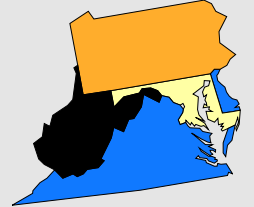




EPA Region 3 Hazardous Waste Cleanup Sites Land Use/Reuse Assessment Form



Instructions: EPA project managers or state agencies overseeing hazardous site cleanups should complete this form at least annually, or whenever a new use occurs or is anticipated to occur at the site using information readily available⁴.

A. General Information

1. Site name: _____

2. Type of Site:

- RCRA Corrective Action Superfund NPL Superfund Removal Non NPL Federal Facility
- Superfund Alternative Site BRAC Superfund NPL/Federal Facility

3. EPA Site ID #: _____

4. Site location (city, state): _____

5. Types of Historical Uses at the site: _____

(e.g., chemical manufacturing, landfill, steel mill, military training base, shipyard, metal plating facility, illegal dumping, etc.)

6. Has contaminated groundwater migrated off the property? Yes No If yes, those areas off the property should not be included in total property acres.

B. Contact Information

1. Remedial Project Manager Name: _____

2. Phone Number: _____

3. Today's Date: _____

⁴ To ensure that the requirements for OMB approval under the Paperwork Reduction Act do not apply to this form, please provide your responses to this form based on your knowledge, the knowledge of individuals in your agency, information made available to your agency in the course of implementing site cleanup, or publically available information (e.g. websites). To prevent potential problems with the Paperwork Reduction Act, EPA project managers and state agencies should not seek specific information from private entities in direct response to this form.

C. Current Land Use and Types of Use

On the following table, please indicate all types of surficial land use occurring on the property, in acres, if known. If exact acres are not available, use best professional judgement in estimating acres. For RCRA sites, *Total Property Acres* is based on the land portion of the facility subject to corrective action. For Superfund sites, *Total Property Acres* should include acres of all parcels on which investigation or cleanup occurred, but not areas where contaminated groundwater has migrated off those property parcel(s). The sum of acres provided in the *Current Land Use* column should equal the *Total Property Acres*. In the *Inactive Waste Disposal* column, the acres are a subset of the acres recorded under *Current Land Use*. Please refer to additional instructions and definitions provided at the end of this form. When determining the *Type of Use*, the predominant activity, function or likely exposures scenario should apply. For example, a privately-owned golf course should be listed as recreational, not commercial, because the predominant activity is recreational.

Total Property Acres ()				
Current Land Use (acres)	Type of Use (acres)	Cleanup Status ⁵ (Check one box only for each Type of Use)	Inactive Waste Disposal Area ⁶ (acres)	Describe the Current Use
Continued Use () <input type="checkbox"/> Restored Reuse (Superfund sites only)	() Agricultural	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D	()	
	() Commercial	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Enhanced Ecological	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Industrial	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Military	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Other Federal	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Public Services	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Recreational	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Residential	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Mixed Use (Check uses that apply) <input type="checkbox"/> Agr <input type="checkbox"/> Com <input type="checkbox"/> Eco <input type="checkbox"/> Ind <input type="checkbox"/> Pub <input type="checkbox"/> Rec <input type="checkbox"/> Res	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
Reused ()	() Agricultural	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D	()	
	() Commercial	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Enhanced Ecological	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Industrial	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Military	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Other Federal	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Public Services	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Recreational	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Residential	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	() Mixed Use (Check uses that apply) <input type="checkbox"/> Agr <input type="checkbox"/> Com <input type="checkbox"/> Eco <input type="checkbox"/> Ind <input type="checkbox"/> Pub <input type="checkbox"/> Rec <input type="checkbox"/> Res	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		

⁵Cleanup status: Investigation (IN); Remedy Selected and/or Remedy Implemented (RS); Construction Complete (CC); RCRA Complete or Superfund delisted or partial delisting (C/D).

⁶Portion of the site which was historically used for the disposal of solid or hazardous waste.

