Reuse Planning for Allied Landfill

Draft Reuse Scenarios

September 23, 2008

Prepared for the City of Kalamazoo
Portage Creek Corridor Steering Committee
and the Allied Landfill Task Force

E^2 Inc./EPA Superfund Redevelopment Initiative

Presentation Overview

1. Overview of reuse planning at Superfund sites
2. Purpose of community input on future use
3. Recap of Allied Landfill reuse planning to date
4. Review of Superfund recreational reuse examples
5. Discussion

Why plan for reuse at Superfund Sites?

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

Anticipating reasonable future use can help inform:

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

EPA Reuse Assessment Guide, 2001

Why include community input regarding future land use considerations?

- Long-term site ownership can often be uncertain
- Zoning, comprehensive plans and community input can be used to reasonably anticipate future land use
- Community input can affirm future land use assumptions
- Community input can identify future land uses that may be inappropriate for the neighborhood

EPA Reuse Assessment Guide, 2001

General Site Reuse Considerations

Many issues beyond the remedy ultimately determine the future use of the site.

- Site ownership
- Liability issues (environmental, safety)
- Market limitations
- Technical constraints (soils, slopes)
- Zoning
- Development restrictions

Strategies for Addressing Reuse Issues

- Transferring ownership to other private or public entity
- Federal liability protections (environmental liability)
- Lease agreements with liability policy coverage
- Phasing reuse (trails, programs, facilities)
- Re-zoning
- Special permits

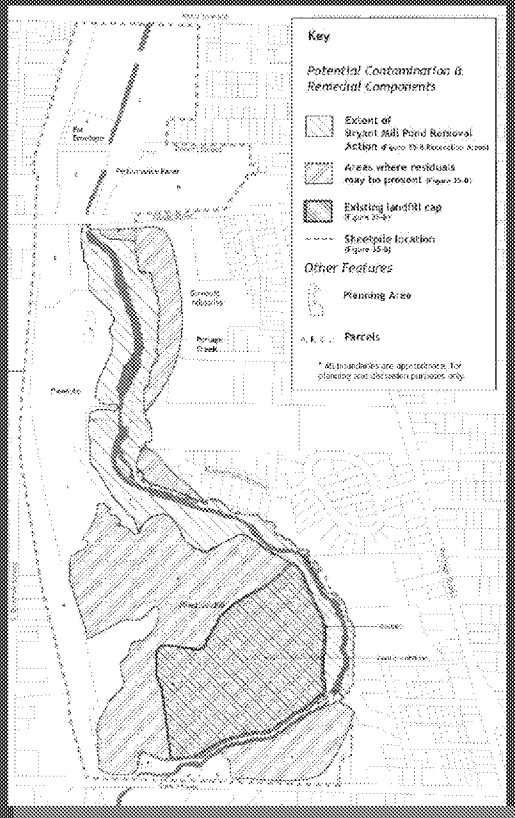
Recap of Reuse Planning to Date

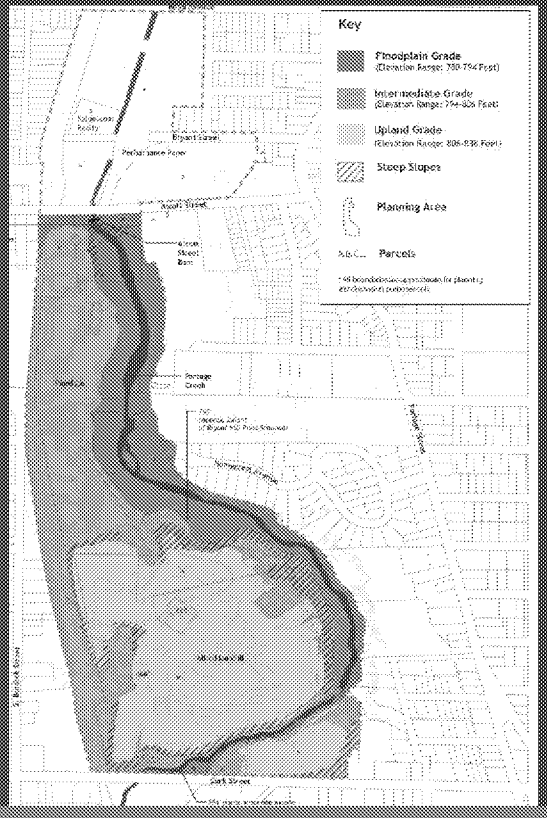
- Allied Site Reuse Characterization (E^2 Inc.)
- Portage Creek Corridor Reuse Plan (Corradino Group)

