



Planning for the Future: A Reuse Planning Report for the Picayune Wood Treating Superfund Site

November 2005

EPA Region 4
Superfund Redevelopment Initiative

funded by
United States Environmental Protection Agency

prepared for
The City of Picayune
Picayune, Mississippi

prepared by
E² Inc.
Picayune Land Use Committee

Project Timeline

1946 through 1999

Crosby Forest Products Co. and Wood Treating, Inc.'s wood pressure-treating operations on 31.5-acre site results in contamination of site soils, sediments, ground water, and surface water

1999 and 2001

Above-ground storage tanks and wood treatment cylinders are removed from the site. Five thousand cubic yards of sludge from tanks are removed and covered with a RCRA cap on-site

July 2004

Site is listed on EPA's National Priorities List (NPL)

March 2005

First Land Use Committee meeting held to introduce the project, identify site opportunities and challenges, and establish reuse guidelines

June 2005

Second Committee meeting held to discuss reuse strategy for the site

August 2005

Public meeting and third Committee meeting held to discuss revised site reuse strategy and identify reuse resources

November 2005

Project report created to summarize the reuse planning process, present the site reuse strategy, and highlight next steps

Cover photo: western portion of the Picayune Wood Treating Superfund site (2000)



City of Picayune's City Hall and Central Business District, One Mile Northeast of the Picayune Wood Treating Superfund Site (2005)

Project Overview

The U.S. Environmental Protection Agency (EPA)'s primary responsibility at Superfund sites is the protection of human health and the environment. Since 1995, it has also been EPA policy to consider reasonably anticipated future land uses when making remedy decisions at Superfund sites, so that the remediation of Superfund sites can allow the safe reuse of a site for commercial, recreational, ecological, or other purposes.

With forethought and planning, communities can return sites to productive use without jeopardizing the effectiveness of the remedy put into place to protect human health and the environment. Across the nation, more than 400 former NPL sites are either in productive reuse or have reuse plans under development. The commercial and industrial use of these sites supports 15,000 jobs and a half-a-billion dollar increase in annual incomes. Other sites are providing more than 60,000 acres for ecological and recreational uses.

Reuse planning at NPL sites presents a unique set of obstacles, challenges, and opportunities. Superfund site designation represents a commitment that EPA will remediate a site's contamination and will make the site safe for human health and the environment. However, several factors can complicate reuse considerations at these sites, including the level and complexity of contamination, the regulatory and liability scheme used to enforce site remedies, and unclear or resistant site ownership, which can lead to a lengthy and contentious remediation process. Any successful reuse planning effort must be mindful of how a site's reuse and remediation will work together, must involve and expand the capacity of diverse stakeholders to meaningfully participate in the process, and must take into account the long time frames often involved in NPL site remediation.

The City of Picayune, Mississippi received assistance from EPA's Superfund Redevelopment Initiative and EPA Region 4 in 2005 to undertake a community-based planning process to develop future land use recommendations for the 31.5-acre Picayune Wood Treating Superfund site. During the reuse planning process, the community worked closely with environmental consultants E² Inc. (the project's consultant team), with support from EPA and the Mississippi Department of Environmental Quality (MDEQ), to develop reasonably anticipated future land use recommendations and a conceptual reuse strategy for the site. The recommendations and site reuse strategy are intended to inform the site's remedial design and implementation as well as future community planning efforts.

This report, prepared by the project's consultant team, presents the project's reuse guidelines and site reuse strategy, called a Conceptual Reuse Framework. It provides an overview of the community planning process and highlights key reuse considerations, opportunities, and challenges that the City of Picayune, EPA, and MDEQ will need to keep in mind as the site is remediated and returned to use.

Acknowledgments

E² Inc. would like to thank the following people and organizations for their hard work in support of the reuse planning process and for their valuable contributions to this report.

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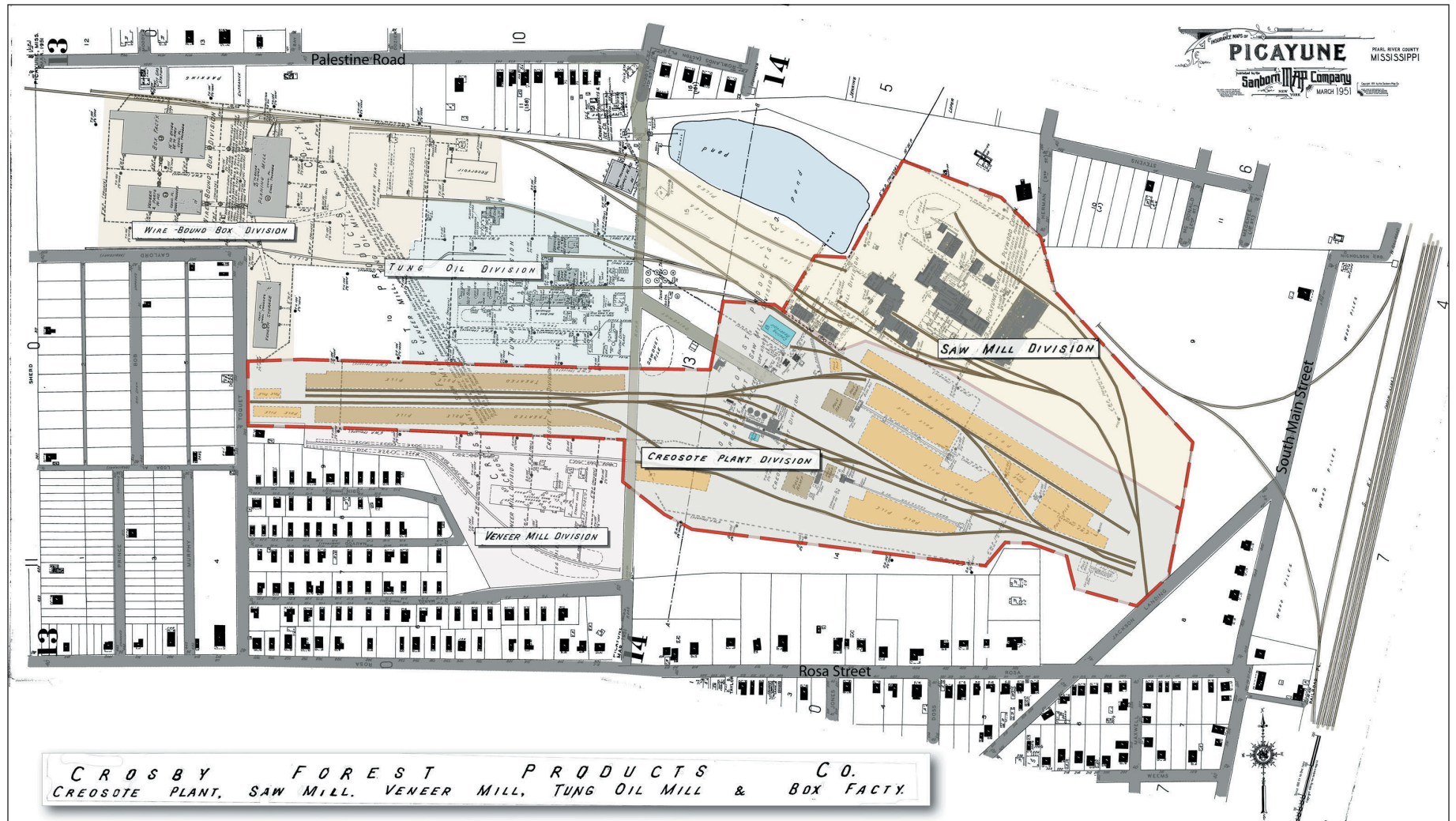
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Remnant Stack of Treated Wood at the Picayune Wood Treating Superfund Site (2005)

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This Sanborn Fire Insurance Map, circa 1951, of the Crosby Forest Products Co. industrial cluster in Picayune, Mississippi, shows the multiple forest product facilities associated with wood treating operations in the area, including a creosote plant, saw mill, veneer mill, tung oil mill, and box factory.

The approximate boundary of the Picayune Wood Treating Superfund site is indicated by a dashed red line.

Introduction

Today, planning for the remediation of the 31.5-acre Picayune Wood Treating Superfund site is underway. EPA and the Mississippi Department of Environmental Quality (MDEQ) are assessing the site's conditions and contaminants and developing remedial approaches.

Several years from now, the site's remediation will be complete. The site's remedy will protect the long-term health and safety of community residents, and the site will be available for reuses that will help meet community needs and sustain the local economy.

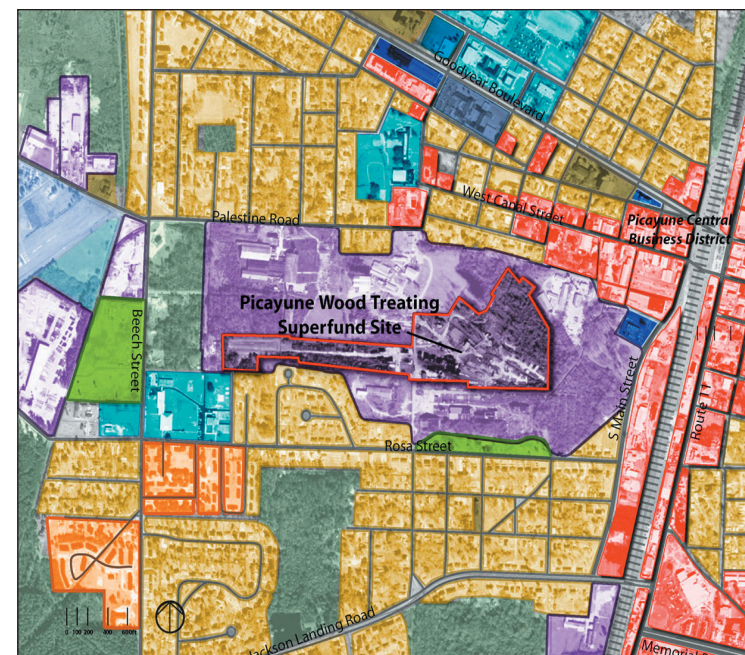
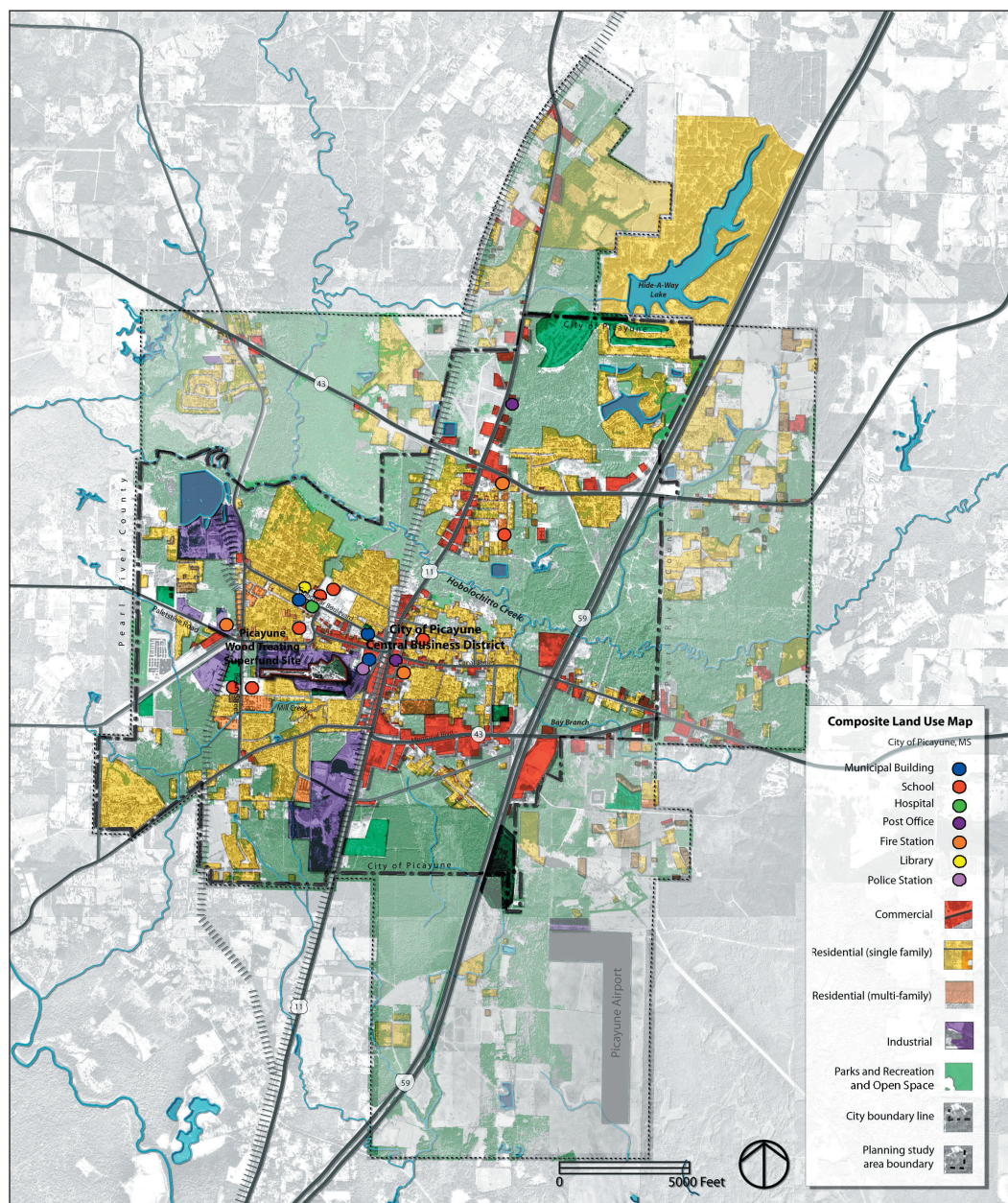
This report is the product of an eight-month community planning process conducted by the City of Picayune to determine the community's reuse priorities for the Picayune Wood Treating Superfund site. A 20-member, community-based Land Use Committee has managed the reuse planning process. Composed of community residents, elected officials, business owners, City of Picayune department staff, site owner representatives, and representatives from community organizations like the Partners for Pearl River County, the Committee has met three times since March 2005 to discuss reuse opportunities and challenges at the site and to develop a reuse framework for returning the site to successful use.

Over the past eight months, the Committee has:

- researched the site's history, contamination, and current status;
- worked with the project's consultant team to assess local market conditions and the potential impacts of industrial, residential, commercial, recreational, and ecological reuses at the site; and
- developed reuse goals and a site reuse strategy.