Planned Reuse ()	()	Agricultural	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D	()	
	()	Commercial	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	()	Enhanced Ecological	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	()	Industrial	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	()	Military	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	()	Other Federal	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	()	Public Services	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	()	Recreational	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	()	Residential	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
	()	Mixed Use (Check uses that apply) <input type="checkbox"/> Agr <input type="checkbox"/> Com <input type="checkbox"/> Eco <input type="checkbox"/> Ind <input type="checkbox"/> Pub <input type="checkbox"/> Rec <input type="checkbox"/> Res	<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D		
No Current Use/ Vacant ()			<input type="checkbox"/> IN <input type="checkbox"/> RS <input type="checkbox"/> CC <input type="checkbox"/> C/D <input type="checkbox"/> Reuse not recommended ⁷ Provide acres () & reason	()	Interest in site reuse? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments:

Unit Conversions:

1 square foot = 0.000023 acre; 1 square meter = 0.0002471 acre; Or to convert to acres go to: www.digitaldutch.com/unitconverter/

D. Superfund Ready for Reuse

Data will be entered in CERCLIS for tracking Superfund Revitalization performance measures.

()	acres at site with land ready for residential use
()	acres at site with land ready for non-residential use

E. Tools Used to Support Use/Reuse

Check all that apply

	EPA/State Activity	Comments
<input type="checkbox"/>	No Agency Involvement	
<input type="checkbox"/>	Expedited cleanup on all or a portion of the site	
<input type="checkbox"/>	Provided site information for reuse (e.g. FOIA, e-mails)	To whom?
<input type="checkbox"/>	Participated in telephone calls to discuss reuse	How many? With whom?
<input type="checkbox"/>	Participated in meetings to discuss reuse	How many? With whom?
<input type="checkbox"/>	Coordinated with another regulatory program (e.g. State)	Identify the program(s).
<input type="checkbox"/>	Integrated reuse plans into cleanup design	
<input type="checkbox"/>	Issued Comfort Letter to facilitate reuse	
<input type="checkbox"/>	Issued a Finding of Suitability to Lease or Transfer	

⁷ Indicate if reuse is not recommended or prohibited by the remedy. For example, reuse of a former landfill may not be recommended to ensure long-term protectiveness, or a remedy involving containment of low level radioactive contamination may specifically exclude reuse.

<input type="checkbox"/>	Issued Prospective Purchaser Agreement (PPA) or (PLA)	
<input type="checkbox"/>	Issued Ready for Reuse (RfR) determination	
<input type="checkbox"/>	Provided facilitation services to help community plan	
<input type="checkbox"/>	Resolved a lien issue	
<input type="checkbox"/>	Provided grant funding (e.g. TAG, Brownfields)	
<input type="checkbox"/>	Re-evaluated site restrictions or institutional controls	
<input type="checkbox"/>	Other: (e.g modified order)	

F. Benefits of Use/Reuse

Check any known benefits associated with the use/reuse of the property and provide the source of that information.

	Benefit of Use/Reuse	Description/Source of Information
<input type="checkbox"/>	No information available at this time	
<input type="checkbox"/>	Permanent (new or retained) jobs on the site	# jobs, if known ()
<input type="checkbox"/>	Housing or residential units built	# housing units, if known ()
<input type="checkbox"/>	Reuse investment (redevelopment costs)	\$
<input type="checkbox"/>	Change in property value due to reuse	\$
<input type="checkbox"/>	Tax dollars generated from use or reuse	\$
<input type="checkbox"/>	Partnership(s) formed (federal, state, local, private,	
<input type="checkbox"/>	Creation or preservation of open space	
<input type="checkbox"/>	Sustainable reuse component: <input type="checkbox"/> Green building design <input type="checkbox"/> Energy efficient systems or alternative energy sources <input type="checkbox"/> Native landscaping	
<input type="checkbox"/>	Other (e.g construction jobs)	

Definitions for Section C - Current Land Use and Types of Use

Continued Use - A site or portion of a site which is currently being used in the same general manner as it was when the site became contaminated. For example, continued use would be an appropriate description for a property where industrial operations resulted in the contamination and the property is still used as an operating industrial facility. The RCRA Program will count all acres of an active RCRA industrial facility as Continued Use, except for parcels specifically designated as Reused or Planned Reuse.

