

# FEDERAL FACILITY SUPERFUND PROGRAM

## National Federal Facility Excellence in Site Reuse Awards 2023 Award Winners

### Multi-Agency Reuse Team Lays Strong Foundations for New Public Services and Long-Term Economic Growth



#### Middlesex Sampling Plant | Middlesex, New Jersey

This 9.6-acre area was part of the nation's early atomic energy program, established by the Manhattan Engineer District in 1943. Although past plant operations led to contamination of buildings, grounds and surrounding areas, remediation efforts have successfully transformed the site into a safe and productive environment. The soils at the Middlesex Sampling Plant (MSP) site property and a nearby church meet unrestricted use levels and continued groundwater cleanup contributes further to the community's long-term safety and sustainability.

In 2018, Middlesex Borough asked about acquiring the MSP site property. Collaboration among federal and local agencies led to its successful transfer to benefit the community. The site property has a newly built road and will soon host a public works building. Adjacent efforts include a \$40 million warehouse that meets Leadership in Energy and Environmental Design (LEED) standards and a senior housing development, as well as a community redevelopment zone.

*"This award celebrates the hard work and dedication of all partners involved in the cleaning up and redeveloping this site for the benefit of the people of Middlesex and beyond. This site ... is now the model of sustainable redevelopment and community revitalization."*

*- EPA Region 2 Administrator Lisa F. Garcia*

The features of the public works building at the site include:

- A 12,000-square-foot building hosting office space and meeting rooms.
- Maintenance garage bays providing space for vehicle maintenance and service repairs.
- Storage space for vehicles and equipment, as well as a sign shop.
- A salt shed with a 500-ton storage capacity to support emergency operations.

Going forward, the redevelopment of the site and adjacent areas will provide local jobs, increased tax revenue, safer traffic flow and much-needed affordable senior housing options, while eliminating underutilization and blight in the community.

#### A Closer Look: The Project's Multi-Agency Reuse Team

The team that facilitated the site's transfer and supported redevelopment included the U.S. Army Corps of Engineers (USACE), the U.S. Department of Energy's (DOE's) Office of Legacy Management, EPA Region 2, the U.S. General Services Administration (GSA), the New Jersey Department of Environmental Protection (NJDEP), and Middlesex Borough and its development partner.



#### Dollars and Cents: Estimated Economic Impacts from Future Use and near the MSP

- Assistance supporting the creation of local job opportunities and tax revenue generation.
- The adjacent warehouse will provide an estimated 150 jobs and increase local tax ratables by nearly \$365,000.
- The public road will address traffic concerns and support reuses in the area, including a planned senior housing development that will generate an estimated \$100,000 in annual tax revenue.

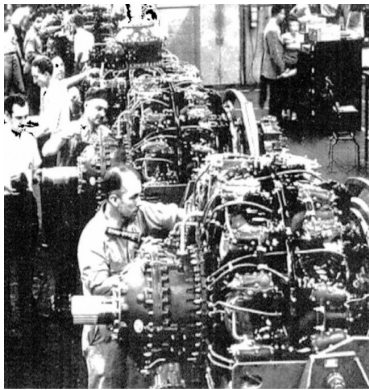
Data Source: Middlesex Borough

# Integrated Approach to Cleanup and Reuse Results in Large-Scale Commercial and Industrial Redevelopment



## Former Bannister Federal Complex | Kansas City, Missouri

Originally developed by the U.S. government in 1942 as an aircraft-engine manufacturing facility during World War II, this 226-acre area now hosts the DOE National Nuclear Security Administration's (NNSA's) Kansas City Plant and GSA's Region 6 Headquarters. Manufacturing operations resulted in significant contamination at the site.



Diverse parties – including NNSA, EPA, the Missouri Department of Natural Resources (MDNR), and a private developer, Bannister Transformation & Development LLC (BTD) – came together to work on site cleanup that made redevelopment possible. Today, the site hosts the Blue River Commerce Center, which includes five industrial and distribution facilities, with two more buildings planned. In total, the Center will cover about 2.6 million square feet and provide 1,500 jobs in an economically challenged part of the community.

*"[The cleanup] finished early and on budget,  
and included 750,000 hours of local labor ... The  
results are the great facilities that you see now  
... This is a project where everybody won."*

*- Former U.S. Senator Roy Blunt*



To make redevelopment possible, the parties put together an innovative agreement – called an "Early Transfer Deferred Covenant Strategy" – that transitioned ownership of the site property to the private sector and leveraged public and private funding for its coordinated cleanup and reuse. All existing buildings were demolished, existing utility infrastructure was removed or abandoned, and the site was regraded and prepared for redevelopment. Cleanup included the removal of 112,000 tons of contaminated soil as well as in-place treatment and containment of other contaminated areas. Land use restrictions limit site uses to industrial, warehouse and commercial uses, and prohibit groundwater use. Groundwater treatment and monitoring are ongoing.

Integrating remedy and reuse considerations were at the heart of the project.

- More than 350,000 cubic yards of building materials were adaptively reused for site regrading and stormwater management.
- More than 4,300 linear feet of subsurface barrier walls were incorporated into the project's construction designs
- Site regrading and demolition were coordinated with the installation of a new, high-efficiency groundwater treatment system.

The remediation and reuse of the Former Bannister Federal Complex will serve as a model for future redevelopment projects. New development began less than three years after the project started, and cleanup finished on time and came in more than a half-billion dollars under budget. To date, site reuse has brought over \$135 million of private capital investment for new buildings and infrastructure to South Kansas City. Additional capital investments by tenants and users of the new industrial park could double the value of the development over time.

## EPA's National Federal Facility Excellence in Site Reuse Awards

These awards recognize the innovative thinking and cooperation among Tribes, federal agencies, states, territories, local partners and developers that have led to noteworthy restoration and reuse of federal facility sites. To learn more about the awards and to explore nominating a site for a future award, please visit <https://www.epa.gov/fedfac>.