



# Restoration of Kalamazoo's Former Industrial Sites Spurred by EPA Grant

## KALAMAZOO, MI

**A**warded by EPA in October 1996, Kalamazoo's Brownfields Pilot has helped to spur the redevelopment of numerous brownfields sites including a former railyard, a coal powerplant, a machine shop, a well field, and an automotive parts manufacturer by providing assessment and design funding and technical support. When all five sites are fully developed, the city will have benefitted from hundreds of new jobs and millions of dollars in private investment.

The first of these redevelopment projects is on a former well field located on 17 acres of city-owned land and 18 acres of private property. The Pilot funded Phase I and II environmental assessments of the city property and found that no cleanup was required, although portions of the site could require soil capping or paving. In late 1998, the city built a 700-foot access road that will enable development of the entire 35-acre site. The private owner and the city split the \$200,000 cost of road construction. The private owner already has plans to construct an aluminum recycling and processing plant on eight acres, and the city expects to sell eight acres (the remaining nine acres will be developed as greenspace due to the location of a creek and wetlands on the site) to developers for light industrial, office, or warehouse use at a cost of up to \$400,000.

Using a portion of the city's \$200,000 Brownfields Pilot grant for environmental assessments helped move redevelopment efforts forward at another brownfield, a former railyard depot. After the

*cont.* →

## JUST THE FACTS:

- The Pilot funded environmental assessments on a 35-acre former well field and found that no cleanup was required.
- The Pilot's Phase II assessments of a former railyard depot preceded removal of an empty underground storage tank; the site is now home to an antiques mall.
- Based on the Pilot's reuse analysis of a former automotive parts manufacturing site, the state DEQ is expected to contribute approximately \$1.5 million for site cleanup.

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EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

site's owner conducted a Phase I assessment, the Pilot funded a Phase II assessment in the fall of 1998, and an empty underground storage tank was subsequently removed. The owner of the property has now spent \$100,000 to transform the old depot into an antiques mall expected to open in the summer of 1999. Renovation of the 8,000-square-foot building included a new roof and repairs to the foundation, as well as restoration of an old brick street on the property.

Pilot-funded assessments enabled redevelopment of additional Kalamazoo brownfields, including an abandoned machine shop. The city is selling the half-acre site for \$10,000; the 8,000-square-foot building will be renovated for use as office space, and construction will be completed in 1999. Another former brownfield, a prime Kalamazoo riverfront site, will eventually be home to a public riverfront trailway and park. The state Department of Environmental Quality (DEQ) funded Phase I and II assessments on the 2.5-acre, former coal powerplant site, and the Pilot funded construction plans for the public park. Although very low levels of polychlorinated biphenyl (PCB) contamination were discovered, no cleanup was required. Aside from a 70-foot setback of riverfront land designated for the public park, this site will be sold to a developer for \$50,000 per acre. The park will be completed in 1999; additional redevelopment plans include a new retail center and restaurant. As part of the purchase agreement, the developer will donate \$40,000 toward development of the waterfront park.

An additional site aided by the Brownfields Pilot is the former Old Shakespeare Rod and Reel property, most recently home to an automotive parts manufacturer. The Pilot funded an analysis of this property, studying reuse options based on the site's contaminants and location. Based on the Pilot's findings, the state DEQ is expected to contribute approximately \$1.5 million for site cleanup and demolition of 22 buildings. Four years after work on this site began, a preliminary redevelopment plan has been created, and the city has been working with a potential developer for what is anticipated to be a new office/retail/residential/warehouse project.

## **CONTACTS:**

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Visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

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