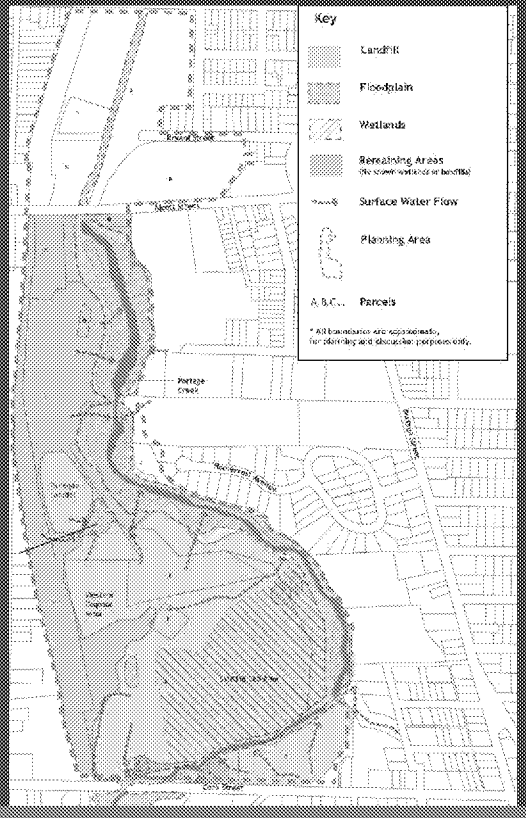
Recap of Allied Reuse Planning to Date

Allied Landfill Site Characterization

remedial grades stability







Allied Site Reuse Characterization

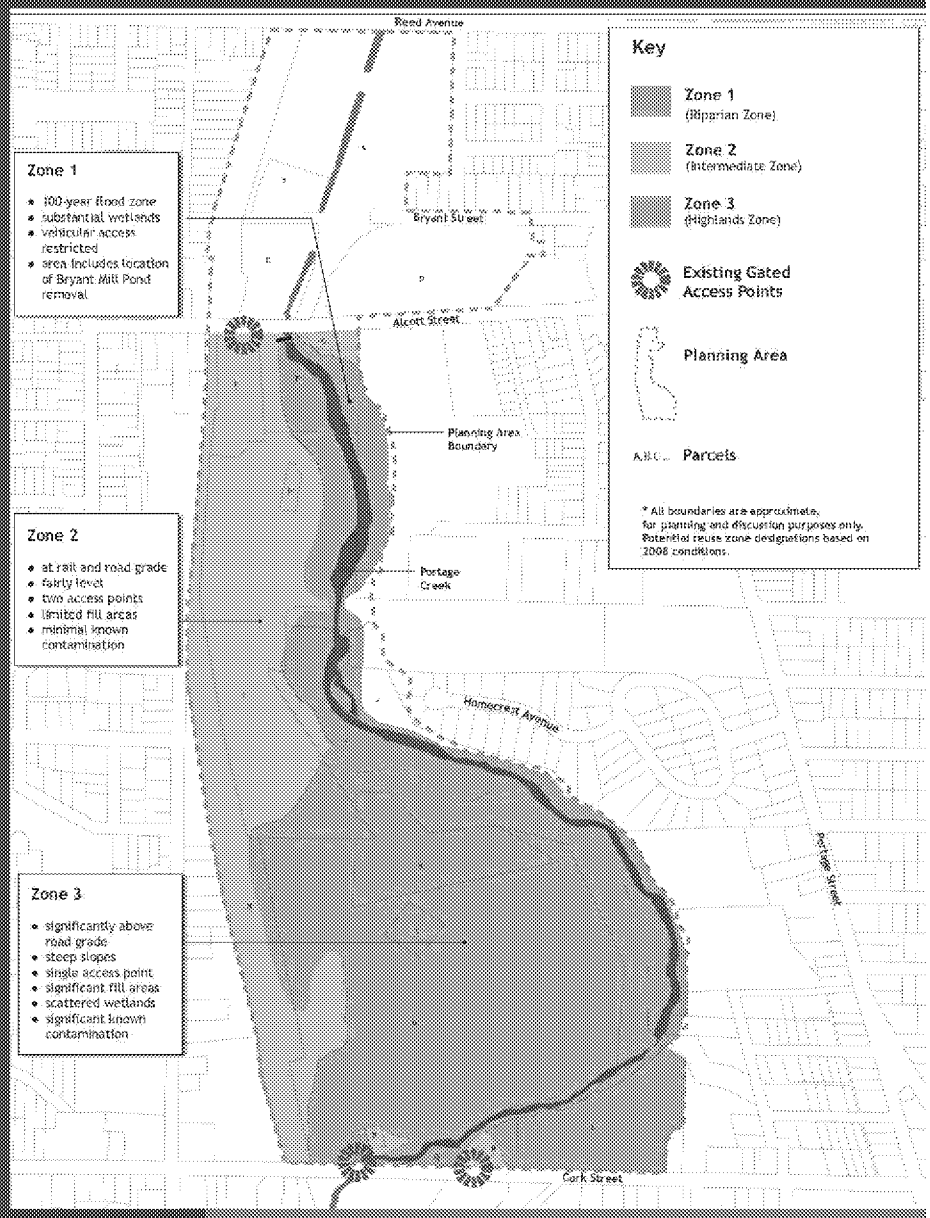
Reuse Considerations	Reuse Zones		
	Zone 1 (Riparian)	Zone 2 (Intermediate)	Zone 3 (Uplands)
Elevation	Flood zone	At rail and road grade	Significantly above road grade
Slope	Creek slopes	Fairly level	Steep slopes
Access	Restricted; no vehicular	Moderate; two entry points with one parcel needing easement	Minimal; single entry point, several parcels need easements
Stability	Wetlands	Some fill, one wetland	Majority of the area is fill with scattered wetlands
Potential Contamination	Location of Bryant Mill Pond removal	Minimal known contamination	Contaminants potentially located throughout area