Based on these analyses, discussions, and community input, the members of the project's Land Use Committee hereby present EPA, MDEQ, and Picayune's City Council with their reuse recommendations for the Picayune Wood Treating site community reuse planning project.

The Committee recognizes that these recommendations are an important step that will inform the remediation and eventual reuse of the Picayune Wood Treating Superfund site. The Committee also recognizes that these recommendations represent a *first* step that the community will need to follow with sustained involvement, partnerships, and resources. Accordingly, this report includes a detailed assessment of partnership opportunities, resources, and next steps to ensure that this report serves as part of an active and ongoing community discussion and continues to inform EPA and MDEQ's remedial planning for the Picayune Wood Treating Superfund site.



Composite Zoning Map:
The City of Picayune (left) and the Picayune Wood Treating Superfund Site (above right)

Note in the above site surroundings map, the surrounding residential neighborhoods to the site's north and south, the site's close proximity to Picayune's Central Business District, to Picayune's Police Headquarters (in blue), as well as its close proximity to several schools, including Southside Elementary, Westside Elementary, and Picayune's middle and high schools.

Project Reuse Guidelines

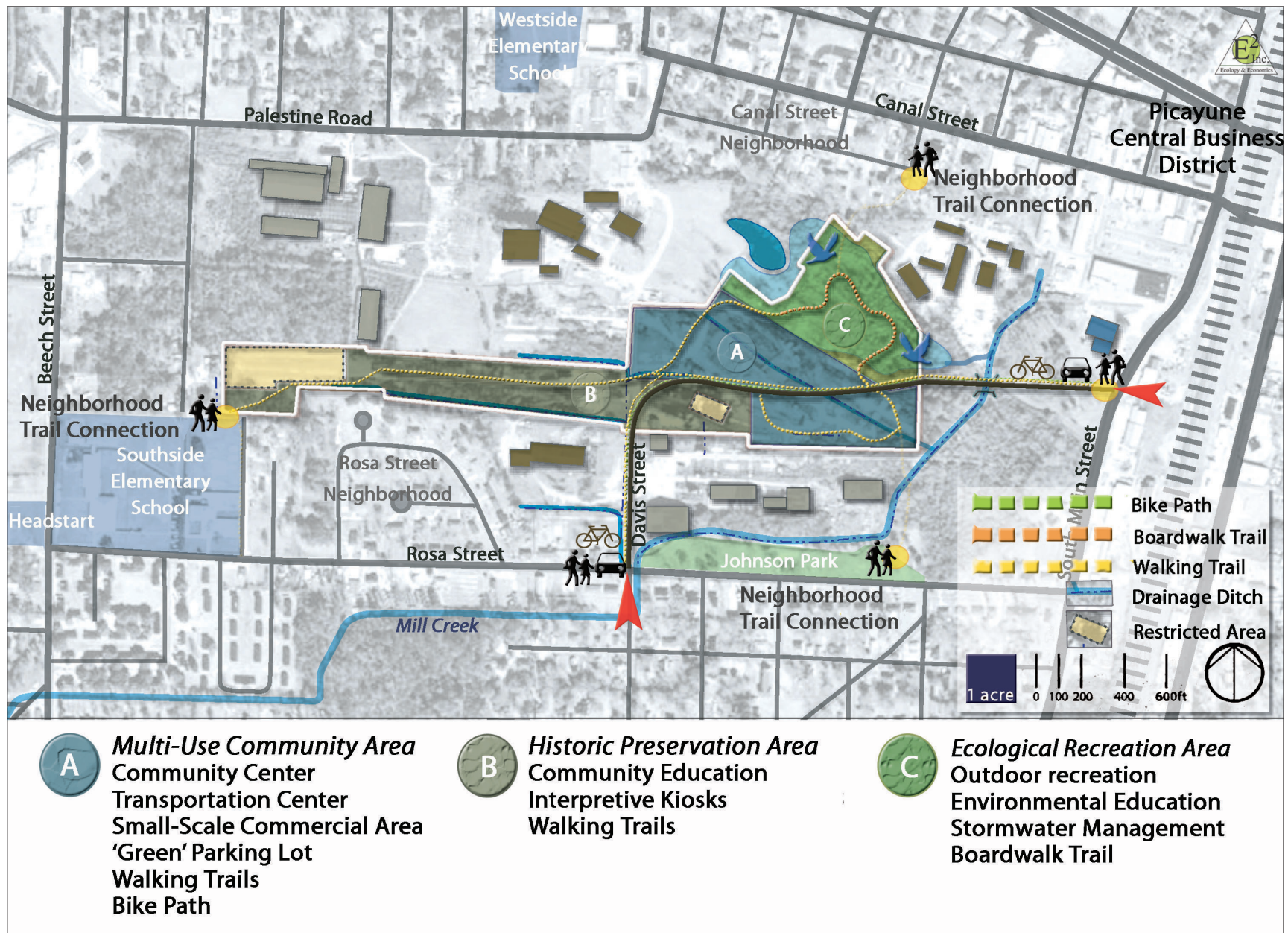
The following guidelines document the Committee's reuse priorities and site-related concerns and highlight community considerations that will need to be kept in mind as the site is remediated and returned to use.

- The long-term protection of the health and safety of community residents should be the top priority at the site.
- The site's reuse should include multiple uses and meet multiple community needs.
- Planning for the reuse of the site should also include consideration of the site's surrounding land uses, including vacant and former industrial properties.
- Site reuses should link the site with surrounding neighborhoods and the city's downtown district and provide community-wide amenities.
- Industrial land uses at the site would be incompatible with surrounding neighborhoods.
- Civic land uses at the site could include an outdoor gathering space, community/recreation center, a hurricane shelter, and after-school/summer school facilities.
- A small-scale transportation facility at the site could provide specialized services for area residents, particularly the elderly and residents with limited mobility.
- The site's reuse should integrate the area with surrounding land uses and serve as an amenity for surrounding neighborhoods.
- Portions of the site could provide opportunities for a range of recreational facilities, including walking and biking trails, wildlife habitat, and a bird sanctuary.
- Future uses at the site should include recognition of the site's history and its importance as part of the community's heritage.
- The site's limited road and pedestrian access will need to be addressed, possibly through the extension of an access point westward from South Main Street to the site's northeastern edge.

Project Design Guidelines

After the Land Use Committee established the reuse guidelines, the project's consultant team developed additional guidelines to be taken into consideration when the site's next use is actually designed and built. These include:

- Reuse should ensure that the site remains protective of human health and the environment.
- Reuse should provide an immediate resource for the neighbors who live near the site.
- Remedy and reuse should be coordinated and implemented together and as efficiently as possible.
- Reuse design should create a flexible framework that can support multiple uses.
- Reuse design should seek to complement and enhance the rich ecological diversity of the site.



A Site Reuse Strategy: A Conceptual Reuse Framework for the Picayune Wood Treating Superfund Site

The project's consultant team worked with the Land Use Committee to develop a site reuse strategy, called a Conceptual Reuse Framework, based on the Committee's reuse guidelines, as well as ongoing analysis of the site's physical characteristics, contamination and remediation options, and land use and market conditions in the City of Picayune and Pearl River County. The resulting document is called a "framework" because it represents an early plan that is a flexible structure able to incorporate additional detail and information as the site's remedy is designed and implemented. The remediation of Superfund sites like the Picayune Wood Treating site can take years, rather than months, so plans for the site's future use must be flexible enough to incorporate new information over time. The framework is also designed to allow the phasing of reuses on different portions of the site over time, starting from today, so that site reuses can benefit the community as soon as possible.

The project's consultant team presented a first draft of the framework to the project's Land Use Committee in June 2005. The primary components of the first-draft framework included a multi-use community area, a historic preservation area, and an area of wooded wetlands. During the June meeting, members of the Land Use Committee expressed interest in expanding the framework's emphasis on remediating the site, exploring tools to transition the site away from its industrial use designation, developing a multi-use community center area rather than commercial retail land uses, expanding on-site transportation infrastructure to include a small-scale transportation center with a green parking facility, recreational trails, and road extensions, and ensuring that the historic preservation area emphasizes the broader social and economic history of the surrounding community. Based on feedback at that meeting, the project's consultant team revised the framework and presented a revised draft in August 2005, which was accepted by the members of the project's Land Use Committee. The various components of the reuse framework are described on subsequent pages of the report.



This page: Photographs of the Picayune Wood Treating Facility in 2001 (*top*) and 2005 (*right*).

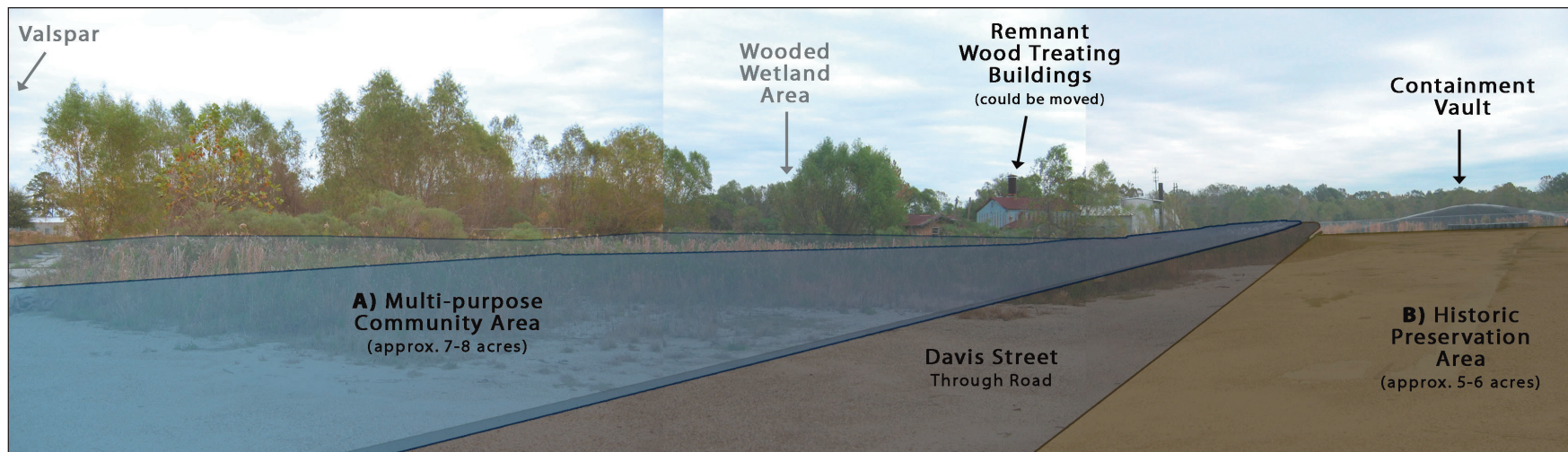
Opposite page: Revised Draft Conceptual Reuse Framework, presented in August 2005.



Multi-Use Community Area: *Former Wood Treating Facility Area*



View of the Former Wood Treating Area of the Site (September 2004)



Former Wood Treating Area with Area Footprints of Proposed Multi-Use Community Area, Davis Street, and Historic Preservation Area.

Conceptual Reuse Framework

The Conceptual Reuse Framework for the Picayune Wood Treating Facility Superfund site is divided into three areas, a Multi-Use Community Community Area, an Historic Preservation Area, and an Ecological Recreation Area. These areas were organized and designed according to existing physical and environmental conditions, including topography, hydrology, and vegetation.



Right: Children's playground



Multi-Use Community Area: *Linking Area Neighborhoods*

The Multi-Use Community Area consists of approximately nine acres in the central upland portion of the site, in the site's former wood treating facility area. The Land Use Committee expressed interest in community-based land uses that would fit well with the site's characteristics and surrounding land uses. Particular uses include a community center and a small-scale, neighborhood transportation center and parking facility that uses Low Impact Design stormwater management techniques. Land Use Committee Members also discussed the possibility of including a residential area on this part of the site.

A) Community Center: approximately 3-4 acres

Land Use Committee members expressed strong interest in a multi-use community space as a potential future use of the site. The community center could serve as not only a gathering space for area residents but also link surrounding neighborhoods together.

As part of the community space, Committee members expressed interest in a community center that could host a variety of activities, including after-school gatherings, community functions, as well as various indoor and outdoor recreational activities. Committee members also expressed interest in a technology or vocational training center, which could be developed as part of the community center. The center could provide job training that could complement economic development opportunities in Picayune and Pearl River County. Committee members indicated that the structure could also be built to serve as a hurricane shelter.

In addition to the indoor facilities, the multi-use community space could also include outdoor areas for a playground, picnic area, and open space.

A) Community Center



Community Center Recreational Space



Technology or Vocational Training Center



Community Center Meeting Space

B) Small-scale Transportation Center and Parking Facility



Small-scale Transportation Center

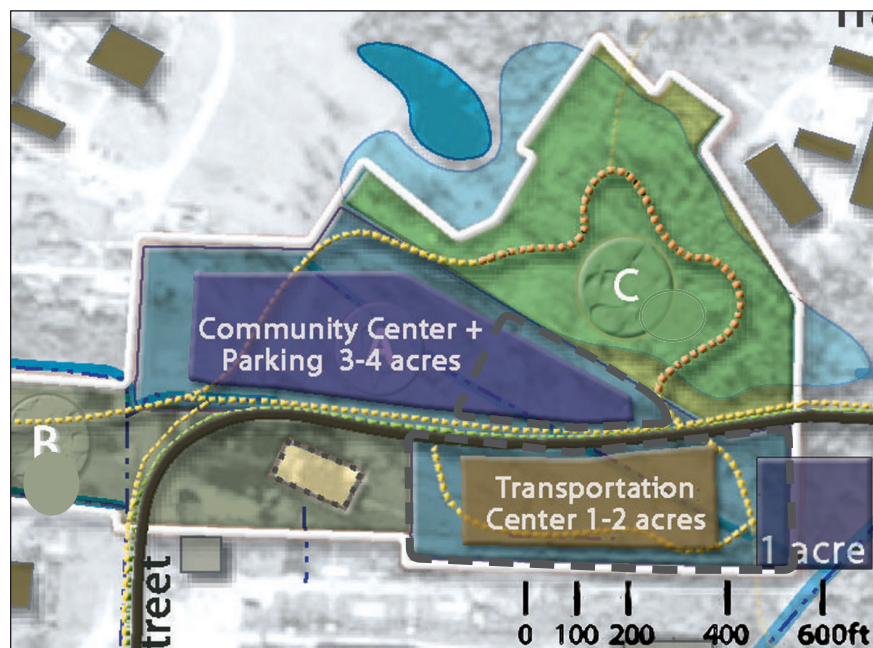


Grass 'Pavement', a Low Impact Design (LID) Technique: Underneath the grassy layer is a mesh of plastic honeycomb that is a durable parking surface for vehicles and is also porous enough for grass to grow and for rainwater to filter into underlying soil.



