.

**DePue, IL** (New Jersey Zinc Superfund Site)

\$75,000 in Contractor Services to DePue, IL

*Potential Future Use: Recreational or Ecological Resort, and Industrial*

In 1903, New Jersey Zinc began operations on 175 acres of the 250-acre New Jersey Zinc Superfund site. The original plant produced slab zinc, which is used in automobile and appliance industries, and sulfuric acid. Zinc dust was created to use as an additive in corrosive-resistant paints, and Diammonium Phosphate fertilizer was also produced. The facility ceased operations in 1990 and New Jersey Zinc demolished the buildings on site. Soils with elevated levels of cadmium were identified at residential properties in the City of DePue. Sediments in the lake are also contaminated, but limited sampling of sport fish in the lake indicate that there are no concerns related to the site. Among other recreational uses, the lake hosts the American National Championship motor boat races. Currently, the potentially responsible parties are conducting an investigation of the lake and the old industrial area. The plant is in a scenic area along the Illinois River and the community would like to redevelop a portion of the site as a recreational or ecological resort. The city may reclaim the industrial portion of the site for industrial use. The City of DePue, North Central Illinois Governmental Council, and a local redevelopment advisory group will use the Pilot funding to develop advice to EPA on the most likely future uses of the site.

## **Indiana**

**Elkhart, IN** (Himco Dump Superfund Site)

\$40,000 to Elkhart, IN

*Potential Future Use: Community Will Be Discussing Future Use Options*

Prior to its use as a landfill, the Himco Dump Superfund site was a marsh and grassland in an unincorporated area northeast of Elkhart. From 1960 until 1976, Himco Waste-Away Services operated the 60-acre landfill. The landfill received commercial, industrial, medical waste, and general refuse. The waste was disposed of in open dumps and trenches. As a result, groundwater at the site is contaminated with arsenic, benzene, 1,2 - dichloropropane, vinyl

chloride, thallium and bis (2-ethylexylphthalate). EPA is re-evaluating the 1993 remedy to determine if the site risk has changed significantly. If so, an amendment will be prepared and a proposed remedy will go out to the public for comment. The City of Elkhart will use the funding to develop a reuse plan for EPA that will identify most likely future uses of the site.

**Gary, IN** (Lake Sandy Joe/ MIDCO I & II/ Ninth Avenue Dump)

*\$75,000 in Contractor Services to Gary, IN*

*Potential Future Uses: Airport and Commercial, Educational and Ecological*

EPA is awarding Gary, IN Pilot funds to address three sites within the city, including:

*Lake Sandy Joe Superfund Site:* Lake Sandy Joe Superfund site is a 40-acre site in Gary's Empowerment Zone that is adjacent to a residential area and borders the Borman Expressway. The site was a water-filled borrow pit that was used as a landfill from 1971 to 1980. Wastes, including construction and demolition debris, garbage and industrial waste, and drums, are presumably buried on the site. Groundwater, sediments, surface water, and soils are contaminated with heavy metals, volatile organic compounds, and polychlorinated biphenyls. The site's cleanup, which was building a clay cap, is complete and the site is now available for reuse. The City of Gary will use the Pilot funding to evaluate and report to EPA on alternatives for future use so that the Agency can ensure that the remedy is consistent with those uses.

*MIDCO I & II Superfund Sites:* MIDCO I Superfund Site is a four-acre site on the west side of Gary, Indiana, that was used for the storage of tanks and drums containing waste solvents and other wastes, from 1973 through 1979. The site was abandoned in 1979, and the owners left behind 14,000 drums in addition to drums that had been damaged in a 1976 fire. Subsurface soils and groundwater are heavily contaminated and could be affecting wildlife and plants around the wetlands near the site. The site lies within the city's Airport Development Zone. From January through August 1977, MIDCO II was used for the storage of waste solvents and other waste in tanks and drums, the storage of reclaimable materials, the neutralization of acids and caustics, and for dumping wastes. In August 1977, a site fire damaged 50,000 drums. Subsurface soil and groundwater is contaminated and the migration of contaminants through the groundwater could potentially threaten the off-site aquifer and downstream wetlands. The seven-acre MIDCO II site is also on the west side of Gary and within the city's Airport Development Zone. In 2002, soil treatment by soil vapor extraction and solidification/stabilization will be conducted on both MIDCO I and II. The City of Gary will use the Pilot funding to evaluate and report to EPA on the anticipated future uses of the sites.

