

JANUARY 2012



REUSE ASSESSMENT SUMMARY

Centredale Manor Site, Johnston, Rhode Island

*Prepared by Skeo Solutions for EPA Region I and the Town of Johnston, Rhode Island
Funded by the EPA Superfund Redevelopment Initiative*

Reuse Assessment for the Centredale Manor Site

Executive Summary

Introduction

On behalf of EPA's Superfund Redevelopment Initiative, consultants Skeo Solutions provided reuse planning assistance to the Town of Johnston, Rhode Island for portions of the Centredale Manor Restoration Project Superfund site (Centredale Manor site or site). The Centredale Manor site is located in portions of North Providence and Johnston, Rhode Island. The main part of the site, known as the Source Area, is an approximately 9-acre property occupied by the Centredale Manor and Brook Village apartment complexes on Smith Street in North Providence. The site also includes sections of the Woonasquatucket River adjacent to and downstream from the Source Area.

In October 2011, EPA Region 1 released a Proposed Plan outlining potential cleanup options for the site. Several components of the proposed remedy address contaminated river sediments and floodplain soils along portions of the Woonasquatucket River including Allendale Pond and Lyman Mill Pond.

- EPA estimates that approximately 175,000 cubic yards (cy) of Allendale Pond and Lyman Mill Pond sediments and flood plain soils contain elevated levels of contamination (110,000 cy after dewatering and shipping the highest levels of contaminated soil and sediment off-site for disposal).
- EPA's preferred alternative for addressing contaminated river sediments and soils proposes the construction of an Upland Confined Disposal Facility (CDF), which would likely have to be located in close proximity to either Lyman Mill Pond or Allendale Pond and outside of the 100-year flood plain. EPA anticipates that a CDF would likely require 4-6.5 acres of land.
- EPA has conducted preliminary evaluations to identify sites that may be suitable for a CDF. The potential CDF locations evaluated to date include several properties located in Johnston.

In early November 2011, EPA Region 1 approached the Town of Johnston to discuss the local government's perspective on potential CDF sites. As an outcome of the meeting, EPA offered the in-kind services of consultants Skeo Solutions to assist the Town in evaluating desired future land uses for potential CDF sites and developing a vision for recreational reuse options that would be compatible with an Upland CDF. With the goal of helping to inform the Town's comments on the Proposed Plan, reuse assessment activities were conducted during the formal Public Comment period, which extends from November 14, 2011 until February 13, 2012.

Project Scope

From November to December 2011, Skeo Solutions conducted the reuse assessment activities highlighted below and described in further detail in the attached project documents.

- *Preliminary Information Gathering* – During a December 5th site visit, a meeting was held with the Mayor of Johnston, Town planning, engineering, parks and recreation staff and other stakeholders to identify the Town's preference for potential Upland CDF locations and to gather preliminary reuse goals to help inform the reuse assessment process. The Town requested that the reuse assessment evaluate recreational reuse options and

Upland CDF configurations for the Town's Department of Public Works property and include a community meeting on January 11, 2012 to obtain public input on a set of draft recreational reuse scenarios.

For additional information on the site's background, remedial considerations, stakeholder perspectives and recommended reuse assessment activities, click on the following link:

[*Attachment 1. December 5th Site Visit Summary Memorandum \(December 20, 2011\)*](#)

- *Draft Reuse Assessment for DPW Property* – A draft reuse assessment presentation was developed for the Johnston DPW property that outlines reuse suitability zones for the property based on ownership, utility corridors and flood plain location; and provides three potential recreational reuse scenarios to assist in evaluating potential CDF configurations and reuse options. The presentation was shared with Town planning, public works and parks and recreation staff via conference call on December 22nd. Town staff recommended several refinements of the draft reuse scenarios, including options that would expand Upland CDF and recreation areas. To review reuse suitability maps, reuse scenarios and CDF considerations, click on the following link:

[*Attachment 2. Draft Reuse Assessment for Johnston DPW Property \(December 22, 2011\)*](#)

- *Community Meeting Outreach Materials* – Outreach materials were developed for a community meeting/site planning workshop, planned for January 11, 2012. For proposed meeting agenda, flyer and press release, click on the following link:

[*Attachment 3. Community Meeting Outreach Materials \(December 27, 2011\)*](#)

- *Subsequent Communications* – On December 29, 2011, Johnston's Town Planner advised Skeo Solutions via email that the community meeting / site planning workshop planned for January would be cancelled and that the Town would withdraw its support for an Upland CDF and recreational reuse at the DPW property. In a letter dated December 29, 2011, Johnston's Mayor advised EPA that the Town of Johnston would no longer support consideration of any upland disposal of contaminated material associated with the Centredale Manor site, including consideration of the DPW property. The Mayor's letter cites a range of concerns including:
 - Adverse impacts associated with continued waste disposal in Johnston, recognizing that Johnston bears a disproportionate share of landfill disposal statewide;
 - Lack of assurance that the Town would not be held liable for the maintenance or failure of a CDF in Johnston;
 - Uncertainty about the long-term viability of Potentially Responsible Parties (PRPs) that may be responsible for site remedies;
 - Lack of assurance that Rhode Island workers would be employed in remedial construction activities associated with an Upland CDF;
 - Uncertainty regarding the potential burdens placed on the Town of negotiating with PRPs;
 - Adverse impacts of an Upland CDF on property and tangibles tax;
 - Potential for an upland CDF to displace jobs;
 - Lack of assurance that long-term disposal will remain safe for current and future residents of Johnston;
 - Adverse impacts of short-term construction; and
 - Lack of assurance that access to and integrity of the Narragansett Bay Interceptor sewer line will not be compromised by upland disposal.

For further details regarding Town of Johnston's communications, including a copy of the Mayor's December 29th letter to EPA, Town Planner's December 29th email transmittal and Town Planner's December 7th interim comments on the Proposed Plan, click on the link below:

[*Attachment 4. Town of Johnston Communications*](#)

Conclusions

Subsequent to receiving the Town of Johnston's withdrawal of support for an Upland CDF in Johnston, Skeo Solutions and EPA held a conference call on January 3, 2012. During the discussion EPA agreed to place the reuse assessment on hold and requested that Skeo Solutions summarize the work to date in a final compendium report.

Acknowledgments

The following organizations and entities contributed to the findings of the Centredale Manor Site Reuse Assessment:

- Johnston Planning Department
- Johnston Public Works Department
- Johnston Parks and Recreation Department
- Woonasquatucket River Watershed Council
- Audubon Society – Rhode Island Chapter
- Rhode Island Emergency Management Agency
- Battelle
- EPA Region 1

Attachments

1. [*December 5th Site Visit Summary Memorandum*](#)
2. [*Draft Reuse Assessment for Johnson DPW Property*](#)
3. [*Community Meeting Outreach Materials*](#)
4. [*Town of Johnston Communications*](#)