Top View of Porous Block Paving. Beveled corners allow for water to filter through to underlying soil

Multi-Use Community Area: *Linking Area Neighborhoods*



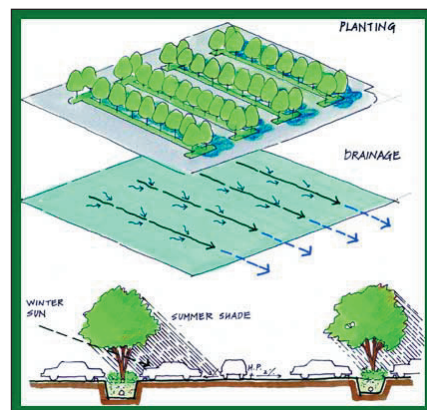
B) Transportation Center and Parking Facility

approximately 1-2 acres

Land Use Committee members expressed interest in the creation of an innovative approach to transportation and parking areas at the Picayune Wood Treating site focusing on a small-scale transportation center and parking facility that utilizes Low Impact Design stormwater management strategies. These innovative uses could be located in the southeastern portion of the site.

The Land Use Committee Members noted that a small-scale transportation center at the site should be designed as a neighborhood resource, providing area residents in general and local elderly and disabled residents in particular, with transportation access to other parts of the community.

Committee members expressed interest in both the transportation center and parking facility utilizing Low Impact Design techniques, which provide a way to restore local ground water supplies at lower costs than conventional methods of parking lot development. Conventional parking lots seal the earth's surface, forcing stormwater into stormwater systems and streams at a very fast rate, resulting in lost groundwater recharge, depleted groundwater levels, low stream flows, eroded streambanks, and degraded water quality. In contrast, Low Impact Design techniques, such as pervious paving and bioretention swales, slow stormwater runoff, filter pollutants, and allow water to infiltrate into underlying soil, helping to recharge groundwater supplies.



Sustainable features of Low Impact Design techniques at the site could include limiting conventional pavement and utilizing porous paving or using crushed stone over a vegetative barrier in the parking sleeve area and parking lot area. Placing and planting bio-swales in between lot rows with native plants would help to convey, retain, infiltrate, and cleanse stormwater before it leaves the site. Use of native plants adapted to the area's hydrologic conditions would also improve runoff reduction and provide water quality benefits.

Left: Diagram of a parking lot with Low Impact Design bioswale rows. Bio-swales, planted trenches with a mixture of sand and soil, help to filter common parking lot pollutants that collect in surface water run-off during storm events.

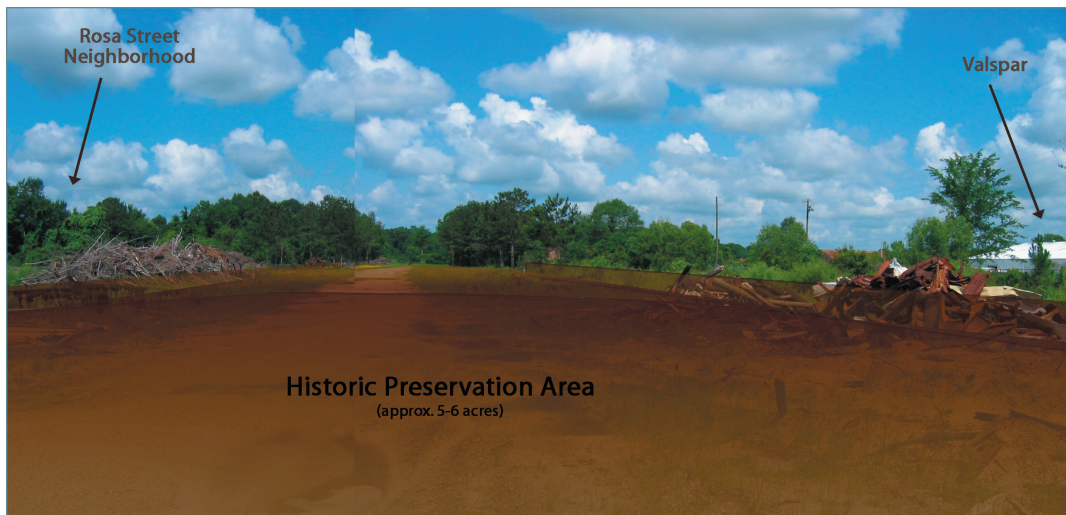
Historic Preservation Area: *Preserving Picayune's Cultural Heritage*



Former Wood Pole Storage Area (Summer 2005)



Pressure-Treated Wood Poles (Spring 2005)



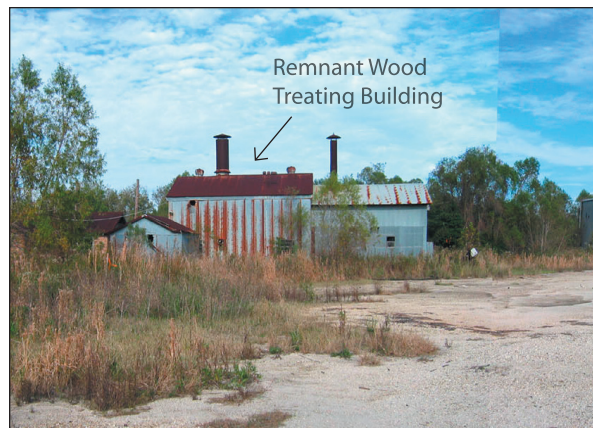
Former Wood Pole Storage Area with an Area Footprint of the Proposed Historic Preservation Area. Note the center lane, which could be used as a path or road. Preserved and restored buildings could be located on either side of the center path.

Historic Preservation Area: *Preserving Picayune's Cultural Heritage*

Adjacent to the Multi-Use Community Space, in the narrow 5-6 acre western portion of the site formerly used as a wood pole storage area, Land Use Committee members expressed interest in establishing an Historic Preservation Area that would recognize the site's history as a wood treatment facility as an important part of the community's history and heritage.



The Historic Preservation Area focuses on the relocation and preservation of several of the site's remnant buildings, currently located in the central portion of the site. These buildings could be restored and adaptively reused as museum space, preserving, displaying, and interpreting the community's and the region's natural and cultural history. The facility could also focus in particular on the region's rich natural resources.



Alternatively, interpretive kiosks could describe the buildings in the area while interpretative trails and signage could help describe the site's history in detail.

Far Left: Example of an Interpretive Kiosk
Left: One of the remnant wood treating buildings that could potentially be used as an interpretative heritage space.

Ecological Recreation Area: *Preserving Wildlife Habitat, Creating Outdoor Recreation Space*

Right: The Wooded Wetlands area is valuable wildlife habitat for a variety of small animals, including birds.

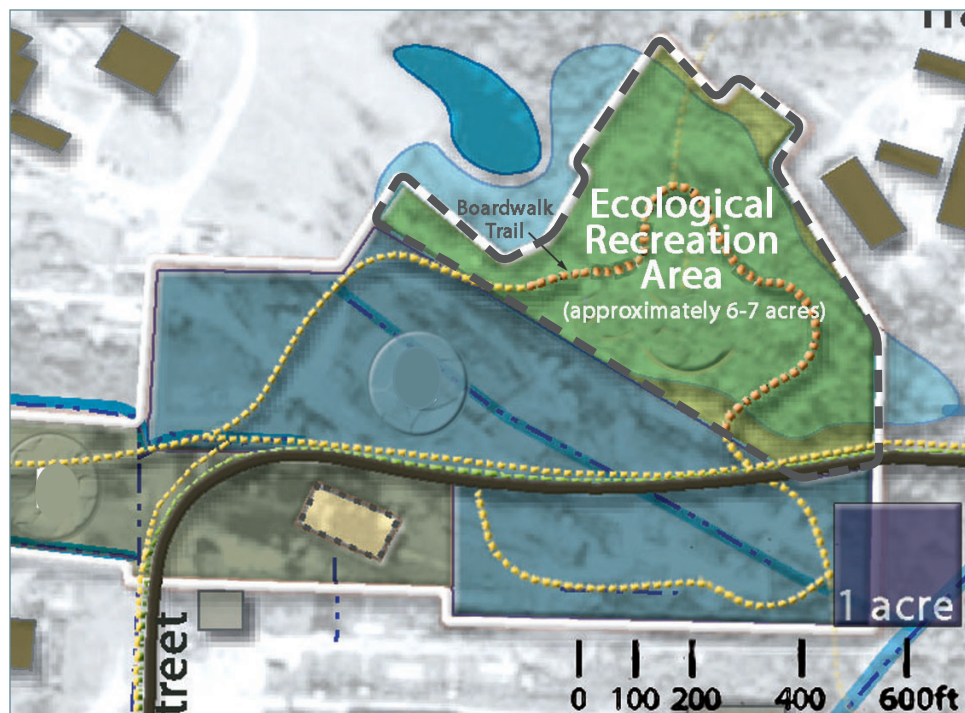
Below: Outdoor classroom space



Above: Conceptual illustration of children crossing a bridge over Mill Creek. This image shows how the Mill Creek and surrounding wetland area could be used as an environmental education and recreation area.

Left: Birdhouse nesting area

Ecological Recreation Area: *Preserving Wildlife Habitat, Creating Outdoor Recreation Space*



The third part of the Conceptual Reuse Framework focuses on opportunities for an Ecological Recreation Area at the Picayune Wood Treating Superfund site.

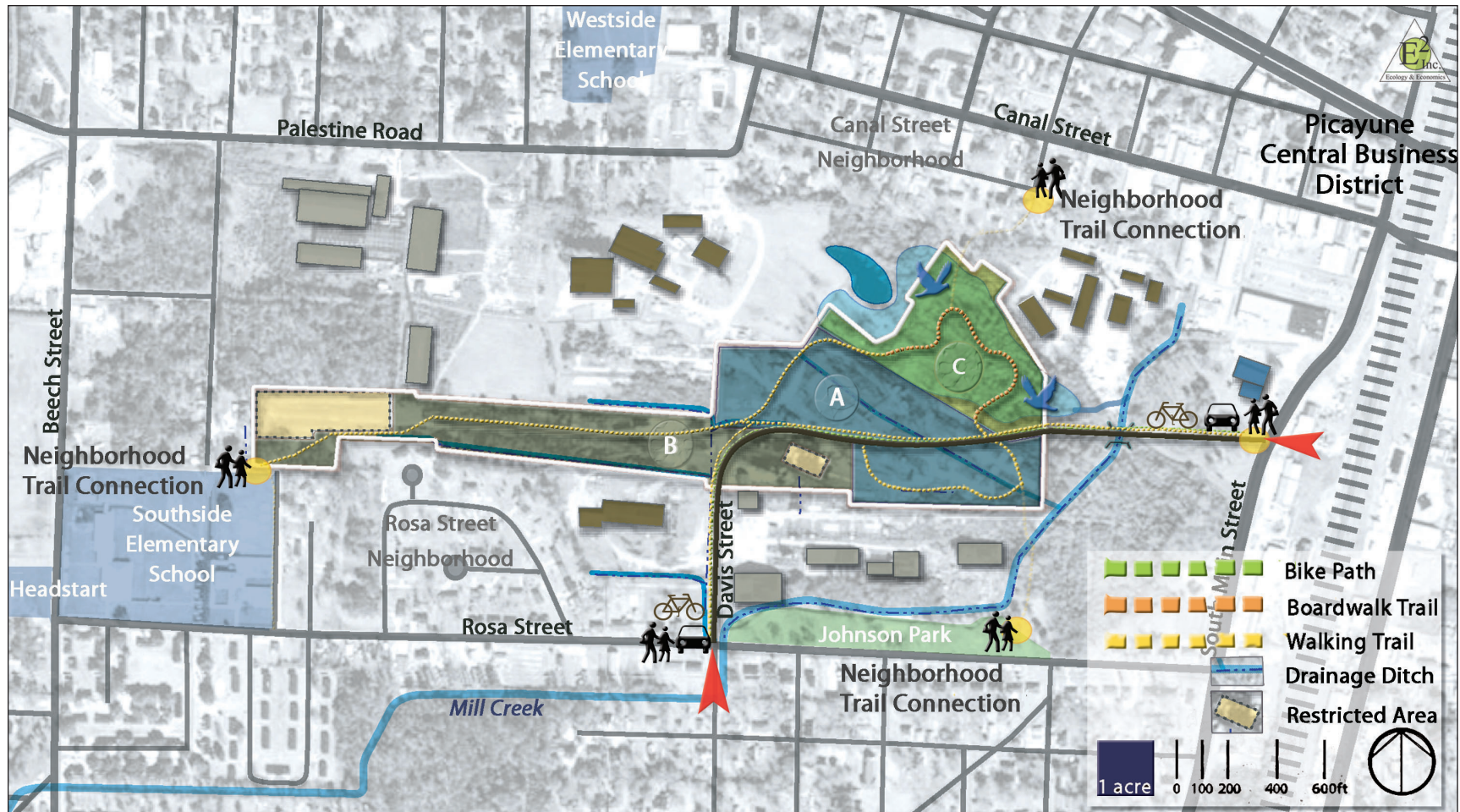
Situated in the northeastern area of the site, wooded wetlands account for approximately forty percent of the site's acreage. This area serves as prime wildlife habitat for a variety of animals, including songbirds, raccoons, deer, rabbits, frogs, snakes, geese, and mallards. Viewing areas for wildlife and birds present potential educational and stewardship opportunities that could be situated at key locations around the Ecological Recreation Area.

In addition to birding and wildlife viewing opportunities, the Ecological Recreation Area could also provide surrounding neighborhoods with an area for passive recreation, such as walking. Walking trails at the site could be easily accessed off from nearby roads. These trails could serve as an amenity for surrounding neighborhoods as well as visitors and residents from across Picayune.

Right: Views of the wooded wetland area that could potentially serve as an environmental education and outdoor recreation space.



Site Access and Recreational Trails: *Connecting the Picayune Wood Treating Site with Surrounding Neighborhoods*



Revised Draft Conceptual Reuse Framework, presented in August 2005.
Note the potential neighborhood trail connections as well as the potential vehicular access points (indicated by red arrows.)