*Ninth Avenue Dump Superfund Site:* Ninth Avenue Dump Superfund Site is a 17-acre site that was formerly used as a dump for chemical and industrial wastes. The groundwater beneath the site is contaminated with volatile organic compounds and heavy metals. Groundwater is contained within a slurry wall, and a pump and treat system was installed and operated until contaminant levels fell below action levels. The site is in a mixed industrial, residential, and conservation area and is adjacent to several ponds and wetlands. In 1989, EPA completed the remedy selection process and by September 1995, the cleanup design and construction activities were completed. The City of Gary Redevelopment Department will use the Pilot funding, along with the State and Federal Park Services and the Indiana Department of Environmental Management, to evaluate and report to EPA on the most likely future site uses.

## **Michigan**

**St. Louis, MI** (Velsicol Chemical Corporation Superfund Site)

*\$70,000 to St. Louis, MI*

*Potential Future Use: Recreational*

The Velsicol Chemical Corporation Superfund site operated as a chemical manufacturing plant from 1936 until 1978. The 54-acre site is in Gratiot County, MI. The Pine river, which borders the plant on three sides, is contaminated with sediments such as DDT, chlorobenzene, carbon tetrachloride, TCE and other chlorinated compounds. Currently, the cleanup of the manufacturing portion of the site is complete and EPA is conducting a removal action, which consists of dredging/excavating sediments containing 5 ppm total DDT or greater, treatment of the sediments with a stabilizing/drying agent, and disposal of the sediments off site. The community hopes to redevelop the site for recreational purposes and expects support for the reuse from local community-based organizations. The city will incorporate broad stakeholder involvement in developing advice to EPA on future uses of the site. The site is co-located with an Environmental Justice community and a Brownfields Pilot.

## **Montana**

### **Milltown, MT** (Milltown Reservoir Sediments Superfund Site)

*\$40,000 in Contractor Services to Milltown, MT*

*Potential Future Use: Parks, Hiking Trails, Bike Paths, White Water Park, Fishing, and Other Recreational*

In 1907, the Milltown Dam was built at the confluence of the Clark Fork and Blackfoot Rivers in order to generate hydroelectric power. Over the past century, more than six million cubic yards of mining and smelting wastes were washed downstream into the dam's reservoir where it settled. As a result, arsenic contaminated Milltown's drinking water supply. EPA is currently in the process of choosing a cleanup plan for the reservoir and will issue a proposed cleanup plan in September 2002. The Milltown Reservoir Sediments Superfund Site is adjacent to the communities of Milltown and Bonner and is three miles from the City of Missoula. The site comprises three areas: the Clark Fork River, the Milltown Drinking Water Supply, and the Milltown Reservoir. Through the Two Rivers Community Forum and the Two Rivers Restoration Proposal, the community has expressed interest in redevelopment opportunities for the site. Potential ideas for reuse include developing parks, hiking trails, bike paths, a white water park, fishing and other outdoor recreational opportunities that stimulate economic development while improving the local quality of life. The Pilot recipient will use the funding to prepare and submit to EPA a report on the anticipated future uses of the site.

## **New Hampshire**

### **Plaistow, NH** (Beede Waste Oil Superfund Site)

*\$50,000 to Plaistow, NH*

*Potential Future Use: Community Will Be Discussing Future Use Options*

In the 1920s, Beede Waste Oil operated as a fuel oil distribution center and a waste oil and solvent processor. In 1994, the facility ceased operations, leaving behind large quantities of waste materials that contaminated the property. EPA and the New Hampshire Department of Environmental Services have conducted extensive removal activities at the site, however, significant contamination remains in the sub-surface soils and groundwater. Currently, EPA is negotiating with a thousand potentially responsible parties to complete the investigation and cleanup of the site. After the Beede Waste Oil site has been cleaned up, the surrounding communities wish to reuse the property, which is primarily bounded by a large residential community and wetland area. The Pilot recipient will use the funding to study alternative site uses and advise EPA on the most likely future uses.

