



ENVIRONMENTALLY RESPONSIBLE REDEVELOPMENT AND REUSE

www.epa.gov/enforcement/cleanup/revitalization/er3



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ER3 PROMOTES A MORE SUSTAINABLE FUTURE BY FACILITATING ENVIRONMENTALLY RESPONSIBLE REDEVELOPMENT AND REUSE OF CONTAMINATED PROPERTIES.

The Power of Partnerships

ER3 is supported by a collaborative network of partners from EPA, other federal agencies, states, non-profits, and the private sector, which works together to identify, develop, and deliver sustainable practices during the redevelopment of contaminated sites.

ER3 partners can provide information on:

- Design charrettes
- Green remediation
- Green building concepts
- Ecological enhancements and habitat protection
- Low-impact building
- Energy efficiency
- Other sustainable development attributes

ER3 Incentives

EPA can offer incentives and assistance to cleanup and redevelopment projects at contaminated sites that incorporate "green" elements into the cleanup, design, and construction.

ER3 promotes sustainable redevelopment and reuse by identifying site-specific incentives such as addressing liability concerns or streamlining oversight requirements.



**Muskegon Heights community
partner meeting.**



**Empire Canyon ER3 partners at press
event in April 2007.**

Sustainability Criteria

Sustainable cleanup and development offer environmental, financial, and social benefits beyond the usual redevelopment practices. ER3 calls for superior standards in environmental design and construction. ER3 understands that each project is unique and evaluates them individually.

Examples of sustainable elements that may be incorporated into ER3 projects include:

- High Performance Green Building Design, Construction, and Operation
- Smart Growth Principles
- Advanced Storm Water and Waste Water Management
- Ecological Enhancement and Habitat Preservation
- Green Remediation

PILOT PROJECTS

These projects are excellent examples of how to responsibly transform a contaminated site back into an environmental and economic asset for the community. They prove environmentally responsible redevelopment and reuse at formerly contaminated sites can be achieved through cooperation and collaboration with federal, state, public, and private partners.

EMPIRE CANYON: GREEN RESORT AND SPA



1907 photo of the Daly West Mine.

In April 2007, EPA announced the first ER3 agreement to cleanup and sustainably redevelop the Daly West Mine Superfund Site in Empire Canyon, a historic ore mining and processing area located in Park City, Utah. EPA provided CERCLA liability relief, in the form of a Prospective Lessee Agreement (PLA), from certain future EPA enforcement actions in exchange for DV Luxury Resort, LLC's (DVLRL) agreement to perform cleanup actions. DVLRL also committed to sustainable redevelopment at the site by agreeing to build a "green"

hotel, spa and condominium project, known as the Montage Resort & Spa, by incorporating specific "green" features into the design, construction, and operation. The resort is scheduled to open in December 2010.



Artist rendering of the Montage Resort & Spa.

MUSKEGON HEIGHTS: SUSTAINABLE NEIGHBORHOOD

Muskegon Heights, Michigan is working to revive its once vibrant economy, which fell victim to the exodus of industrial jobs, like many other rust belt communities. This disadvantaged town is creatively engaging with



Former Water Treatment Plant.

local developers, the State, EPA, and other stakeholders to transform a contaminated wastewater treatment plant that sits fenced and idled, into a moderately priced, socially and environmentally sustainable neighborhood and housing development, to be named Mona Terrace. The plan was conceived at a design charette involving the community and the local government. In cooperation with ER3 partners, key stakeholders hold a vision of a sustainable

future for Muskegon Heights and have contributed resources toward making this project a success, while exploring enforcement incentives.



Artist rendering of the Muskegon Heights Urban In-Fill Redevelopment.

AMERICAN BARREL: GREENING A FORMER STORAGE YARD



View northeast across the American Barrel Superfund Site during cleanup.

The Redevelopment Agency of Salt Lake City, Utah (RDA) is supporting efforts to design a "green" commercial redevelopment project at the Utah Power & Light/American Barrel Company Superfund Site, a former storage yard, as part of a larger redevelopment project. A Prospective Purchaser Agreement (PPA) provides CERCLA liability protection to the RDA, requires the RDA to implement the necessary institutional control by placing an environmental covenant on the property with use and activity restrictions, to pay the United States \$30,000 for future oversight of the covenant, and provide EPA site access. In addition, the RDA will request that future developers incorporate "green" features into the

design, construction, and operation of the development, meeting Leadership in Energy and Environmental Design (LEED) Silver standards for commercial buildings. Redevelopment will provide substantial public benefit by providing jobs, increasing the tax base, and lessening the need for such development on greenfields.



View southeast across the Site where future mixed-use development is planned. Recent mixed-use development is visible in background.