

# READY FOR REUSE

**A New Measure  
of Remedial Progress**

**“Getting Properties Back to Productive Use”**



September 2004

# Land Revitalization

## Getting Properties Back to Productive Use

- Reuse becomes possible when you have:
  - rapid site assessment
  - realistic clean-up goals consistent with future reuse scenario
  - assurance (comfort) from the regulators, that you are finished

# Ready for Reuse: What is it?

- **A technical determination** that recognizes when a property has been characterized and remediated to the extent that it is protective for redevelopment based on current or planned land USE (don't have to sell though)
- **A new measure of remedial progress** in the corrective action process to support land revitalization and reuse (post GPRA 725/750)
- **A cross-programmatic benchmark** for cleanup programs (RCRA, Superfund, UST, VCP, etc)

# What is it?

- **Intended to supplement and be consistent with State actions and other Federal actions** (e.g., No Further Action, Construction Complete, Corrective Action Complete decisions, etc.)
- A Ready for Reuse determination is **documented in letter** signed by the regulatory authority

*(In This Place July 29, 2003)*

Arkansas Department of Environmental Quality  
U.S. Environmental Protection Agency, Region 6

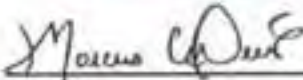
*Presented to*

**UNIVERSITY of ARKANSAS**  
Office of Environmental Health and Safety

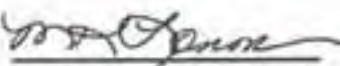
## *Ready for Reuse Certificate*

*In recognition of the University of Arkansas' efforts to investigate and remediate the former University of Arkansas Gregg Site (the "Property"), the Arkansas Department of Environmental Quality (ADEQ) and the United States Environmental Protection Agency (EPA) Region 6 together have determined that the Property is Ready for Reuse. As documented in the Ready for Reuse Determination Letter of July 29, 2003, a Ready for Reuse Determination is an acknowledgment that environmental conditions on the Property are protective of human health and the environment based on its current and anticipated future use as a residential development.*

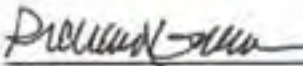


  
Marcus C. Devine,  
Director, Arkansas Department  
of Environmental Quality



  
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Manager, Environmental  
Health and Safety, Physical Plant  
Department, University of Arkansas



  
Richard E. Greene,  
Regional Administrator  
EPA Region 6

# RfR Benefits

- **Defines how clean is clean enough** to encourage cleanups that will quickly support protective redevelopment opportunities
- **Defines remedial goals** by establishing realistic investigation and cleanup objectives for commercial and industrial properties
- Cleanups can be targeted for **multiple reuse scenarios**
- Determination can apply to **entire property or parcels**
- Provides a **mechanism** to reintroduce mothballed or warehoused properties back into the marketplace

# RfR Benefits

- **Promotes brownfields redevelopment** rather than green space use
- Prospective purchasers, lending institutions and communities will be **more comfortable with cleanup** and property reuse
- For most facilities will mean **no additional investigation or remediation** will be necessary unless there is a change in land use in the future
- Could provide the basis for “**Corrective Action Complete with Controls in Place**” under RCRA

# Criteria for RfR Determination

- **Adequate characterization** tailored to the type of facility to show protective concentration of contaminants using an accurate conceptual property model and data quality objectives
- **Risk screen or evaluation must show that the property will be protective** of both current and anticipate future land uses, evaluating realistic receptors and exposure scenarios



# Criteria for RfR Determination

- **Documentation that current and future use are consistent with cleanup objectives**, with periodic land use monitoring and reporting
- Where contaminants are above unrestricted use levels, **appropriate IC's must be established** so that they run with the property and are specific enough to identify any use restrictions
- **Public participation** tailored to site-specific property activities

# RfR Chronology

- Region 6 develops RfR concept (2001)
- First regional RfR determination (2002)
- R6 drafts implementation guidance (2003)
- R6 assists OSWER workgroup in drafting RfR “Guiding Principles” (1/2004 – 6/2004)
- OSWER issues Guiding Principles (7/2004)

# National RfR Guiding Principles

## A Ready for Reuse (RfR) determination:

- Should be based on publicly available information and summarize the environmental status of the property
- Should clearly state that it provides information based on existing site assessments and/or cleanup decisions and does not constitute a new site assessment or cleanup decision