Site Access and Recreational Trails: *Connecting the Picayune Wood Treating Site with Surrounding Neighborhoods*

The fourth part of the Conceptual Reuse Framework focuses on opportunities for site access and trails, linking together the future uses of the Picayune Wood Treating Superfund site as well as connecting site uses with surrounding neighborhoods and downtown Picayune.

Land Use Committee members noted that access to the site could be improved by extending a new road off of South Main Street, just south of the Picayune Criminal Justice Center, into the site that could connect with Davis Street. This new access point would also directly connect the site with Picayune's Central Business District. The framework map on the adjacent page highlights this potential vehicular site access improvement.

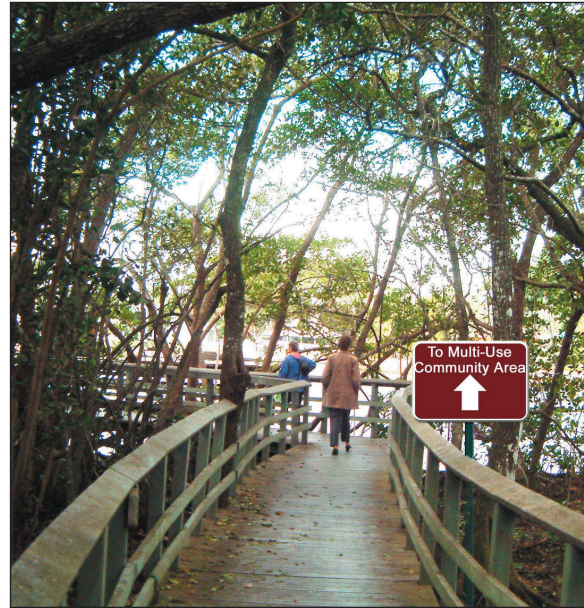
Land Use Committee members also expressed interest in recreational trails that would extend throughout the site and link the site with surrounding neighborhoods. The framework map also highlights potential neighborhood trail connection locations.



Connecting the Site with Area Neighborhoods:
The Canal and Rosa Street Neighborhoods



Improving Site Access:
Example of a bike lane



Extending Recreational Trails Across the Site:
Example of a boardwalk through an ecologically sensitive area such as the site's wooded wetlands



Connecting the Site with Local Parks, Schools, and Civic Spaces:
JP Johnson Park, South Side Elementary, Goodyear Boulevard, and the City of Picayune Criminal Justice Center

Site Remedy and Reuse Implications

Site History

The Picayune Wood Treating Superfund site is located in the City of Picayune, Pearl River County, Mississippi. The 31.5-acre site was listed on EPA's National Priorities List (NPL), the Agency's list of priority hazardous waste sites, in July 2004. From 1946 to 1999, the Picayune Wood Treating site operated as a wood preserving facility. Operations at the facility pressure treated wood pilings and poles for construction and utility purposes. Prior to 1982, the preservatives used in the wood treatment process were coal tar creosote and pentachlorophenol (PCP) in a petroleum carrier. After 1982, only creosote was used.

Crosby Forest Products, Inc. owned the site and constructed the first wood preserving facilities at the site in 1945-46. Crosby Wood Preserving, Inc. purchased the plant and other manufacturing operations in 1963. Wood Treating, Inc. purchased the wood preserving facility and approximately 30 acres of land in 1973 and operated the plant until it closed in 1999.

Today, the site is owned by the Mississippi Secretary of State's Office, which took ownership of the site in 2000 due to tax forfeiture. EPA is currently in the process of identifying potentially responsible parties (PRPs) at the site to provide funding for site investigations and the site's remediation. If viable PRPs cannot be identified, site investigations and the site's remediation will be funded by EPA's Superfund program.

Site Characteristics

The Picayune Wood Treating site is comprised of three main areas: an undeveloped northeastern area that is a densely vegetated wet woodland; a main processing area, located in the center of the site, that includes remaining wood treating structures and a capped surface impoundment; and a long, narrow product storage area and three trench impoundments extending across the western part of the site.

The site's topography is flat with a slight slope (two percent or less) towards the southern portions of the site. With such a slight slope and a high ground water level, standing water is prevalent throughout the site, particularly in the northeastern area of dense vegetation, along the southern edge of the product storage area, and within the trenches around the western impoundment area. During rain events, surface water flows into five main drainage ditches. All but one of the ditches moves water toward Mill Creek, which also serves as the main storm water creek for Picayune's Goodyear Boulevard and the city's downtown district. The ditch in the western part of the site moves water to the west of the site. Sandy soils allow for relatively quick percolation of surface water into area ground water.

Raised, man-made areas of the site include three surface impoundments (up to three feet high) located in the western tip of the site, the back-filled cooling pond (between two to three feet high) and the 100-foot-by-30-foot capped surface impoundment of the removal action waste in the main processing area. A berm was constructed parallel to the ditch that runs along the eastern edge of the main processing area to prevent surface water from flowing into the ditch.

Remaining structures from the former wood preserving facility are situated within the middle or main processing area of the site, and include the burned main office building, three corrugated tin structures housing boilers and a wood chipper, as well as a small run-down house that served as an office space. There are two to three structures that are entirely overgrown with vegetation. The type and purpose of these buildings is unknown at this time. Five circular concrete slabs remain from the biological treatment tank area, and one long concrete strip extends along the product storage area.

Site Remedy and Reuse Implications (*continued*)

Vegetation on the site consists of southern hardwood trees and shrubs, including American sycamore, live oak, and a variety of poplars, all which can survive in wet to dry soils. Invasive exotic vines are growing throughout the site, particularly in the more disturbed areas – the impoundment area, the product storage area, and just north of the main processing area. Native upland and wetland grasses and wildflowers are successfully growing at the site. Visible wildlife consists primarily of songbirds.

Site Contamination and Remediation

The Picayune Wood Treating site was listed on EPA's National Priorities List (NPL) in July 2004 due to contamination of the site's soils, sediments, ground water, and surface water with pentachlorophenol and creosote constituents from wood preserving operations that took place at the site between 1946 and 1999.

The first preliminary assessment of site conditions was conducted in 1984. Ground water monitoring at the site began in 1987 and indicated significant levels of creosote, dioxin, and pentachlorophenol-related contaminants in area ground water, surface water, and soil beneath the three burial trenches and surface impoundments in the western part of the site and the water cooling pond on the east end of the main facility area. Contaminants in these areas were significantly impacting the uppermost portions of the ground water aquifer at the site.

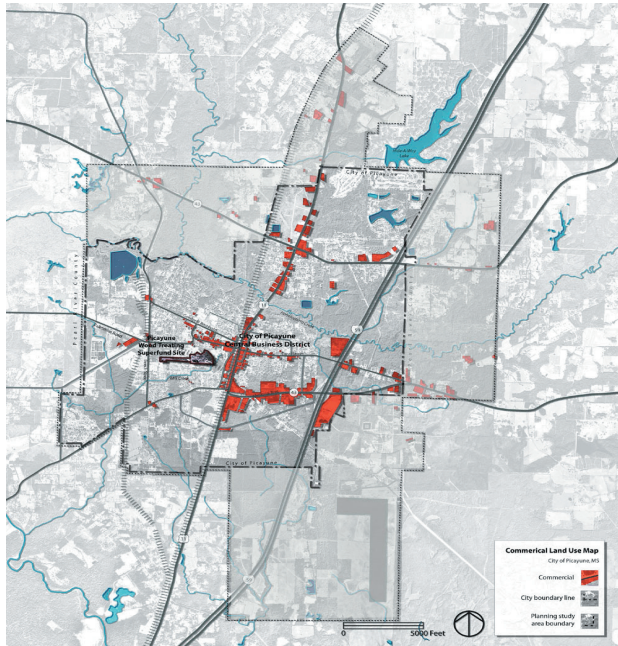
Removal Actions to date: In 1999, EPA removed approximately 53,000 gallons of liquid waste from areas with ongoing releases and areas where a threat of release was imminent. Sludge was removed from the water-cooling pond and the waste pit area, and covered with an impermeable cap (100 feet by 30 feet). The water-cooling pond and trench impoundments were then backfilled with clean soil, the biological treatment tanks were removed, leaving the circular concrete slabs in place, and a containment berm was constructed around the central processing area.

In 2005, EPA removed remaining piles of treated wood in the site's product storage area as well as concrete rubble in the main processing area. EPA has also removed vegetation in the northeastern part of the site to enable the assessment of site conditions and to remove remaining structures and pieces of wood treating equipment.

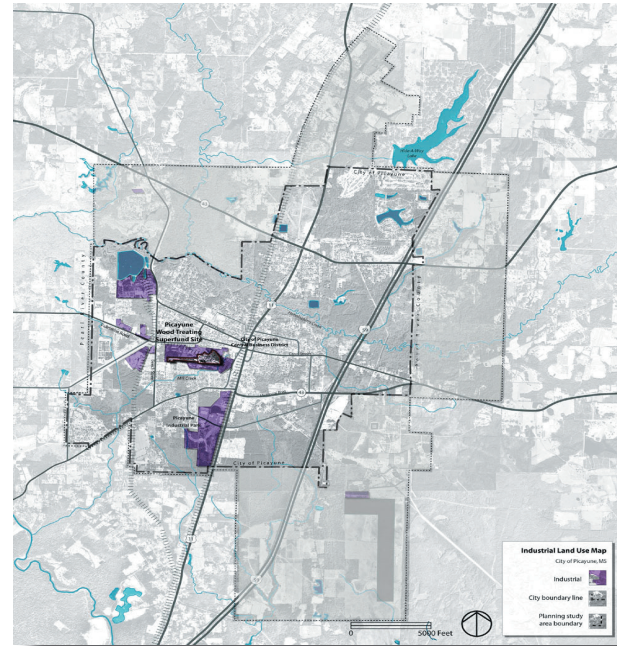
Current Site Status

The Picayune Wood Treating Superfund site is currently in the Agency's Remedial Investigation/ Feasibility Study (RI/FS) stage of EPA's pipeline of activities. To date, initial information on site conditions and contamination has been gathered; information gathering is ongoing. Humberto Guzman, EPA's Remedial Project Manager (RPM) for the site, anticipates that the site's RI/FS will be completed by mid-2006.

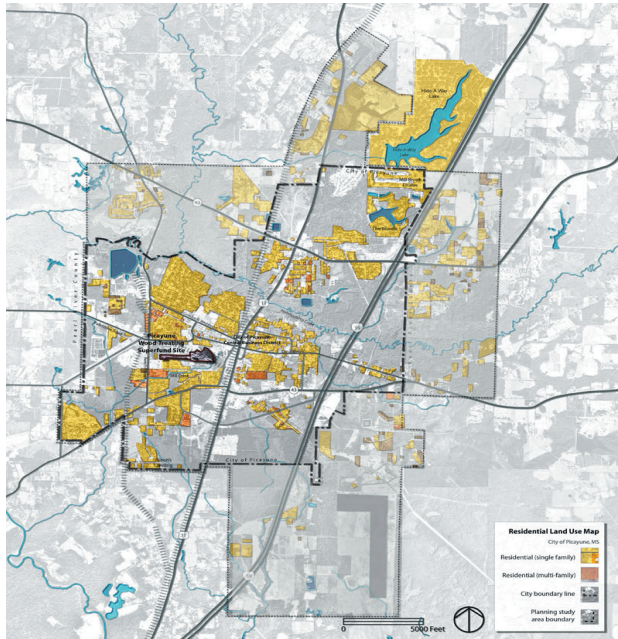
The reuse planning process and the development of the project's Conceptual Reuse Framework included review of remedial site information gathered to date. Based on consultation with the project's resource members from EPA Region 4 and MDEQ, site reuses proposed in the Conceptual Reuse Framework would be compatible with potential remedial approaches at the site, including ground water treatment and the excavation, consolidation, and capping of contaminated soils and the replacement of site soils with clean fill, as best as can be determined as of October 2005. The project's Conceptual Reuse Framework will need to be updated as EPA completes the RI/FS for the site and remedial alternatives for the site are considered and reuse-related concerns like site access restrictions and building locations can be considered in greater detail.



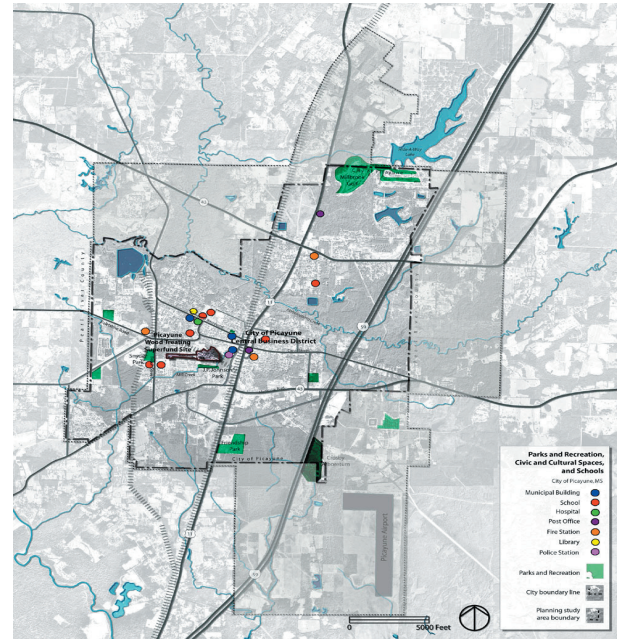
Commercial Land Uses in Picayune



Industrial Land Uses in Picayune



Residential Land Uses in Picayune



Parks, School, and Cultural Land Uses in Picayune

Land Use and Market Analyses

Ongoing analysis of local land use trends and market conditions in the City of Picayune and Pearl River County informed the development of the site's Conceptual Reuse Framework. The project's land use and market analyses helped ensure that the Land Use Committee's identification of reuse guidelines, opportunities, and challenges were grounded in an understanding of the site and its local and regional surroundings. Key findings included:

- The Picayune Wood Treating Superfund site, centrally located approximately one mile southwest of the city's downtown business district and Memorial Boulevard, is surrounded by residential, educational, recreational, commercial, and industrial land uses as well as vacant land. The site is zoned for industrial use as part of the city's I-2 Heavy Industrial District.
- The site is currently owned by the Mississippi Secretary of State's Office, which took ownership of the site in 2000 due to tax forfeiture. The Secretary of State's Office has expressed a willingness to transfer ownership of the site to the City of Picayune.
- There are significant areas of undeveloped industrial land and targeted industrial facilities, including the City's industrial park, available in Picayune and Pearl River County to meet current and future demand for industrial uses. Industrial land uses at the site would also likely be incompatible with surrounding neighborhoods. As a result, there appears to be minimal demand for the industrial reuse of the Picayune Wood Treating site.
- Commercial office and retail land uses are located throughout the City of Picayune and comprise approximately six percent of existing land uses. While demand for commercial land uses is currently being met by existing facilities in Picayune, the site's location and proximity to neighborhoods and the city's downtown district means that the site could provide future opportunities to expand commercial development in the CDB/Canal Street Area.
- Residential land uses are the predominant land use in the City of Picayune and Pearl River County and significant amounts of undeveloped land, including multiple platted subdivisions, are available to meet existing and future demand. Residential land uses also surround the site to the north and south. Accordingly, future land uses at the site will need to be well-integrated with these adjacent residential areas.
- The site is well-situated, in close proximity to downtown Picayune, but has limited existing, single-point access along its southern edge via Davis Street. Improving the site's pedestrian and vehicular access will be an important component of returning the site to use, with possible options including the extension of a new road into the site from South Main Street along the site's northeastern boundary.
- The site could offer significant opportunities for new park, recreational, and community facilities, providing amenities for city residents, adjacent neighborhoods, and visitors. Based on National Recreation and Park Association standards, the City of Picayune will likely require an additional 98 acres of parks/recreation space (309 total acres) by 2014, as the city's population is projected to grow to 15,456. These new community-oriented facilities could potentially incorporate existing on-site ecological resources, as well as preserved elements of the site's remaining wood preserving facilities.