Restored Reuse (*Superfund sites only*) - Please indicate if the use of a property was temporarily halted during cleanup and the same use was resumed after the site was cleaned up. Check the **Restored Reuse** box.

Reused - A site or portion of a site where a new use, or uses, is occurring such that there has been a change in the type of use (e.g. industrial to commercial) or the property was vacant and now supports a specific use. This means that the developed site, or portion of the site, is "open" or actually being used by customers, visitors, employees, residents, etc.

Planned Reuse - A site or portion of a site where a plan for new use is in place. This could include conceptual plans, a contract with a developer, secured financing, approval by the local government, or the initiation of site redevelopment.

No Current Use - A site or portion of a site that is currently vacant or not being used in any identifiable manner. This could

be because site investigation and cleanup are on-going, operations ceased or owner is in bankruptcy, or cleanup is complete but the site remains vacant.

Agricultural Use - Property used for agricultural purposes such as farmland for growing crops and pasture for livestock. Agricultural use can also encompass other activities such as orchards, agricultural research and development, and irrigating existing farmland.

Commercial Use - Property used for retail shops, grocery stores, offices, restaurants, and other businesses.

Enhanced Ecological Use - Property where **proactive** measures, including a conservation easement, have been implemented to create, restore, protect or enhance a habitat for terrestrial and/or aquatic plants and animals, such as wildlife sanctuaries, nature preserves, meadows, and wetlands.

Industrial Use - Property used for traditional light and heavy industrial uses such as processing and manufacturing products from raw materials, as well as fabrication, assembly, treatment, and packaging of finished products. Examples of industrial reuse sites include factories, power plants, warehouses, waste disposal sites, landfill operations, and salvage yards.

Military Use - Property used for training, operations, research & development, weapons testing, range activities, logistical support, and/or provision of services to support military or national security purposes.

Mixed Use - Property where the multiple uses cannot be differentiated on the basis of acres. For example a condominium with retail shops on the ground floor and residential use on the upper floors would fall into this category. When selecting Mixed Use, indicate the different types of uses in the mixed use.

Other Federal Use - Property used to support the federal government in federal agency operations, training, research, and/or provision of services for purposes other than national security or military.

Public Service Use - Property which is being utilized by a local or state government agency or a non-profit group to serve citizens' needs. This can include transportation services such as rail lines and bus depots, libraries and schools, government offices, public infrastructure such as roads, bridges, utilities, or other services for the general public.

Recreational Use - Property which is being used for recreational activities such as sports facilities, golf courses, ballfields, open space for hiking and picnicking, and other opportunities for indoor and outdoor leisure activities.

Residential Use - Property which is being used for residential purposes including single-family homes, apartment complexes, and condominiums.

Instructions for Section D - Ready for Reuse (Superfund sites only)

Indicate, in acres, any land portion of the site that is *Ready for Reuse* and whether the area is suitable for either residential or non-residential reuse. Acres considered *Ready for Reuse* include land areas currently being used (i.e., Continued Use or Reused); where investigation occurred and response actions were deemed unnecessary; or where cleanup goals for the land have been attained. Refer to “*Guidance for Documenting and Reporting the Superfund Revitalization Performance Measures*” [OSWER 9202.1-26] for additional information on reporting *Ready for Reuse*.

Examples for Section F - Documenting The Benefits of Use/Reuse

To the extent practical, please provide any information that you are aware of on the local economic impact and/or ecological benefits associated with the use/reuse of the site. Below are additional clarifications and examples of how benefits information should be recorded on the Reuse Assessment Form. To assure that the data provided is accurate, please record benefits that accrue when the design phase of the use/reuse project is complete. If the information is preliminary based on the Planned Reuse of the site, please note that on the form.