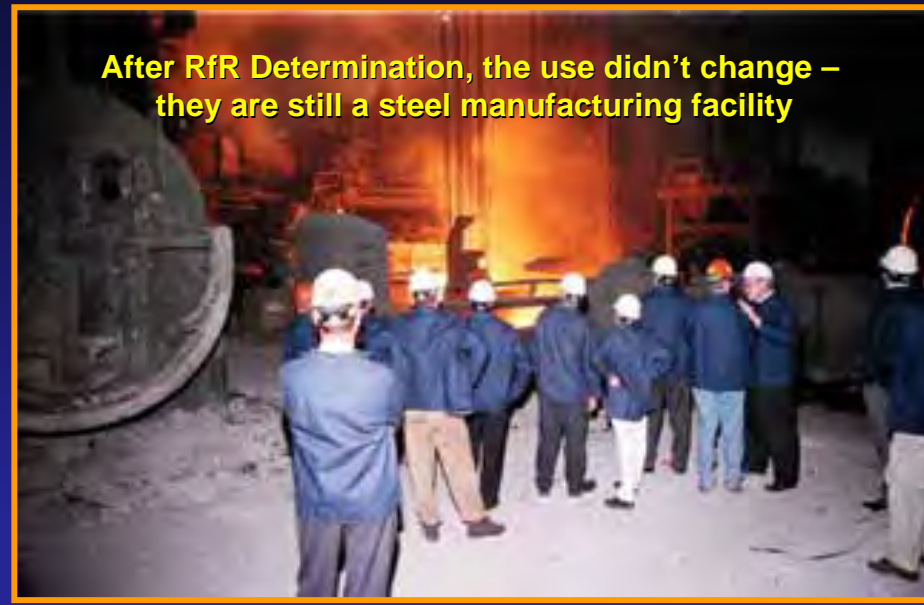
# A Ready for Reuse (RfR) determination:

- Generally takes the form of a stand-alone cover sheet or letter, along with any necessary referenced supporting materials
- May be appropriate for all or a part of a property when the overseeing agency has concluded that the land can support a specific type of use or uses
- May be appropriate for properties that have not been cleaned up to levels of unrestricted use

# A Ready for Reuse (RfR) determination:

- Does not require redevelopment, sale, or transfer of the property
- Is a technical, not a legal, document and does not provide a release from legal liability for any individual or entity
- If issued by States / Tribes, does not require EPA review or approval

# First in the Nation – Sheffield Steel Corp. Sand Springs, Oklahoma



After RfR Determination, the use didn't change – they are still a steel manufacturing facility



Ready for Reuse  
Determination

"First in the Nation"

**SHEFFIELD**  
Steel Corporation  
Sand Springs, Oklahoma  
July 1, 2007

  
State Administrator

  
Regional Administrator

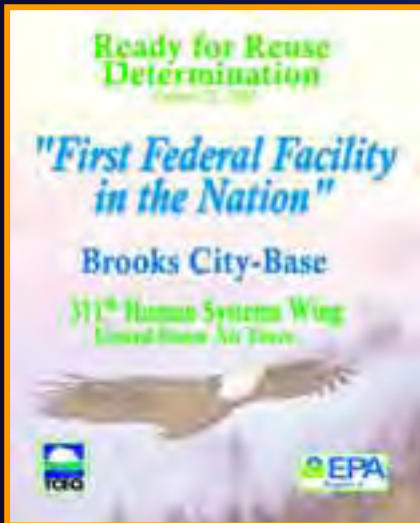
# Brooks City-Base

San Antonio, Texas

Former Brooks AFB



Proposed  
Business / Technology Park



# First Private Facility in Arkansas

## Emerson Motor Company – Rogers, AR





# First Public Facility in Arkansas

## University of Arkansas Gregg Site – Fayetteville, AR



# First UST Ready for Reuse

## Sayre, Oklahoma



# First in Louisiana – ExxonMobil Chemical Company Baton Rouge Plastics Plant



# Fort Chaffee, AR

## First Army/BRAC Facility



# First USTs in Louisiana – ExxonMobil Corp.

## Baton Rouge & New Orleans, LA



# Sheppard AFB Wichita Falls, TX



# Shell/Motiva Enterprises

Norco, LA



# England Airpark Alexandria, LA





# For more information on the Region 6 Ready for Reuse program:

- *See our web site:*

[www.epa.gov/earth1r6/ready4reuse](http://www.epa.gov/earth1r6/ready4reuse)

- *Or contact:*

Jeanne Schulze, RCRA Brownfields/Reuse  
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