Recap of Allied Reuse Planning to Date

Reuse Zones

Remedial considerations, access, grades and stability issues were evaluated to develop reuse zones for the Allied Site and adjacent properties.

- Riparian Zone
- Rail Zone
- Highlands Zone



PCC Reuse Planning

- Selected future land use options for the corridor
- Options identified Allied Site as open space
- Open space preferences included:
  - trails and habitat
  - sports fields, and
  - community gardens

Potential Recreational Scenarios

- Scenario 1: Trails and habitat
- Scenario 2: Sports
- Scenario 3: Fee-based recreation
- Scenario 4: Community events

Scenario 1: Trails and Habitat

- Regional multi-purpose trail
- Hiking paths
- Prairie habitat

Scenario 1: Trail and Habitat

Regional Trails

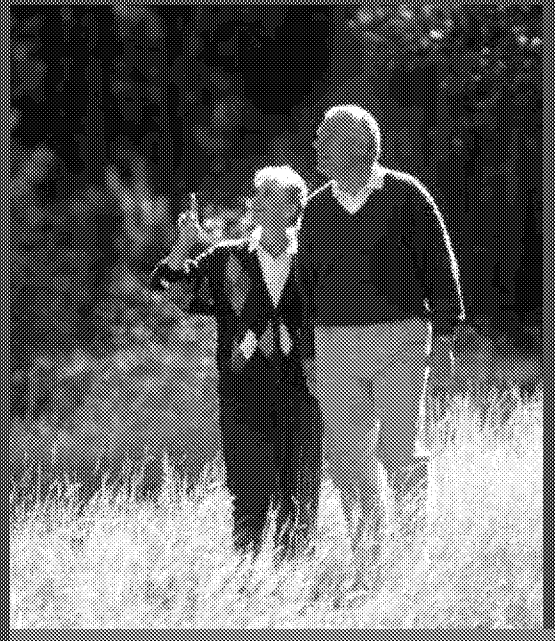
- Provide low cost, interim use of the site
- Knit the site back into the community
- Early reuse phase that could easily integrate with other future uses