## **Ohio**

### **South Point, OH** (South Point Plant Superfund Site)

*\$66,000 in Contractor Services to South Point, OH*

*Potential Future Use: Industrial Park and Historic/Archeological*

The South Point Plant Superfund site, in Lawrence County, Ohio, is a 610-acre industrial area where a coal-water fuel pilot plant, a pitch prilling test plant, and an ethanol production plant once operated. The potentially responsible parties produced ammonia fertilizer and formaldehyde on the site. The site has three unlined landfills that contain a variety of wastes including coal cinder, fly ash, plant refuse, and other chemicals. South Point Plant is on the eastern flood plain of the Ohio River and 65,000 people live within three miles of the site. EPA has completed clean up of the site. A remedy was selected in September 1997 and cleanup design and construction activities which included excavation and disposal of contaminated soil, capping of contaminated soil, and continued operation of an existing groundwater pumping system, were completed by December 2001. The St. Lawrence County Economic Redevelopment Committee will evaluate how the cleanup supports redevelopment of this site for industrial use. Part of the site, where an archeological study uncovered Native American artifacts, may be used for historical/archeological purposes. The Pilot recipient will use the funding to study and report to EPA on the anticipated future uses of the site.

## Oklahoma

### Oklahoma City, OK

\$150,000 to Oklahoma City, OK

*Potential Future Uses: Recreational and Industrial/Commercial*

EPA is awarding Oklahoma City Pilot funds to develop studies on four sites within the city, including:

*Double Eagle Refinery Company Superfund Site:* From 1929 until the early 1980s, the Double Eagle Refinery facility re-refined used motor oils through a process of acidulation and filtration. The former refinery is in an industrial area that includes low-income and minority housing. Another Superfund site, the Fourth Street Abandoned Refinery, is northeast of site. Groundwater beneath the Double Eagle refinery is not usable as drinking water because of extremely high concentrations of total dissolved solids. The contaminants of concern are lead, xylene, ethylbenzene, and trichloroethane. EPA is now cleaning up the site in preparation for non-industrial uses. Through EPA's Superfund Redevelopment Pilot Program, the city will be able to plan and implement reuse in an area-wide program for the entire Northeast Oklahoma City Empowerment Zone, Enterprise Zone Sector, where the site is located. The Oklahoma City Planning Commission will use the Pilot funding to evaluate the site's potential future uses and advise EPA on those that are most likely so that the Agency can determine whether the remedy is consistent with the them.

*Fourth Street Abandoned Refinery Superfund Site:* The Fourth Street Abandoned Refinery operated as a waste oil reclamation facility from the 1940s until the early 1960s. The site is now in an old industrial area with a low-income minority residential population and is a half mile from a local high school, a quarter mile from a residential neighborhood, and northeast of the Double Eagle Refinery Superfund site. A loop of the North Canadian River transects the site but has been backfilled. Groundwater and soil are contaminated with lead, chrysene, phenanthrene, and naphthalene. However, EPA's clean up of the site will prevent future migration of contaminants to the groundwater. The cleanup will also allow the property to be redeveloped for non-residential uses. The Oklahoma City Planning Commission will use the Pilot funding to evaluate and advise EPA about most likely future uses so that the Agency can determine whether the remedy is consistent with them.

*Mosely Road Sanitary Landfill Superfund Site:* Mosely Road Sanitary Landfill operated from February through August 1975, accepting two million gallons of liquid hazardous waste. The Oklahoma State Department of Health permitted pesticides, industrial solvents, sludge, waste chemicals, and emulsion be stored in three unlined pits near the landfill's base. In 1988, the pits were covered with 80 feet of solid refuse and a clay cap. The 75-acre landfill is three miles east of Oklahoma City and 875 people are within one mile of the site. An estimated 57,000 people obtain drinking water from public and private wells within three miles of the landfill, and benzene and vinyl chloride have been detected in the groundwater surrounding the site. In 1994, EPA installed a Ground Water Monitoring System and currently, semi-annual monitoring is ongoing. The Oklahoma City Planning Commission is considering using plans proposed by the landfill's potentially responsible parties as part of the redevelopment goals for this entire area. The commission will use the Pilot funding to evaluate and report to EPA on anticipated future land use.