The maps on the adjacent page highlight the Picayune Wood Treating Superfund site's central location and proximity to the city's existing land uses. Industrial land uses are highlighted in purple, commercial land uses are highlighted in red, residential land uses are highlighted in yellow, and existing city parks and educational and recreational facilities are highlighted in green. The composite zoning map on page eight of this report overlaps the existing land uses in the City of Picayune.

Key Reuse Considerations and Project Next Steps

1. *Institutionalize and sustain the community's reuse planning capacity for the Picayune Wood Treating Superfund site over the long-term.*

The reuse planning process for the Picayune Wood Treating site represents an important first step that will inform the development of the site's remedy and the site's eventual reuse. In the years to come, as EPA and MDEQ work to remediate the site, the reuse planning process will need to focus on updating and implementing the project's reuse guidelines and Conceptual Reuse Framework, with the City of Picayune helping to steward the site back into successful use. The project's Land Use Committee recommends that the City of Picayune institutionalize future planning efforts for the site either within existing city departments, like the planning department, or within a specially designated local government authority. Recognizing the Land Use Committee's diverse and local neighborhood representation, the Committee also recommends, with Picayune's Mayor and City Council serving as the convening authority, that this department or authority work in partnership with the Committee and reconvene the Committee at significant future decision points to help manage the reuse planning process for the Picayune Wood Treating site.

Working together, the designated city authority and the Committee will be able to pursue land transfer opportunities and available resources, update the project's reuse guidelines and Conceptual Reuse Framework, and coordinate with EPA and MDEQ on an ongoing basis to ensure that the latest available site information is incorporated in the community's reuse planning process. The Committee also requests that the city's planning director serve as the ongoing point of contact for the project and coordinate communication between Picayune's Mayor and City Council, the designated city authority, and members of the project's Land Use Committee.

2. *Transfer the ownership of the Picayune Wood Treating site to the City of Picayune or a specially designated public authority to facilitate the site's reuse.*

The Picayune Wood Treating site is currently owned by the Mississippi Secretary of State's Office, which took ownership of the site in 2000 due to tax forfeiture. Representatives from the Secretary of State's Office participated as members of the project's Land Use Committee and have indicated the Office's interest in transferring ownership of the site to the community. The project's Land Use Committee recommends that the City of Picayune or a specially designated public authority pursue ownership of the Picayune Wood Treating site. Public ownership of the site would qualify the city for state, federal, and private sector funding resources; allow the city to steward the site back into successful use; and enhance the city's capacity to guide the updating and implementation of the site's Conceptual Reuse Framework. Transfer of ownership need not take place immediately. The process must allow adequate time for planning, and could likely be coordinated with the completion of the site's remediation.

3. ***Prioritize opportunities for the community to engage with the Picayune Wood Treating site and, to the extent possible, phase the site's remediation so that portions of the site can be returned to use sooner rather than later.***

Land Use Committee members and community attendees at the project's August 2005 public meeting indicated strong interest in the remediation and reuse of the American Creosote Works site in as timely a fashion as possible. Site RPM Humberto Guzman has indicated that it is too early in EPA's site investigations to determine the feasibility of phasing the site's remediation to enable portions of the site to be returned to use. The Committee has indicated interest in opportunities to return any portion of the site outlined in the Conceptual Reuse Framework -- the Multi-Use Community Area, Historic Preservation Area, Wooded Wetland Area, or recreational trail network -- to use in the shorter-term. As more site information becomes available, the Committee requests that EPA update the community regarding opportunities to phase the site's remediation to enable the reuse of portions of the site.

The phased reuse of portions of the site as the site's remedy is implemented will also provide opportunities for community residents to enjoy new community amenities and learn about the site's ongoing remediation. Educational materials could include wall panels, maps, and photographs highlighting the site's history, the status of the site's remediation, and potential future uses at the site.

4. ***Recognize that the Picayune Wood Treating site fits within a broader context of surrounding land patterns and is part of a larger, 100-acre area zoned for industrial land uses as part of the city's I-2 Heavy Industrial District that includes multiple property owners, operating businesses, and vacant land.***

Planning for the reuse of the Picayune Wood Treating site must take into consideration that the site is located within a larger land area that is transitioning over time from an industrial area to an area that will include a range of different, non-industrial land uses. The area's existing industrial zoning reflects historical land uses in the area rather than current land use trends. Today, demand for new industrial land uses in Picayune is minimal and the city has targeted Picayune Industrial Park as the location for any future industrial development in the city. At the same time, neighborhoods, schools, and commercial areas have developed around the district, changing the area's context significantly.

The project's Land Use Committee recommends that the City of Picayune consider current land use trends and future land use opportunities for the larger, 100-acre I-2 District as part of ongoing efforts to return the Picayune Wood Treating site to use. Planning for the site's future use(s) should not take place in a vacuum, but should actively consider surrounding properties and opportunities, including the use of comprehensive planning and zoning tools, relationship-building with surrounding property owners, property acquisition, and other approaches to integrate the site and its surroundings with local neighborhoods, businesses, parks, and schools.

5. *Evaluate local regulatory considerations, primarily zoning regulations, that need to be updated to enable the reuse of the Picayune Wood Treating site and the redevelopment of the larger, 100-acre I-2 Heavy Industrial District that surrounds the site.*

While the area's existing I-2 Heavy Industrial District zoning reflects historical land use patterns, current land use trends and the site's surrounding land uses have changed over time. The City of Picayune's existing I-2 Heavy Industrial District zoning for the area allows a wide range of industrial land uses that could negatively impact surrounding neighborhoods as well as the natural environment. The District does not allow the land uses outlined in the project's Conceptual Reuse Framework. Accordingly, the zoning district will need to be updated to enable the recreational, educational, civic, and ecological land uses outlined in the project's Framework. In addition, members of the project's Land Use Committee and community members at the project's August 2005 public meeting emphasized that industrial land uses at the Picayune Wood Treating site would be incompatible with surrounding neighborhoods.

For the Picayune Wood Treating site, the City could consider updating the site's zoning to its OS-1 Recreational Open Space District, which would enable the land uses outlined in the project's Framework. For the larger I-2 Heavy Industrial District, careful consideration will need to be given to opportunities to extend the existing mixed residential, commercial, and public land uses that surround the District. Zoning designations that could provide the flexibility necessary to enable these mixed-use opportunities could include the City's Planned Unit Districts (PUDs), although it appears that a mixed-use PUD designation may need to be added to the City's existing residential, commercial, and industrial PUDs. A third approach would be to create a zoning overlay district for the I-2 Heavy Industrial District, which would enable existing industrial land uses in the District to transition to new, mixed land uses over time. Pages 31 of the report provides more information on zoning overlay districts.

6. *Recognize that tax revenues from potential future land uses in the larger I-2 Heavy Industrial District could help fund the community and recreational land uses outlined in the site's Conceptual Reuse Framework.*

During the reuse planning process, Committee members expressed concern that funding for the community and recreational land uses outlined in the Conceptual Reuse Framework could be a challenge for the City of Louisville. To address this concern, the project's consultant team identified local, state, and federal resources that can provide funding and technical assistance to support these land uses, which are provided in Appendix A of this report. In addition, Committee members also emphasized that future economic development opportunities in the areas surrounding the site could generate tax revenues that the City of Picayune could designate specifically to fund the creation of the community and recreational land uses proposed for the site.

7. *Ensure active engagement among the community, EPA, and MDEQ as the site's remedy is developed and implemented.*

In the months and years ahead, EPA and MDEQ will be responsible for integrating the Committee's reuse guidelines and Conceptual Reuse Framework with the selection and design of the site's remedy. The potential for different future uses at the site depends on the agencies' innovative analyses and incorporation of reuse considerations as part of the remedial design process. As the City of Picayune works to facilitate the return of the Picayune Wood Treating site to use, it will be critically important that the City serve as a communication link between community members and EPA and MDEQ. In terms of local community outreach, the City will need to provide area neighborhoods with regular information updates and additional opportunities for community members to come together to discuss ongoing plans for the site's reuse. An additional option could include the creation of a liaison communication link among the City of Picayune, EPA, and MDEQ to ensure ongoing information-sharing and community outreach. The communication link could take the form of conference calls, designated contacts, e-mail updates, or other means.

Picayune Wood Treating Site Textures



Exposed Rail Line in the Central Part of the Site



A Wetland Area in the Northwestern Part of the Site



Remnant Boiler Room Machinery



The Surface Impoundment in the Western Part of the Site



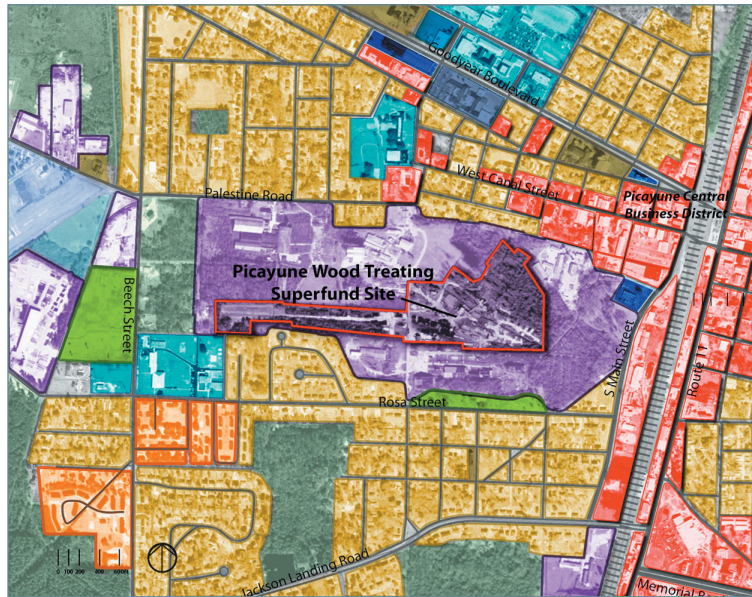
Gravel, Grasses, and a Pressure-treated Wood Pole Pile



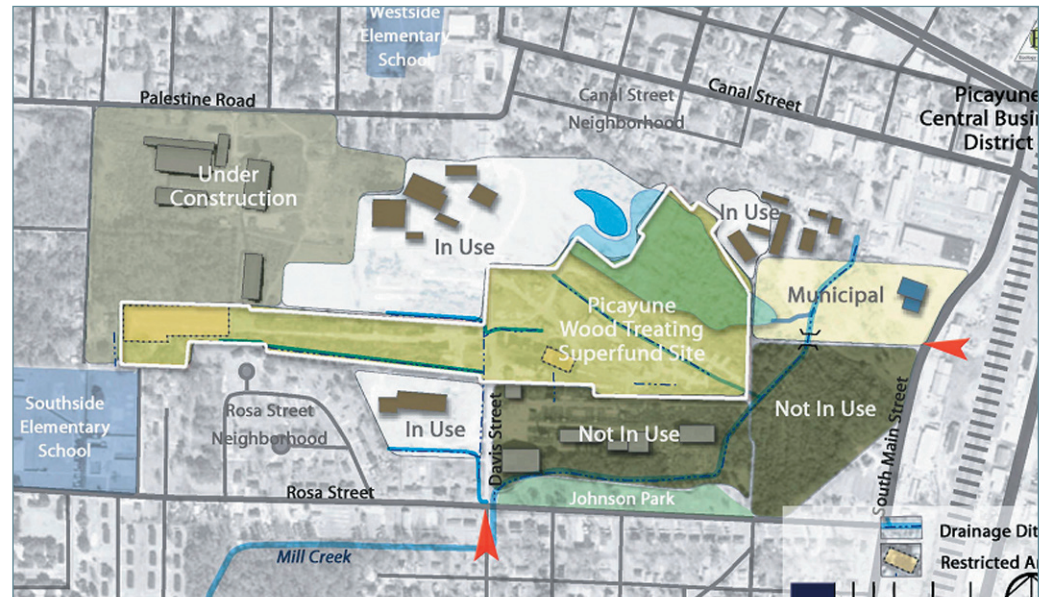
A Former Wood Treating Facility Office Building

Picayune Wood Treating Site Surroundings

The Picayune Wood Treating site fits within a broader context of surrounding land patterns and is part of a larger, 100-acre area zoned for industrial land uses as part of the city's I-2 Heavy Industrial District that includes multiple property owners, operating businesses, and vacant land.



The Picayune Wood Treating Superfund Site and Surrounding Land Uses



Current Use Status of Properties Surrounding the Picayune Wood Treating Site, 2005

Planning for the reuse of the Picayune Wood Treating site must take into consideration that the site is located within a larger land area that is transitioning over time from an industrial area to an area that will include a range of different, non-industrial land uses. While existing zoning tools could be updated to facilitate this transition, as described on page 28, the City could also create a new, targeted zoning tool, called an overlay district, which would enable existing industrial land uses in the District to transition to new, mixed land uses over time.