Regional Trails at Superfund Sites

Butterworth Landfill – Grand Rapids, MI

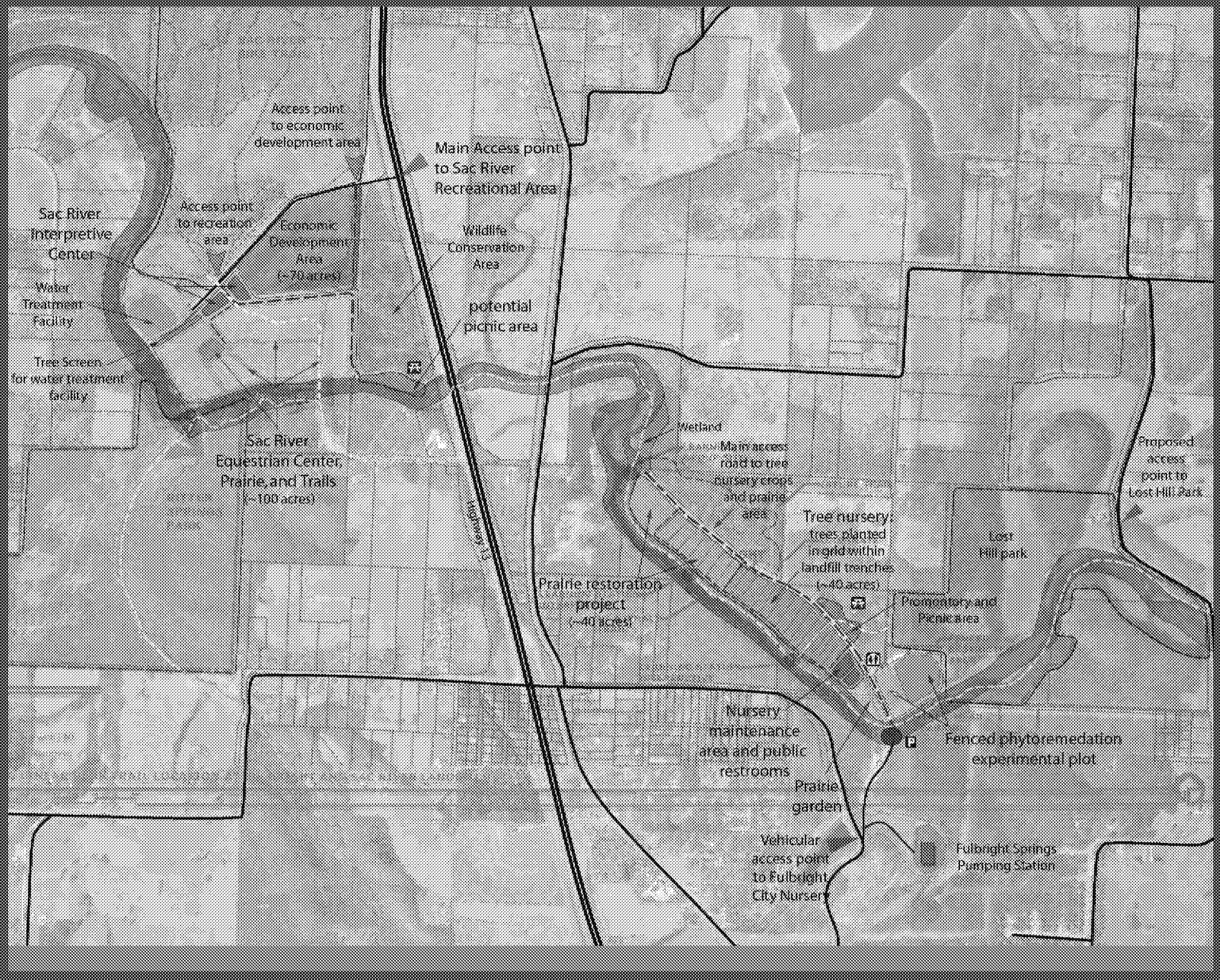
Habitat

- Minimal investment and maintenance costs
- Provide valuable habitat in urban setting
- Offer quiet space for wildlife viewing