No information available at this time: Select if the site has No Current Use, or if you have no reliable information to provide on the benefits of reuse.

Permanent (new or retained) jobs on the site: Count only actual permanent on-site jobs associated with continued use or reuse of the site. Jobs of a temporary nature, for example construction jobs during the redevelopment of the site, or job projections should not be counted. However, you may choose to put information about temporary or projected jobs in the Other category in this section. When recording job numbers, please provide the source of the number; we aren't looking for guesses or estimates. If possible, in the comments section, please provide the types of jobs created or retained: industrial, commercial, office, government, etc.

Housing or residential units built: Provide the total count for all individual housing units built on the site.

Reuse investment (redevelopment costs): If known, please provide the construction costs associated with redeveloping the site. For example, costs to install infrastructure (water, sewer, electric, roads), demolition and/or construction of buildings, parking lots, trails, ball fields, etc. Also, if known, indicate if any federal or state grants were used in the redevelopment of the site (e.g., brownfield grants, funds from other federal agencies, such as Housing & Urban Development or Economic Development Agency, congressional earmarks etc.) In the comments field, please indicate if the reuse investment was publically or privately funded, or both.

Change in property value due to reuse: The purpose of this information is to estimate whether site cleanup and reuse can be associated with increases in property value. Did an identifiable increase in property value occur in conjunction with cleanup and reuse of the site? If known, please estimate the change in the value of the property (tax assessed or sales price) that occurred after the site was cleaned-up and put back to reuse. This category is for sites that are Reused only and does not apply to the Continued Use or Planned Reuse categories.

Tax dollars generated from use or reuse: In this section, we are looking for data that may demonstrate how a previously contaminated site was put back on the local tax rolls. If known, provide the increase in local property taxes paid on the site from prior to reuse to after reuse.

Partnership(s) formed (federal, state, local, private, etc.): Please note whether partnerships were critical to the reuse or planned reuse of the site. Please name the partners.

Creation or preservation of open space: Is open space part of the use/reuse? Open space may be parks, greenways, recreational areas, wetlands, or areas specifically preserved for the purpose of open space or wildlife, for example, perhaps through a conservation easement. If possible, please tell us how many acres?

Sustainable reuse component: Is the reuse or planned reuse designed to minimize pollution and/or reduce resource consumption through the use of low-impact, green or sustainable design? Please select any applicable sustainable reuse categories that are being implemented as part of the reuse.

Other: Please explain any other economic or ecological benefits that occur because of reuse or planned reuse of the site.

Examples for How to Complete the EPA Region 3 Hazardous Waste Cleanup Sites Land Use/Reuse Assessment Form

1. Industrial site in an Urban Area becomes Public Service and future Residential - Two acres of this three acre site are now being used by the municipality for offices, recreation and transportation. The other acre has approval by the municipality for residential development. In filling out the Reuse Form, the Total Site Acres would be 3, Reused are 2 acres and those same 2 acres also recorded in Public Services since that is the predominant use. After checking off CC for Construction Complete the RPM would write in municipal building, recreation and transportation in the last column. Then 1 acre would be put under Planned Reuse and also in the Residential Type of Use category. The RPM would again check off CC under Cleanup Status.

2. Landfill in an Urban/Suburban Area becomes Recreational - After the cleanup this 32 acre site was developed into a large sports complex including a restaurant. The 32 acres would be put in for the Total Site Acres, under Reused, next to Recreational since that is the primary use of the site and in the Inactive waste Disposal column. Then the RPM would check off CC for Construction Complete and write in large sports complex in the last column.

3. Industrial site in a Rural Area continues operating - This seven acre site continued operating their commercial lumber yard business during the cleanup on three acres. The groundwater contamination had migrated off site but those acres were not included in the total site acres (the RPM would have checked the Yes box for question 6 on the first page of the form). In completing the Reuse form the Total Site Acres would be 7 and 3 acres would be put under Continued Use and in the Commercial use type. Construction Complete (CC) would be checked next and then lumber yard written in the last column. The other 4 acres would be put under No Current Use and Inactive Waste Disposal for the old surface impoundments. CC would be checked again along with the Reuse not recommended box.