Zoning Overlay Districts: An Overview

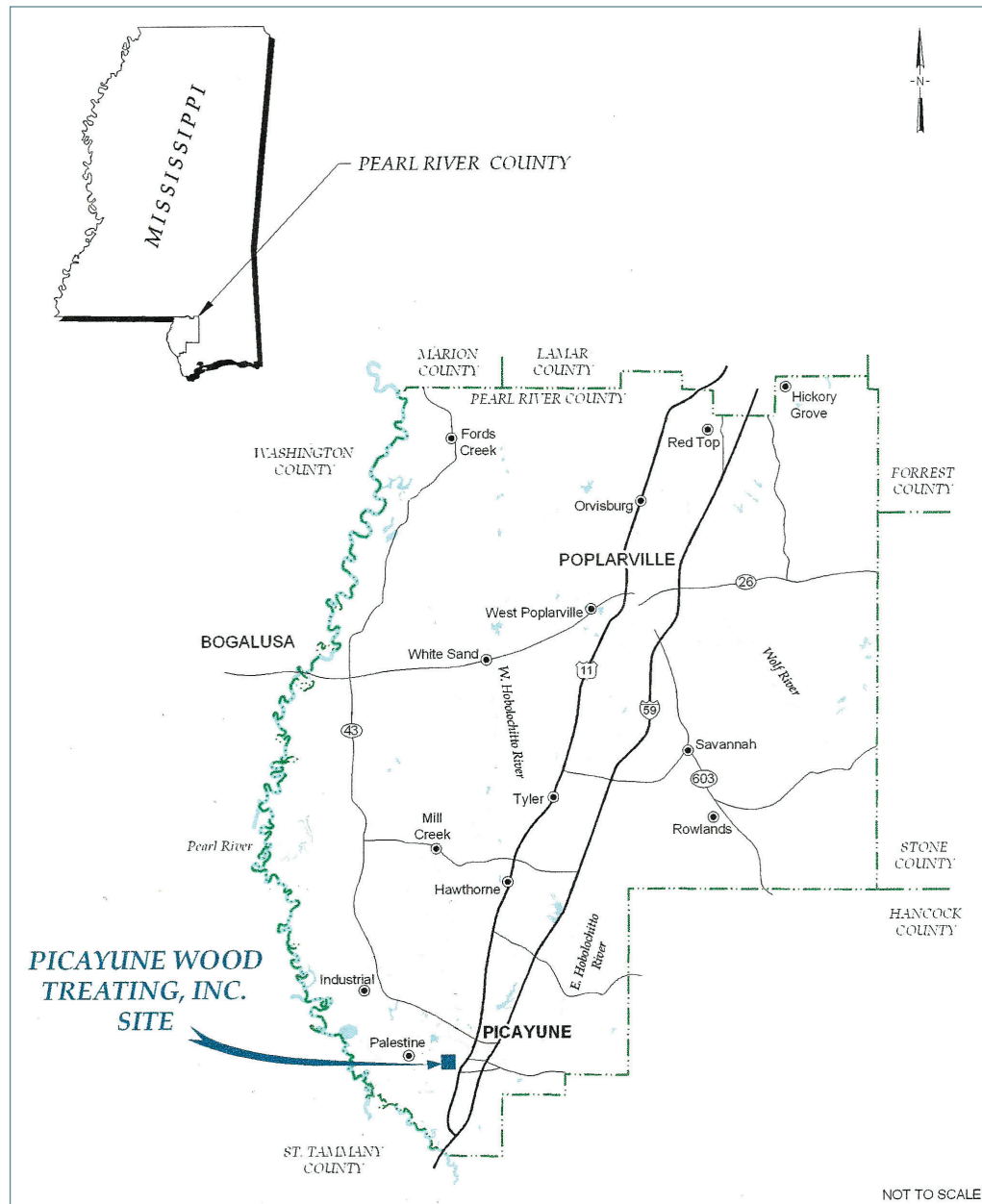
Zoning overlay districts are additional regulatory zones superimposed over conventional zoning district(s). These districts could help foster the revitalization of the larger I-2 District that encloses the Picayune Wood Treating site. Zoning overlay districts are supplemental – they do not replace or change a property’s existing zoning. Land owners retain “by right” uses of their property. Zoning overlay districts can be used to permit additional land uses not normally allowed by a given zoning district. For example, a mixed-use overlay district could allow particular residential or commercial uses in a traditionally industrial area. Incentives, such as density bonuses or expedited regulatory reviews, can be built into zoning overlay districts to encourage the participation of land owners and developers.

Overlay districts provide innovative and increasingly common ways to effectively manage land use and development. Overlay districts provide a flexible, effective way of better managing land use without the legal or administrative challenges of rezoning or creating new zoning districts and allow communities to address issues ranging from needed new land uses to urban design to historic preservation. Overlay districts can be fixed or floating: Fixed districts are mapped over an existing zoning district(s) or well-defined geographic area. The geographic extent of an overlay district need not follow existing parcel boundaries—it may extend for a given distance along either side of street corridor, or follow the width of a 100-year floodplain. Floating districts are designed to be applicable to all properties that meet certain predefined criteria. Given that these properties can be dispersed, the floating district comes to rest anywhere the eligibility criteria are met.

In Minneapolis, Minnesota, the local government established an overlay district to encourage the rehabilitation and reuse of existing industrial structures and to provide limited residential and retail uses in the I-1 and I-2 Industrial Districts where such uses are compatible with other uses in the area. Additional land uses allowed by overlay district include general retail sales and service uses, banks, bookstores, grocery stores, reception or meeting halls, theatres, and video stores. The district includes supplemental minimum lot area requirements and maximum occupancy regulations, as well as regulations regarding changing the “architectural integrity” of buildings, as well as any uses in a building where residences are located that could impact its residential use—in the words of the ordinance, “no vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition, shall be generated by uses in the building that will have an adverse impact on the residential use of the building.” The overlay district includes density bonuses for enclosed parking, as well as the development of affordable housing.

In Picayune, key initial considerations regarding the development of a zoning overlay district for the City’s I-2 Heavy Industrial District could include:

- Coordination with the City’s Comprehensive Plan and zoning;
- Extension and incorporation of mixed residential, commercial, recreational, and civic surrounding land uses;
- Consideration of the needs and priorities of existing property owners;
- Emphasis on access enhancements for surrounding neighborhoods and downtown; and
- Integration of future use plans in the district with the community and recreational land uses outlined in the community’s Conceptual Reuse Framework for the Picayune Wood Treating Superfund site.



Regional Context Map
Source: EPA Site Figures, 2004

Community Profile: Picayune, Mississippi and Surrounding Region

The City of Picayune is located at the crossroads of U.S. Highway 11 and Mississippi Highway 43 in Pearl River County in southern Mississippi. The land that would eventually become Pearl River County was originally occupied by the Choctaw Indians. White settlers arrived in the area in the early 1800s, coming from the Carolinas, Georgia, and Alabama, and settled along what would become the western side of the county, near the Pearl River. Scotsman Stephen Jarrell, the first settler on the land that would eventually become the City of Picayune, established a settlement in the area in 1811. By the 1850s, the continued influx of white settlers had almost entirely displaced the area's Native American population.

The area was originally organized as Pearl County in 1872. By 1879, the county was abolished by the Mississippi state legislature due to lack of development. Ten years later, however, local citizens appealed for the formation of a new county. The legislature obliged, and Pearl River County (pop. 2,957) was organized in 1890. By 1920, the county's population had climbed to 15,468. Picayune was to become the county's largest settlement; the city's first settler was Reverend T. B. Mitchell, a pioneer Baptist minister. The settlement, named by Eliza Jane Poitevent Nicholson, was named for both the *Daily Picayune*, the New Orleans newspaper which she owned, and a Spanish coin equivalent to half a bit, or one-fourth the value of a quarter.

Pearl River County and the City of Picayune's location and abundant timber resources served as catalysts for the region's economy and population growth. An expanding regional rail and river transportation network, combined with the extended growing season afforded by local climatic conditions, spurred heavy logging in the region. By 1915, three rail lines ran through Picayune, including the NO & NE, the Rosa Lumber Company train to Cybur, and the Weston Lumber Company train to Logtown. Local topography also made Picayune the logical site for a new rail switching yard, as sea-level Gulf Coast terrain south of the city rises 170 feet above sea-level north of the city. Long trains traveling between the Gulf Coast and points north were broken into two or three smaller trains in Picayune before continuing on northbound trips. In turn, empty southbound trains were joined at the switching station to make a more economical southbound trip. Later, during World War I, the city served as a stopping point for cotton trains and troop trains that moved through on a daily basis.

As local timber and rail industries grew, so did the area's population. By 1910, Picayune's population had grown to 846 residents, and continued growth quickly transformed Picayune into the largest city in Pearl River County. In turn, the area's population growth also spurred new business activity as well. A hotel was built in Picayune, followed by many homes and a clubhouse. Picayune's main street ran north and south along highway 11. Early shops included a drugstore, bank, barbershop, printing shop, general store, blacksmith, restaurant, and a professional office building for attorneys and doctors.

By 1930, however, the local economy was in transition, as heavy logging had removed nearly all of the virgin stands of yellow pine that once covered the area. In place of logging and timber processing, cattle ranching and tung orchards developed into significant parts of the local economy. Tung tree nuts were harvested for their oil and used in furniture finishing and other applications. Cattle grazed between the tung trees, creating an efficient, interdependent system of commerce. Within several years, Picayune became the tung capital of the world, with over 100,000 acres of surrounding Pearl River County devoted to tung orchards. The area's tung orchards remained an integral part of the local economy until 1969, when Hurricane Camille destroyed most of the trees. However, while area tung trees were destroyed, local cattle ranching operations continued and thrived.

Today, the City of Picayune is a vital and progressive city that retains its southern small-town charm. Cattle ranching and agricultural activities remain an important part of the local economy, while more recent economic engines include the nearby John C. Stennis Space Center. Leading local economic sectors include education, health and social services, manufacturing, and retail trade. Well-maintained streets, good schools, and an abundance of churches, stores, and restaurants combine with the region's mild subtropical climate to make Picayune an ideal place to live or visit.

The Picayune Wood Treating Community Reuse Planning Process

The Picayune Wood Treating Community Reuse Planning Project was established as an eight-month, community-based reuse planning process. The process was managed by the project's Land Use Committee, a 20-member body that met three times and hosted a public meeting to share the project's findings with the larger community.

Funded by EPA Region 4 and EPA's Superfund Redevelopment Initiative (SRI), the City of Picayune's City Council served as the project's sponsor. The project's consultant team organized public outreach efforts; provided research, analysis, and design services; facilitated committee and public meetings; and developed and revised the project's site reuse framework.

This section of the report describes the project's structure and timeframe in greater detail.

The Land Use Committee

The Committee was created to represent the community's priorities and perspectives regarding potential future land uses at the Picayune Wood Treating Superfund site. The Committee also provided a forum for the community to learn about the site's contamination and remediation and, in turn, to provide EPA and MDEQ with the community's guidance and reuse recommendations to inform the development of the site's remedy.

The Land Use Committee included a diverse range of interests. The Committee represented community characteristics such as age, race/ethnicity, and economic level. The following specific interest groups were also targeted:

- residents and property owners adjacent to the site;
- residents and property owners from across the City and Pearl River County;
- site owners;
- local business interests;
- local government officials and staff; and
- local community organizations

The project's structure included resource members that could provide expertise but did not have a stake in the project's

outcome and were not involved in determining the Committee's reuse recommendations. Project resource members included representatives from EPA Region 4, the Mississippi Department of Environmental Quality, and the *Picayune Item* newspaper. Following design of the Committee's structure, participation goals were developed for potential Committee members. In order to serve as a member of the Committee, potential members were asked to be willing and available to:

- Participate in three Committee meetings and one community meeting over the course of the eight-month process;
- Represent the interests of the city as a whole rather than any single specific interest; and
- Consider a wide range of potential uses for the site.

During the first Committee meeting in March 2005, the project's consultant team worked with the Committee to clarify the group's roles and responsibilities. The Committee revisited these roles and responsibilities throughout the project; these served as guidance for the Committee's discussions and decision-making:

- Listening to the local community throughout the process and incorporating its perspectives into the Committee's discussions;
- Learning about the Superfund program, reuse opportunities, and the Picayune Wood Treating Superfund site;
- Providing the City of Picayune, EPA Region 4, and MDEQ with future land use recommendation(s); and
- Serving as ambassadors and information resources for the community.

The Land Use Committee also worked with the project's consulting team during the project's first two Committee meetings to establish ground rules and a decision-making structure for the Committee's discussions. Ground rules identified by the Committee include:

- Committee discussions should be an open, friendly process in which different opinions are welcome and respected;
- Clear, understandable language should be used in Committee discussions. Any time an acronym is used, it should be explained; and
- The project should be an interactive process that reaches into the community to provide information and to receive input.

The project was established as a consensus-based process, with Committee members agreeing to work together to develop reuse recommendations for the Picayune Wood Treating Superfund site. If full agreement was not possible, Committee members determined that an accurate description of group preferences, along with the pros and cons of various options and areas of agreement and disagreement, would be reported to City of Picayune, EPA, and MDEQ.

Conclusions: Future Roles and Responsibilities

In this project report, the project's Land Use Committee has presented EPA, MDEQ, and Picayune's Mayor and City Council with its reuse recommendations for the Picayune Wood Treating Community Reuse Planning Project.

Beyond the publication of this report, the Committee intends that EPA and MDEQ incorporate its reuse recommendations into the evaluation and selection of the site's remedy. The Committee recognizes that EPA and MDEQ's analysis of site data is ongoing, that additional information about the site's contamination is forthcoming, and that this information could impact the types of land uses allowed at the site in the future. In this case, the Committee requests that EPA and MDEQ report back to the City and the community to discuss potential implications and updated approaches to facilitate the reuse of the Picayune Wood Treating site.

The Committee also requests that EPA and MDEQ continue to work closely with the City of Picayune and community residents in the future to address community concerns and work with the community to clean up the Picayune Wood Treating Superfund site and return the site to successful use. In the months ahead, EPA and MDEQ will be responsible for integrating the Committee's reuse guidelines and Conceptual Reuse Framework with the selection and design of the site's remedy. The potential for different future uses at the site depends on the agencies' innovative analyses and capacity to consider multiple remedial alternatives.

The Committee also intends that Picayune's Mayor and City Council review and incorporate its research and reuse recommendations into future City planning efforts and documents, including the City's zoning ordinance, and serve as the convening authority for ongoing reuse planning efforts. The Committee requests that the City continue to work closely with community residents, EPA, and MDEQ to ensure that the Picayune Wood Treating Superfund site is cleaned up and successfully returned to use.