Habitat at Superfund Sites

Regional Trails at Superfund Sites



Fulbright Landfill – Springfield, Mo

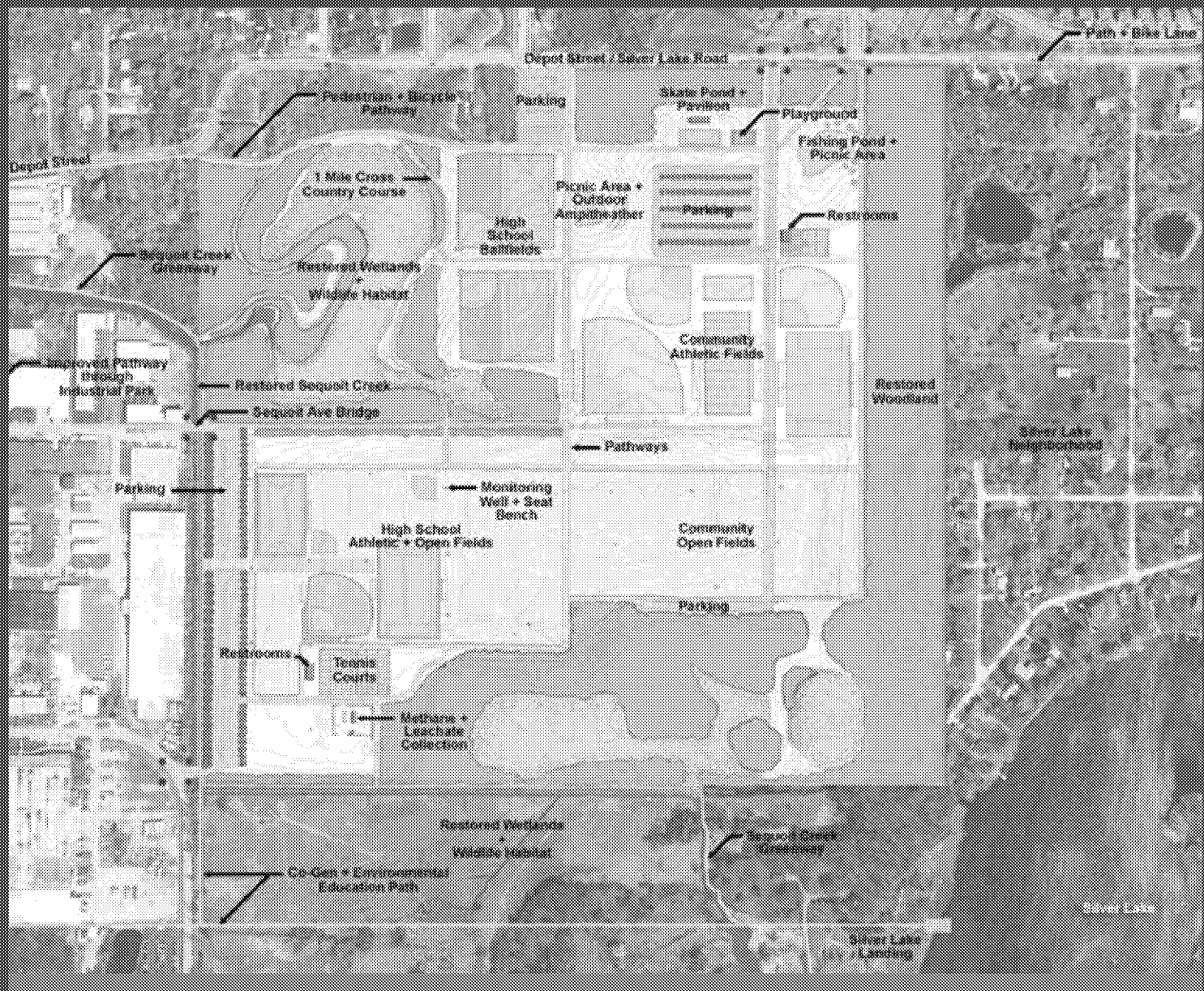
Scenario 2: Sports

- Soccer and baseball fields
- Hard courts – basketball and tennis
- Informal areas – disc golf
- Community activities (gardens, dog parks)

