

A Case Study
of a
Brownfield Opportunity
Superfund + Development =
Success Story

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Neville Island, Pa



Ohio River

View to
East



West End of Neville Island- 1957



West End of Neville Island, PA - 1967



Site History

- Chemical plants at the east (other end) of the island
- Chemical plants burned most wastes until 1956
- Air pollution agencies requested burial of wastes
- Property was last used for waste disposal in the late 1960s.
- Property given to the parks department in 1980s
- Just prior to opening issues of concern were identified.
- Owner reclaimed land in 1989 and began environmental work.



So Why is it a Brownfield?

- Over 50 trenches containing coking sledges, phenolic resins, and other wet constituents
- Sand blast grit covering much of the surface
- Plume into the river
- Municipal well field 900 feet away

Steps in Assessing Redevelopment Potential

- Understand Nature and Extent of Issues
- Understand Property Limitations and Constraints
- Understand Needs for the Community/Business
- Address Possible Stigmas with the Property
- Understand the Significance of Location
- Understand Lender Concerns/Issues



Understand the Issues and Address the Questions

- Met with the regulators often and shared redevelopment
- Surveyed of the community about needs and stigmas
- Involved the community in the process once a reuse was determined
- Put in place environmental insurance
- Controlled the development
- Controlled the purchase and sale
- Put covenants in place
- Provided training to the new owners



Slurry Wall Installation



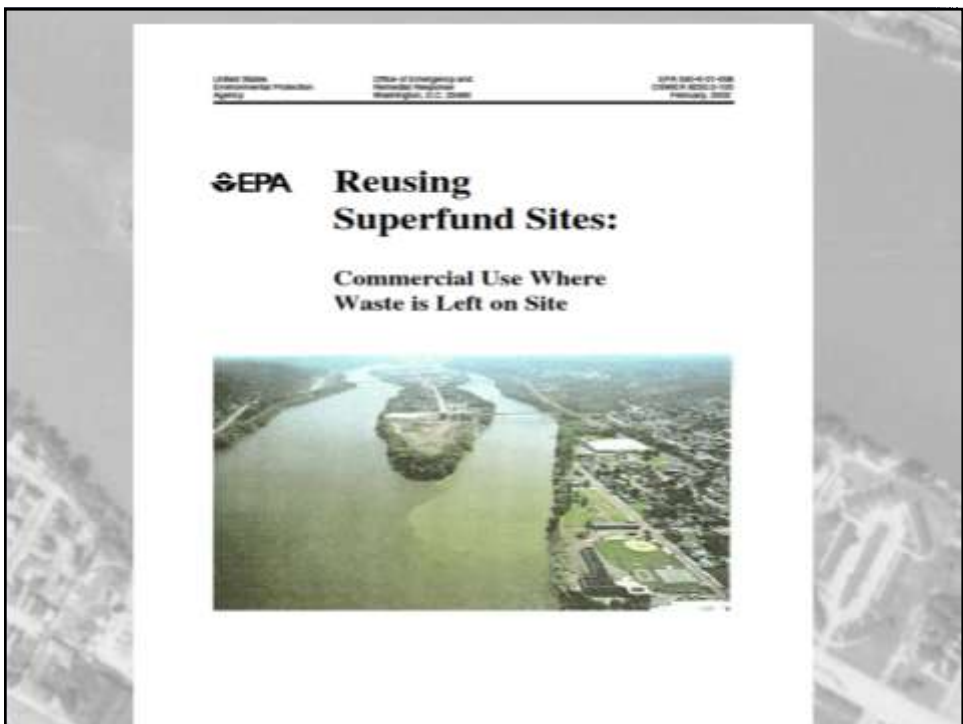
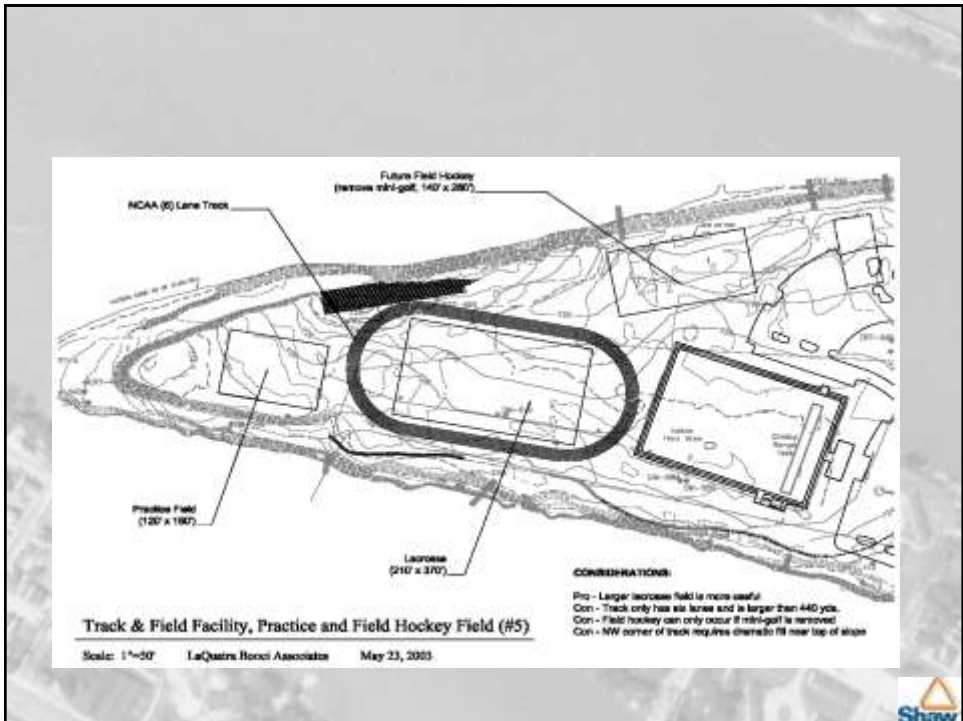
The Ohio River Superfund Site/Island Sports





Sports Facilities





EPA Conclusions

Reusing Superfund Sites: Commercial Use Where Waste is Left on Site

Lessons:

- When the waste materials are deposited in an area that is too large and diverse to excavate and treat or remove, a combination of techniques may be used to remediate and redevelop the site.
- A Subtitle C type cover over the landfill is useful to prevent further leaching of materials from the unsaturated zone to the groundwater and to collect gas.
- The use of clean fill and effective grading of the site can promote a safer remediation as well as flexibility in redevelopment.
- A groundwater monitoring system is a useful precaution, especially when there is incomplete knowledge about the types of materials that have been placed in the landfill.
- Deed restrictions to prevent people from disturbing the cover or installing drinking water wells are crucial to the long term viability of the remedy.