Appendices

Appendix A: Reuse Resources

The project's consultant team has identified a range of public and private sector resources that can provide funding, technical assistance, and training to help facilitate the implementation of the reuse framework developed for the Picayune Wood Treating site. This appendix lists the resources available to help the community return the site to successful use as a community resource.

Economic Development Resources

Federal-Level:

- **Local Technical Assistance Program**

U.S. Department of Commerce, Economic Development Administration

The Local Technical Assistance Program works to fill the knowledge and information gaps that may prevent leaders in the public and nonprofit sectors of local communities from making optimal decisions on local economic development issues. Grants often support feasibility studies on potential economic development projects, such as industrial or business incubators. The program is flexible; some communities and regional organizations have used Local Technical Assistance grants to develop revitalization plans, to prepare tourism development strategies, and sponsor economic development conferences or seminars. Eligible applicants include economic development districts, states, cities, or other political subdivisions of a state.

U.S. Department of Commerce Economic Development Agency

Federal Building, Room 740
200 North High Street
Columbus, OH 43215
www.osec.doc.gov/eda

Contact:
Robert Hickey
Economic Development Representative
T: 800-686-2603
F: 614-469-7315

- **Short Term Planning Grants**

U.S. Department of Commerce, Economic Development Administration

Short Term Planning Grants provide support for significant new economic development planning, policy making and implementation efforts including economic analysis, definition of economic development goals, determination of project opportunities, and the formulation and implementation of development programs that include systematic efforts to generate employment opportunities, reduce unemployment, and increase incomes. Eligible activities include the preparation and maintenance of a comprehensive economic development planning process, coordination of planning efforts, development of institutional capacity, diversification of the local economic base, and the implementation of programs and projects designed to create permanent jobs and increase incomes.

**U.S. Department of Commerce
Economic Development Agency**

Federal Building, Room 740
200 North High Street
Columbus, OH 43215
www.osec.doc.gov/eda

Contact:

Robert Hickey
Economic Development Representative
T: 800-686-2603
F: 614-469-7315

- **Community Development Block Grant Entitlement Communities Program**

U.S. Department of Housing and Urban Development

The Community Development Block Grant (CDBG) Entitlement Communities Program provides annual grants to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, as well as expanding economic opportunities, principally for low-and moderate-income persons. CDBG funds may be used for activities that include, but are not limited to, the acquisition of real property, the rehabilitation of residential and non-residential structures, construction of public facilities and improvements, and provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities. Local municipal or county governments administer CDBG funds. Each entitlement community develops their own programs and funding priorities.

**U.S. Department of Housing and
Urban Development**

U.S. Department of Housing and Urban
Development
451 7th Street, SW
Washington, DC 20410
www.hud.gov/offices/cpd/communitydev/programs/entitlement/index/cfm

Contact:

T: 202-708-1112

State-Level:

- **Capital Improvement Revolving Loan Program**

Mississippi Development Authority

The Capital Improvements Revolving Loan Program is designed for making tax-exempt loans to counties or municipalities to finance capital improvements in Mississippi. Eligible projects include construction and improvements to public infrastructure, renovations and/or purchasing of buildings for economic development purposes, and the construction or repair of transportation infrastructure.

Mississippi Development Authority

Community Services Division

P.O. Box 849

Jackson, MS 39205

[www.mississippi.org/comm_assist/
CAP_Guidelines_2003117.pdf](http://www.mississippi.org/comm_assist/CAP_Guidelines_2003117.pdf)

Contact:

Dean Patterson

T: 601-359-3179

F: 601-359-3108

- **Community Self-Help Program**

Mississippi Development Authority

The Community Self-Help Program uses a “self-help” approach to help small communities solve their problems for less cost. Mississippi Development Authority staff work with local residents to combine the community’s resources (materials, volunteer labor and leadership, and financing) with available grants and loans. With this program, projects are often accomplished with a cost savings of 30 percent or more.

Mississippi Development Authority

Community Services Division

P.O. Box 849

Jackson, MS 39205

www.mississippi.org

Contact:

Henry Cote

T: 601-359-3179

F: 601-359-3108

Non-Governmental Organizations

- **Community/Economic Development Assistance**

National Center for Small Communities (NCSC)

The National Center for Small Communities is a national nonprofit organization focused on serving the leaders of America's smaller communities. The NCSC's mission is to provide local elected officials with tools to govern effectively and the skills to expand local economies, protect natural resources, and preserve community character. The NCSC offers answers and how-to assistance on such issues as community capacity-building, economic development, environmental planning and regulatory compliance, local government management, financing and budget, grassroots fund-raising, and technology.

National Center for Small Communities

444 North Capitol Street NW, Suite 397
Washington, DC 20001-1202

www.natat.org/ncsc

Contact:

Nancy Stark
Director, Community & Economic
Development

T: 202-624-3550

F: 202-624-3554

- **Sustainable Communities Program**

Jessie Smith Noyes Foundation

The Jessie Smith Noyes Foundation's Sustainable Communities Program works to support communities that are environmentally sound, economically vibrant, and socially just. Program priorities include supporting initiatives that connect the environment with community economic development using an inclusive and democratic decision-making process, as well as facilitating networking and raising the visibility of organizations working on sustainable community initiatives. Letters of inquiry can be submitted anytime during the year and are reviewed on a continuous basis.

Jessie Smith Noyes Foundation

6 East 39th Street, 12th Floor
New York, NY 10016

www.noyes.org/admin/sc.html

Contact:

Victor De Luca
Grant Manager

T: 212-684-6577

F: 212-689-6549

Historic Preservation Resources

Federal-Level:

- **National Preservation Loan Fund (NPLF)**
National Trust for Historic Preservation

The National Preservation Loan Fund (NPLF) provides funding for a variety of preservation projects, including establishing or expanding local and statewide preservation revolving loan funds, acquiring and/or rehabilitating historic buildings, sites, structures, and districts, and preserving National Historic Landmarks. Eligible NPLF applicants include tax-exempt nonprofit organizations; local, state, or regional governments; and for-profit organizations. Preference is given to nonprofit and public-sector organizations. Eligible properties are local, state, or nationally designated historic resources; or locally recognized historic resources. Eligible projects must comply with the Secretary of the Interior's Standards for the Treatment of Historic Buildings.

State-Level:

- **Certified Local Government Program (CLG)**
Mississippi Department of Archives and History

The Certified Local Government (CLG) Program is a federal-state-local partnership established in 1980 to provide support to local governments that have established their own local historic preservation programs. The CLG Program provides technical assistance and grants-in-aid for local governments to undertake historic preservation projects of importance to the community. Grants are awarded on a competitive basis and must be matched by local funds. Grants may be used for education programs and publications, historical, architectural, and/or archaeological site inventory work; National Register nomination preparation; restoration and stabilization of historic buildings; and general staff support for new historic preservation commissions. To be eligible for the CLG Program, a community must adopt a preservation ordinance establishing a preservation commission in accordance with federal and state guidelines.

National Trust for Historic Preservation

National Trust for Historic Preservation
National Trust Loan Funds
1785 Massachusetts Avenue, NW
Washington, DC 20036
www.nationaltrust.org/community_partners/loan.html

Contact:

T: 202-588-6360
F: 202-588-6207

Mississippi Department of Archives and History

Historic Preservation Division
P.O. Box 571
Jackson, MS 39205
www.mdah.state.ms.us/hpres/clgprogram.html

Contact:

Todd Sanders
T: 601-354-7303
F: 601-354-7227

- **Cultural Resources Survey Assistance**

Mississippi Department of Archives and History

Cultural Resources Surveys (CRSs) identify and record significant historical, architectural, and archaeological sites in the state. The Mississippi Department of Archives and History has established guidelines for conducting CRSs and, in some cases, may be able to provide local governments with funding and management assistance.

**Mississippi Department of Archives
and History**

Historic Preservation Division

P.O. Box 571

Jackson, MS 39205

[www.mdah.state.ms.us/hpres/architec-
ture.html](http://www.mdah.state.ms.us/hpres/architecture.html)

Contact:

Kenneth Pool

T: 601-354-7303

F: 601-354-7227

- **National Register Listing Assistance**

Mississippi Department of Archives and History

The Mississippi Department of Archives and History offers technical assistance to individuals/groups seeking National Historic Register Status for a building. The National Register is a list of buildings, districts, historic sites, archaeological sites, and other properties that are officially recognized by the federal government as being especially worthy of protection and preservation. In order for a building to qualify for the National Register, it must meet certain criteria, including two primary factors: significance and integrity. Significance is the capacity of the property to embody, represent, or help the public understand some important aspect of the history of the nation, state, or local community. As a general rule, the property must have acquired significance from events or developments that occurred at least fifty years ago. Integrity is the degree to which a property retains its historical identity and authenticity in characteristics such as appearance, materials, and location.

**Mississippi Department of Archives
and History**

Historic Preservation Division

P.O. Box 571

Jackson, MS 39205

www.mdah.state.ms.us/hpres/nrfaq.html

Contact:

James Barnett

T: 601-354-7303

F: 601-354-7227

Resource Conservation and Recreation

Federal-Level:

- **Recreational Trails Program**

*The U.S. Department of Transportation, Federal Highway Administration
(administered by the Mississippi Department of Wildlife, Fisheries & Parks's Division of State Parks)*

The U.S. Department of Transportation's Federal Highway Administration provides matching funds to states to develop and maintain recreational trails and trail-related facilities for both motorized and non-motorized recreational trail users. Examples of trail uses include hiking, bicycling, in-line skating, equestrian use, cross-country skiing, snowmobiling, off-road motorcycling, all-terrain vehicle riding, four-wheel driving, or off-road motorized vehicle use. In Mississippi, the Department of Wildlife, Fisheries & Parks administers the program and develops its own procedures to solicit and select projects for funding.

- **Rivers, Trails, and Conservation Assistance Program**

National Park Service

The National Park Service's Rivers, Trails, and Conservation Assistance Program works with community groups and local and state governments to conserve rivers, preserve open space, and develop trails and greenways. Technical assistance, provided by the program's national network of 90 conservation and recreational-planning professionals, includes assessing resources, developing concept plans, identifying potential sources of funding, and providing conservation and recreation information. The program is administered on a regional basis.

U.S Department of Transportation Federal Highway Administration

Division of State Parks
Mississippi Department of Wildlife,
Fisheries & Parks
1505 Eastover Drive
Jackson, MS 39211-6374
www.fhwa.dot.gov/environment/rec-trails/rtbroch.htm

Contact:

Robert T. Boxx, RTP Administrator
T: 601-432-2236
F: 601-432-2236

National Park Service

National Park Service
LA/MS Field Office
419 Decator Street
New Orleans, LA 70130
www.nps.gov/ncrc/programs/rtca/contactus/cu_offices.html

Contact:

Stacye Palmer or Robert Vernon
Rivers, Trails, & Conservation Assistance
T: 504-589-3882
F: 504-589-3851

- **Land & Water Conservation Fund**

National Park Service

The Land & Water Conservation Fund provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities. The program is intended to create and maintain a nationwide legacy of high-quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States. Any unit of government, including Native American tribes, school districts, or any combination of units in which authority is legally constituted to provide recreation, is eligible.

National Park Service

Outdoor Recreation Grant
Department of Wildlife, Fisheries & Parks
P.O. Box 451
Jackson, MS 39205-0451
www.nps.gov/ncrc/programs/lwcf/index.html

Contact:
T: 601-432-2224

- **Partners for Fish and Wildlife Program**

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service's Partners for Fish and Wildlife Program provides technical and financial assistance to private landowners who voluntarily restore wetlands and other fish and wildlife habitat on their land. It encourages funding from other organizations to help complete projects. Private landowners, often in partnerships with conservation groups and government agencies, are eligible for assistance. Landowners must sign an agreement to retain the restoration projects for at least 10 years, but otherwise maintain full control of their land.

U.S. Fish and Wildlife Service

Branch of Habitat Restoration
4401 N. Fairfax Drive
Arlington, VA 22203
partners.fws.gov

Contact:
Sally J. Valdes
T: 703-358-2201
F: 703-358-2232

- **Resource Conservation & Development Program (RC&D)**

U.S. Department of Agriculture Natural Resource Conservation Service

The RC&D Program aims to accelerate the conservation, development and utilization of natural resources, as well as improve the general level of economic activity and standard of living in designated RC&D areas. The program works to enhance the capability of state, tribal, and local units of government, as well as local nonprofit organizations in rural areas to plan, develop, and carry out programs for resource conservation and development. Current program objectives focus on improvements in quality of life through natural resources conservation, sustainable community development, prudent resource use, and the management of natural resources. RC&D areas are locally sponsored regions designated by the Secretary of Agriculture for RC&D technical and financial assistance program funds.

**U.S. Department of Agriculture
Natural Resource Conservation
Service**

National Resources Conservation
Service

P.O. Box 2890

Washington, DC 20013

www.nrcs.usda.gov/programs/rcd

Contact:

Terry D'Addio

National RC&D Program Manager

T: 202-720-0557

- **Wildlife Habitats Incentive Program**

U.S. Department of Agriculture Natural Resources Conservation Service

The Wildlife Habitats Incentive Program (WHIP) is a voluntary program designed to provide technical and financial assistance to landowners for the establishment and improvement of fish and wildlife habitat. Ranking criteria are used to select applicants with conservation plans that will create, enhance or protect wildlife. Applications are accepted through a continuous sign-up process.

**U.S. Department of Agriculture
Natural Resources Conservation
Service**

Suite 1321, Federal Building

100 West Capitol Street

Jackson, MS 39269-1399

www.in.nrcs.usda.gov/programs/whip

Contact:

Al Garner

State Program Coordinator

T: 601-965-5196

F: 601-965-4940

State-Level:

- **Continuous Conservation Reserve Program**
Mississippi Land Trust

The Mississippi Land Trust focuses efforts largely on securing and maintaining conservation easements throughout the state. The Land Trust's Continuous Conservation Reserve Program (CCRP) provides assistance to land owners who create a conservation buffer or strip/parcel of land next to environmentally sensitive areas such as wetlands, streams, or rivers. Land enrolled as conservation buffers in the CCRP will receive an annual rental payment based on the relative productivity of the soil type being offered and the average dry land cash rental rate for comparable land in the county. Additional financial incentives are also offered.

