

## Workshops Kick-Off Community Vision for Tract II Site



Community members are encouraged to attend upcoming workshop sessions to help determine the future reuse at the Tract II site.

During the spring and early summer, the project team guiding the People and Possibilities Inc. Technical Assistance Grant (TAG), headed by the UB Center for Urban Studies, will hold a series of community workshops to generate ideas for what residents of the Highland community would like to see redeveloped at the Tract II site following the completed remediation of the site.

The Tract II Plan (TPlan) will use the remediation and proposed redevelopment of the city owned Tract II brownfield site (located at 3001 and 3079 Highland Avenue) as a model for increasing Highland resident's understanding of environmental planning, and the need to take action to promote green and sustainable policies and solutions for the Tract II site and the overall redevelopment of brownfields in the community.

The City of Niagara Falls Highland Community Brownfield Opportunity Area (BOA) Master Plan recommends that the Eastern portion of the Tract II site be reused as a new community park with additional civic or community facilities, and for the attraction of clean industry on the Western portion of the site.

The purpose of these planning workshops is to develop a community based planning program for determining the redevelopment of the abandoned and vacant Tract II Brownfield site located in the Highland Area. The TPlan is driven by the fundamental purpose that a "good environment promotes a healthy community". The goal of the community

planning process is to empower residents and stakeholders in the Highland Community to play a leadership role in the clean up and reuse of one of the largest Brownfields in the area.

The TAG Steering Committee, representatives from local organizations, block clubs, residents, and Niagara Falls Housing Authority (NFHA) tenant organizations will participate in these sessions from April through June. A community-wide planning meeting will then be held in July to discuss all of the options for the reuse of Tract II site to generate consensus throughout the community moving forward.

The workshops will build upon the on-going remedial activity at Tract II. The U.S Environmental Protection Agency (EPA) completed its remedial work at Tract II and the Power City Warehouse during the winter of 2010. The NYSDEC is currently completing its cleanup action planning for the TRACT II site. Once this process is completed, a final Record of Decision (ROD) will be issued by the NYSDEC, which will guide the implementation of its remedial plan for Tract II.

The ultimate goal of the TPlan is to develop a master plan for the Tract II site that is based upon the community's vision and priorities for its redevelopment.

The first workshop was held May 22nd and the next two workshops are scheduled on April 19th and May 17th at 6:30pm at the Doris Jones Family Resource Building.

For additional information on the workshops, please contact Jeff Kujawa, Assistant Director of the University at Buffalo Center for Urban Studies at 829-5911 or at [jkujawa@buffalo.edu](mailto:jkujawa@buffalo.edu).



The project team and community members will work to develop a community based planning program for the redevelopment of the former brownfield.

## *EPA Completes Remedial Work at Tract II*

During the month of December of 2010, the United States Environmental Protection Agency (EPA) completed all of its remedial work at the Power City Warehouse, located at 3123 Highland Avenue.

The fencing constructed around the Power City Warehouse and the Tract II site, the trucks you saw parked outside of the site, and the people you saw working on the site with hard hats and in trailers were there to begin the long anticipated cleanup of the twenty acre Brownfield in the heart of the community.

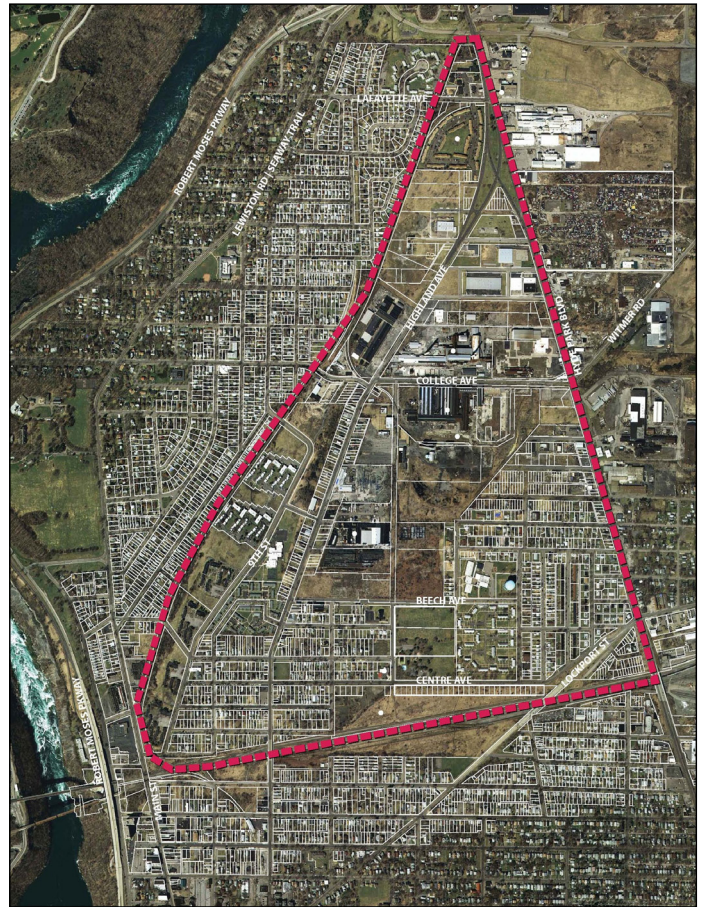
Through funding provided by the EPA, all buildings on the Tract II and Power City Warehouse sites were secured and warning signs posted to prevent access.

EPA cleanup activities over the past year have included the removal of asbestos, removal of all containers, and lead contaminated soil and debris from within the site building. During the course of the cleanup, over 1,000 linear feet of asbestos piping was abated, demolition of a collapsed building area was accomplished, and lead contaminated soil and debris were removed throughout the interior of the site buildings. In addition, air monitoring was conducted during the cleanup and the data showed the work was being performed in a safe manner for the community. In the course of the cleanup, over 1,000 cubic yards of asbestos, lead contaminated soil, site debris, and building demolition debris were sent off-site to EPA approved facilities for proper disposal.

## *NYSDEC Finalizing Record of Decision*

The NYSDEC is in the final stages of issuing its Record of Decision (ROD) for the Tract II Brownfield site in Niagara Falls. The ROD will be the document the NYSDEC will use to guide the method and extent of the remediation to clean up the site.

In 2003, the NYS issued its original ROD which required the excavation and off-site disposal of the upper 2 feet of soils and waste-fill within the eastern portion of the site, along with the demolition and removal of the remaining site buildings. In 2008-2009, part of the remedial design



Remediation of the Highland Avenue Tract II brownfield was completed in the winter of 2010. Over 1,000 cubic yards of asbestos, lead contaminated soil and other debris were removed from the site.

process involved additional sampling of soil on the eastern portion of the site. This data showed higher levels of lead in the soil than previously reported. With this new information, the DEC decided to amend its 2003 ROD.

The amended ROD now calls for the removal of all contaminated soil followed by proper off-site disposal and then filling the area with clean soil. This remedy would remediate the eastern portion to the point where park and recreational activities, as well as residential uses, are possible.

Currently, the NYSDEC is in negotiations with Honeywell International, Inc., (Honeywell) a potential responsible party for the Tract II site. Honeywell requested, and was granted, an extension to submit comments regarding the NYSDEC ROD. Once these comments are received, the NYSDEC will proceed with finalizing the ROD.

The NYSDEC expects to complete the negotiations sometime during the summer of 2011 and allow for the beginning of the full remediation of the Tract II site later this year.