*Tenth Street Dump/Junkyard Superfund Site:* Oklahoma City operated the Tenth Street Dump/Junkyard as a landfill from 1950 until 1954. From 1959 until 1979, the site was used as a privately owned salvage yard that accepted paint thinners, used tires, old transformers, and other products. The abandoned junkyard is in an old industrial area with a low-income minority residential population and is within two miles of three Superfund sites; Double Eagle Refinery Company, Fourth Street Abandoned Refinery, and Mosely Road Sanitary Landfill. In order to protect the surrounding communities, EPA capped 9,800 cubic yards of PCB-contaminated soil on the site. The Oklahoma City Planning Commission will report to EPA on the future use of the site.

## Rhode Island

### Cumberland and Lincoln, RI (Peterson/Puritan, Inc., Superfund Site)

\$100,000 to Cumberland and Lincoln, RI

*Potential Future Use: Community Will Be Discussing Future Use Options*

The 500-acre Peterson/Puritan, Inc., Superfund site, along the Blackstone River in the towns of Cumberland and Lincoln, includes a former aerosol consumer products packaging plant. In 1974, a railcar accident and product tank spill at the site caused the release of 6,000 gallons of solvent which contaminated the underlying aquifer

feeding the river and public well-fields. The site is currently being used for an industrial park, office buildings, a ball field, sand and gravel operation, a municipal well-field, a state park, and a bike path. There are a number of wetlands and other open-space areas scattered throughout the site. Because of its location along the river, the site is of strategic importance to various local and regional revitalization initiatives. In particular, the Blackstone River is a federally designated "American Heritage River" and the site is within the Blackstone River Valley National Heritage Corridor. The Rhode Island Department of Environmental Management and the towns of Cumberland and Lincoln will collaborate with a wide-range of federal, state, local and private organizations and use the Pilot funding to advise EPA on the most likely future site use.

## **Texas**

**Belton, TX** (Rockwool Industries, Inc., Superfund Site)

*\$50,000 to Belton, TX*

*Potential Future Use: Industrial*

From the mid-1950s until 1987, Rockwool Industries, Inc., manufactured two types of mineral wool insulation: blow wool and batt wool. The mineral wool was manufactured in blast furnaces using raw materials including slags from copper and antimony smelting, limestone mining wastes, coke, and basalts. The residue left from burning the materials in coke-fired furnaces was the main type of waste generated. There are approximately 50,000 cubic yards of waste in two areas of the site and an undetermined amount of waste resides at the site's boundary, which is near a cemetery and the Leon River. EPA is currently working to complete the Remedial Investigation/Feasibility Study on the site. The City of Belton will use the Pilot funding to advise EPA on the future site use.

## **Washington**

**Bainbridge Island, WA** (Wyckoff Co./Eagle Harbor Superfund Site)

*\$50,000 in Contractor Services to Bainbridge Island, WA*

*Potential Future Use: Recreational Park*

Wyckoff Co./Eagle Harbor operated as a wood-treating facility and shipyard from 1903 until 1988. The site was contaminated with polyaromatic hydrocarbons, mercury, copper, lead, and zinc and became a major source of widespread contamination of sediment in the 500-acre harbor. The site is in a largely residential and commercial area on Bainbridge Island. The harbor is used by recreational boaters and for ferry transportation. The site has been divided into four areas based on different environmental risks: West Harbor, East Harbor, Wyckoff Soil, and Wyckoff Groundwater. Since 1995, the City of Bainbridge Island and the Bainbridge Island Parks and Recreational District have been working with community groups to use the Pilot funding to advise EPA on the most likely future uses.