4. Industrial site in a Rural Area becomes Agricultural and Federal Use - This eleven acre site was a pesticide plant that now supports dairy farming and federal government offices. After entering 11 for the Total Site Acres and in the Reused category, the RPM would put 9 in the Agricultural slot and 2 in Other Federal slot under the Type of Use column. Cleanup Status is CC - construction complete and then the RPM would write dairy farm and federal government offices in the last column.

5. Landfill in a Rural Area becomes an Ecological Area - This 47 acre site was intentionally transformed into a wildlife and wetland area. The RPM would enter 47 for the Total Site Acres, in the Reused category, next to Enhanced Ecological in the Type of Use Column and again put 47 in the Inactive Waste Disposal Area column. Then CC would be checked for Cleanup Status. In the last column the RPM would write in wildlife and wetlands area.

6. Industrial site in a Rural Area becomes Restored Reuse - This 8 acre chemical plant stopped operations during the cleanup and reopened its same operations after the cleanup of the site. The RPM would put 8 in the Total Site Acres, under Continued Use and next to Industrial under Type of Use. The RPM would also check off the Restored Reuse box under the Continued Use section and CC for the Cleanup Status. In the last column the RPM would write chemical plant.

7. Industrial site in an Urban Area is Ready for Reuse - This 25 acre site was cleaned up to be compatible with its potential future use but remains vacant. The RPM would put 25 under Total Site Acres and under No Current Use. Then the CC box would be checked under Cleanup Status and 25 put in for acres ready for non-residential use. The RPM knows that there is a lot of interest in this site and checks the Yes box in the last column.

8. Federal Facility in an Industrial Area continues Industrial and reuses area for Enhanced Ecological - EPA only investigated 85 acres of this 800 acre NPL/Federal Facility, so the RPM would enter 85 for the Total Property Acres. Portions of those 85 acres remain in military and industrial uses and 5 acres were restored wetlands. The 85 acres would be put under continued use with 5 in Enhanced Ecological, 10 in the Industrial slot and 70 in the Military slot. The investigation box (IN) would be checked for the Industrial and Military acres and CC(construction complete) for the 5 acres in Enhanced Ecological. Seventy(70) would also be put under Inactive Waste Disposal Area since those acres were a former landfill. The RPM would then describe the industrial operations in the last column. Then the RPM would record the 5 acres as restored wetlands in the last column.

9. Federal Facility in a Urban/Suburban Area is completely Reused - This 800 acre BRAC/NPL/Federal Facility site in a Urban/Suburban area where land is valuable is being reused as a combination of commercial, residential and open space. The Total Property Acres in this case would be the same as the total facility acres - 800. This same 800 figure would go in the Reused box with 12 acres next to Commercial, 538 for Recreational and 250 for Residential. The Cleanup Status for all these uses is CC (construction complete). In the last column the RPM would write Funeral Home, Retirement homes and open space.

10. Federal Facility in a Residential Area is completely Reused - This 164 acre BRAC/Non NPL Federal Facility site continues to have it's ground water treated while the land is being reused(the RPM would have checked the Yes box for question 6 on the first page of the form) for housing and a park. The Total Property Acres would be 164 and that would also be put in the Reused box. Then 64 would be put next to Recreational and 100 next to Residential. The Construction Complete(CC) box would be checked for both in the cleanup Status column. The RPM would then write park and residential development in the last column.

11. Industrial site in an Urban Area becomes Mixed Use - This 3.5 acre site was a small paint manufacturer where the building was condemned and demolished after EPA's cleanup. A new building was constructed that has shops and business on the lower floors and apartments on the higher floors. The Total Property Acres would be 3.5 and that same number would be put in the Reused column and next to Mixed Use in the Type of Use Column. The Com(for Commercial) and Res(for Residential) boxes would be checked under Mixed Use. Construction Complete(CC) would also be checked and then the RPM would write high rise building with multiple uses in the last column.