Sports Fields

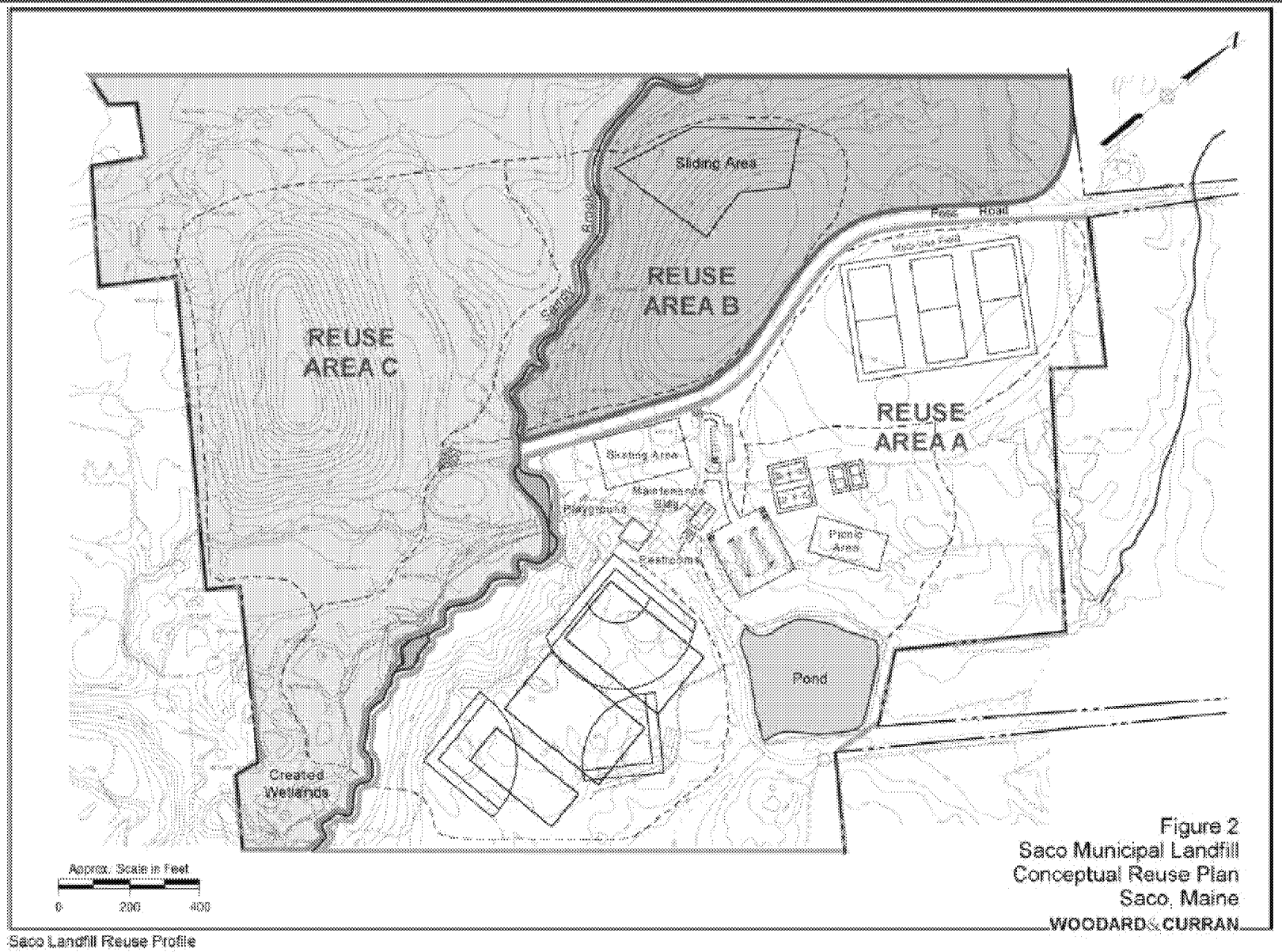
- Common landfill reuse option
- Meet growing demand for sports facilities
- Large, undeveloped land rare in urban areas

Sports fields at Superfund Sites



HOD Landfill - Antioch, Illinois

Sports fields at Superfund Sites



Saco Landfill Reuse Profile

Saco Field

Scenario 3: Fee-based Recreation

- Driving range
- Pitch and putt
- Disc golf
- Roller rink - Ice hockey/skating rink

Fee-Based Recreation

- Stimulates local economy
- Revenue can offset maintenance costs
- Potential for 3rd party stewardship

Fee-based Recreation at Superfund Sites

Lost Marsh Brownfield Site - Hammond, IN

Fee-based Recreation at Superfund Sites

Beulah Landfill - Pensacola, FL

Scenario 4: Community Events

- Farmers market
- Dog park
- Community garden
- Sports fields
- Skating rink
- Outdoor performance space

Scenario 4: Community Events

Community Events

- Stimulates local economy
- Potential for 3rd party stewardship
- Transform liability into a community asset

Community Event Examples

Liberty Lands Community Park – Philadelphia, PA

Community Events Examples

Potential Recreational Scenarios

- Scenario 1: Trails and habitat
- Scenario 2: Sports
- Scenario 3: Fee-based recreation
- Scenario 4: Community events

Allied Landfill Reuse Scenarios

- Which of these scenarios could be a reasonable future use of the site?
- Are any of these scenarios inappropriate for the site or neighborhood?
- What other future use considerations should be noted?