Mississippi Land Trust

P.O. Box 187
Amory, MS 38821
www.misslandtrust.org

Contact:
Daniel Coggins
T: 662-256-4486
F: 662-257-9710
dcoggin@misslandtrust.org

- **Scenic Streams Stewardship Program**
Mississippi Department of Wildlife, Fisheries, and Parks

The Mississippi Scenic Streams Stewardship Program encourages property owners along designated waterways to engage in voluntary best management practices. In return, these property owners are eligible for tax incentives. The program is administered by the Mississippi Department of Wildlife, Fisheries, and Parks.

Mississippi Department of Wildlife, Fisheries, and Parks

Scenic Stream Stewardship Program
Mississippi Museum of Natural Science
2148 Riverside Drive
Jackson, MS 39202
www.mdwfp.com/scenicstreams/introduction.asp

Contact:
T: 601-354-7303
F: 601-354-7227

- **Mississippi Recreational Trails Program**
Mississippi Department of Wildlife, Fisheries, and Parks

The Mississippi Recreational Trails Program is administered by the Mississippi Department of Wildlife, Fisheries, and Parks. The program is designed to provide and maintain recreational trails and trails-related facilities identified in, or further the specific goals of, a Recreational Trails Plan, or a Statewide Comprehensive Outdoor Recreation Plan (SCORP). Eligible agencies include federal and state agencies, local governments, legally constituted authorities or commissions, and non-profit conservation organizations for projects on publicly held lands. This is a reimbursement program that requires grant recipients to pay 100% of the cost of an item before submitting a request for reimbursement for 80 percent of eligible costs.

**Mississippi Department of Wildlife,
Fisheries, and Parks**

Recreational Trails Program
1505 Eastover Drive
Jackson, MS 39211-6374
www.mdwfp.comrtp/MSrtpApplication

Contact:
Robert T. Boxx
Administrator
T: 601-432-2225

- **Mississippi Transportation Enhancement Tree Planting Program**
Mississippi Forestry Commission and Mississippi Department of Transportation

The Transportation Enhancement Tree Program is a statewide initiative to plant trees for the purpose of enhancing transportation. Any unit of state or local government is eligible to apply for a grant to plant trees on state or locally owned public properties. Tree planting projects must have a direct relationship to the transportation system, but are not required to be linked to a state or federal highway. Projects may be undertaken on public properties in close proximity to (in sight of) a public transportation corridor or facility. Such corridors or facilities include municipal, county, state, or federal roadways, railways, depots, transportation administration buildings, port facilities, and bike or pedestrian paths. Some examples of transportation enhancements through tree planting include the use of trees as a screen, for erosion control, as stream buffers, sight or sound barriers, windbreaks, for shade, or for aesthetic improvements.

Mississippi Forestry Commission

301 N. Lamar Street, Suite 300
Jackson, MS 39201
www.mfc.state.ms.us

Contact:
Rick Olsen
T: 601-359-1386
F: 601-359-1349

- **Mississippi Association of Resource Conservation and Development Councils**

The Mississippi Association of Resource Conservation and Development Councils is made up of seven councils that serve all 82 counties across Mississippi. The councils provide a focal point of local leadership and bring together private citizens and local, state, and federal agencies to improve economic, social, and environmental conditions within each RC&D area.

Mississippi Association of Resource Conservation and Development Councils

311 Airport Road
Pearl, MS 39208-6650

Contact::

T: 601-965-5233

F: 601-965-5734

- **Grants Resource Center**

Southwest Mississippi Resource Conservation and Development, Inc.

The Grants Resource Center is maintained by Southwest Mississippi Resource Conservation and Development, Inc. The Center offers access to a national foundation center database and a small library of books related to fund-raising.

Southwest Mississippi Resource Conservation and Development, Inc.

Grants Resource Center
1395 Johnny Johnson Drive, Suite E
Brookhaven, MS 39601
www.msrgd.org/default.htm

Contact:

T: 601-354-7303

F: 601-354-7227

Private Foundations / Trusts

- **Bricks and Mortar Grant Program**

The Kresge Foundation

The Kresge Foundation is an independent, private foundation founded in 1924 by the S.S. Kresge Company, more widely known as Kmart. The foundation has several grantmaking programs and initiatives for nonprofit organizations. The foundation focuses on capital programs and giving to organizations for facility construction or improvement. The “Bricks and Mortar” program offers financial support for building facilities and challenges private giving. Projects that may receive funding include the construction of facilities, renovation of facilities, purchase of major equipment or an integrated system at a cost of at least \$300,000, and the purchase of real estate. The foundation predominantly provides high dollar grants (over \$750,000). Governmental agencies can apply for funding in order to purchase real estate.

Kresge Foundation

3215 West Big Beaver Road
P.O. Box 3151
Troy, MI 48007-3151
www.kresge.org

Contact:

T: 248-643-9630
F: 248-643-0588

- **Sustainable Development Program**

Rockefeller Brothers Fund

The Rockefeller Brothers Fund promotes social change that contributes to a more just, sustainable, and peaceful world. Through its grantmaking, the Fund supports efforts to expand knowledge, clarify values and critical choices, nurture creative expression, and shape public policy. The Fund's programs are intended to develop leaders, strengthen institutions, engage citizens, build community, and foster partnerships that include government, business, and civil society. Respect for cultural diversity and ecological integrity pervades the Fund's activities.

Rockefeller Brothers Fund

437 Madison Avenue
37th Floor
New York, NY 10022-7001
www.rbf.org

Contact:

T: 212-812-4200
F: 212-812-4299
info@rbf.org

Non-Governmental Organizations

- **US Soccer Foundation Grants Program**

United States Soccer Foundation

The Mission of the US Soccer Foundation is to enhance, assist, and grow the sport of soccer. The Foundation's core program is the administration of its annual Grants process. Having just completed its ninth year, the Grants Program has awarded over \$17 million in cash and equipment to more than 265 grantees nationwide. Grantees cover the entire spectrum of soccer organizations, from small rural clubs looking to start a soccer program to the national programs of the US Soccer Federation, the National Governing Body for the sport of soccer in the United States. The Foundation's Grants Program is open to anyone with a soccer-specific program or a project that benefits a non-for-profit recreational purpose.

United States Soccer Foundation

1050 17th Street, NW
Suite 210
Washington, DC 20036
www.ussoccerfoundation.org

Contact:

Karen Irish
Manager, Proactive Initiatives
kci@ussoccerfoundation.org
T: 202-872-6656
F: 202-872-6655

- **Environmental Program**

Georgia Pacific Foundation

The Georgia Pacific Foundation's Environment Program works to promote environmental stewardship and awareness by funding non-profit organizations that focus on resource conservation, parks/nature trails/recreation areas, and environmental education. Grant applications are accepted between January 1 and October 31 of each year.

Georgia Pacific Foundation

133 Peachtree Street, N.E.
Atlanta, GA 30303
www.gp.com/center/community/environment.html

Contact

Curley M. Dossman, Jr.
President, Georgia-Pacific Foundation
T: 404-652-4182
F: 404-749-2754

- **Environmental Grants**

Ben & Jerry's Foundation

The Ben & Jerry's Foundation provides grants to non-profit organizations that seek to institute environmental or institutional change, foster new ways of thinking, address the root cause of social and environmental problems, as well as help ameliorate an unjust or destructive situation by empowering constituents. Grants of \$1,001 to \$15,000 are rewarded to non-profit organizations three times per year. Letters of intent may be submitted at any time and are reviewed on an ongoing basis, but should be received no later than ten weeks prior to a desired full proposal cycle deadline. If an application is chosen for further consideration, deadlines to submit a full proposal are: March 1, July 1, and November 1.

Ben & Jerry's Foundation

30 Community Drive
South Burlington, VT 05403
www.benjerry.com/foundation/index.html

Contact:
Lisa Pendelino
T: 802-846-1500

- **Environmental Grants**

Public Welfare Foundation

The Public Welfare Foundation's Environment Program provides funds to nonprofit programs that work on environmental challenges, especially in communities where there are the least resources to respond. The Environment Program also provides funds to nonprofit programs that provide technical assistance to grassroots or local efforts, advocacy efforts that increase the participation of affected communities in policy decisions concerning health and the environment, and programs that promote sustainable development. Grant applications begin with a letter of inquiry and may be submitted for review on a rolling basis throughout the year.

Public Welfare Foundation

1200 U Street NW
Washington, DC 20009-4443
www.publicwelfare.org/grants/environment.asp

Contact:
Midge Taylor
Program Officer
T: 202-965-1800
F: 202-265-8851

- **Environmental Programs**

- The Conservation Fund*

The Conservation Fund helps local, state, and federal agencies and nonprofit organizations acquire property from willing sellers to protect open space, wildlife habitat, public recreation areas, river corridors, and historic places. The fund also offers land advisory services, applying principles of sustainable development to real estate projects with sensitive ecological, visual, and historical resources. Additionally, the fund works to enhance, restore, and protect the nation's land and water resources through mitigation services that range from planning and negotiation to acquisition and implementation. The fund also provides services in natural resource damage mitigation, habitat/species mitigation, and wetland mitigation.

The Conservation Fund

1800 North Kent Street, Suite 1120
Arlington, VA 22209-2156
www.conservationfund.org

Contact:

Douglas R. Horne
Director, Land Advisory Services
T: 703-525-6300
F: 703-525-4610

- **Environmental Grant**

- Unity Avenue Foundation*

The Unity Avenue Foundation provides grants for specific projects that foster responsible, long-term human interaction with the natural environment, particularly those projects that can be replicated or adapted for broad application. Grant rewards are a minimum of \$5,000. A one-page proposal summary must be received by the second Friday in January each year. Full proposals for selected projects are due by March 15.

Unity Avenue Foundation

342 Fifth Ave N.
Bayport, MN 55003-1201
www.scenicriver.org/ua/index.html

Contact:

Sarah Andersen
Grants Consultant
T: 651-439-1557
F: 651-439-94801

- **Mississippi Fish and Wildlife Foundation Financial Assistance**

Mississippi Fish and Wildlife Foundation

The Mississippi Fish and Wildlife Foundation was founded to conserve, restore, and enhance fisheries and wildlife resources for the enjoyment and enrichment of all residents of Mississippi, their progeny, and visitors to the state. The Foundation offers financial assistance for a variety of programs that support their philosophy. The Foundation's philosophy is based on three basic principles: (1) a strong economy provides incentives; (2) encouraging conservation stewardship, while recognizing private property rights; and (3) polluters should be liable for harm they cause to others.

Mississippi Fish and Wildlife Foundation

P.O. Box 10
384 Stoneville Road
Stoneville, MS 38776
www.wildlifemiss.org

Contact:

T: 662-686-3375

F: 662-686-4780

- **Youth Development Grants**

Tiger Woods Foundation

The Tiger Woods Foundation works to empower young people to reach their highest potential by initiating and supporting community-based programs that promote the health, education, and welfare of America's youth. The foundation funds non-profit youth development programs and projects that develop potential through cultural studies, recreation, physical fitness, and leisure activities; volunteer-based mentoring programs and community service projects; and programs that build self-esteem and/or provide positive values while expanding opportunities.

Tiger Woods Foundation

4281 Katella Avenue
Suite 11
Los Alamitos, CA 90720
www.twfound.org/home

Contact:

T: 202-463-6622

F: 202-463-6625

- **Bicycle and Pedestrian Planning Technical Assistance**

National Center for Bicycling and Walking (NCBW)

The National Center for Bicycling and Walking provides information, training, and education on bicycle and pedestrian related issues, including facility planning, design, and engineering, public health and physical activity, and education and safety research and programs; effective advocacy techniques; and trails and greenway development. Additionally, the NCBW hosts the annual Pro Bike/Pro Walk Conference. Contact the National Center for Bicycling & Walking at info@bikewalk.org for further information about the Conference.

National Center for Bicycling and Walking

1506 21st Street NW, Suite 200
Washington, DC 20036

www.bikewalk.org

Contact:

Bill Wilkinson

Executive Director

T: 202-463-6622

F: 202-463-6625

bill@bikewalk.org

Appendix B: List of Project-Related Acronyms

AR - (Administrative Record): List of all EPA documents used to develop a response action for a Superfund site. The AR culminates in the record of decision for remedial action or an action memorandum for removal actions.

ASTM - (American Society for Testing and Materials): ASTM International is a not-for-profit organization that provides a global forum for the development and publication of voluntary consensus standards for materials, products, systems, and services.

ASTSWMO - (Association of State and Territorial Solid Waste Management Officials): Association that focuses on the needs of state hazardous waste programs, non-hazardous municipal solid waste and industrial waste programs, recycling/minimization/reduction programs, Superfund/State cleanup programs, and underground storage tank and leaking underground storage tank programs.

ATSDR - (Agency for Toxic Substances and Disease Registry): Federal agency within the Department of Health and Human Services tasked to prevent exposure and adverse human health effects and diminished quality of life associated with exposure to hazardous substances from waste sites, unplanned releases, and other sources of pollution present in the environment.

CERCLA - (Comprehensive Environmental Response, Compensation, and Liability Act (1980)): The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment.

CERCLIS - (Comprehensive Environmental Response, Compensation, and Liability Information System): The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) is EPA's database management system, which maintains a permanent record of all information regarding all reported potential hazardous waste sites.

CIC - (Community Involvement Coordinator): EPA staff member responsible for Agency's community involvement activities at Superfund sites. The CIC coordinates community meetings, explains Agency activities, and works with communities to address local concerns and priorities.

EPA - (Environmental Protection Agency): Federal agency whose mission is to protect human health and safeguard the natural environment.

HAZMAT - (Hazardous Materials): Chemicals, usually the by-products of industrial processes, that pose a danger to human health and the environment.

HRS - (*Hazard Ranking System*): The HRS is the scoring system used by EPA's Superfund program to assess the relative threat associated with actual or potential releases of hazardous substances. The HRS is the primary screening tool for determining whether a site will be included on the National Priorities List (NPL), EPA's list of priority sites identified for possible long-term remedial action under Superfund. The scoring system assigns each site reviewed a value between 0 and 100. A score of 28.5 or higher means that the site is eligible for listing on the NPL.

MDEQ - (*Mississippi Department of Environmental Quality*): The Mission of the Mississippi Department of Environmental Quality is to safeguard the health, safety, and welfare of present and future generations of Mississippians by conserving and improving our environment and fostering wise economic growth through focused research and responsible regulation.

NCP - (*National Contingency Plan*): The National Oil and Hazardous Substances Pollution Contingency Plan, more commonly called the National Contingency Plan or NCP, is the federal government's blueprint for responding to both oil spills and hazardous substance releases.

NPL - (*National Priorities List*): The NPL is EPA's list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under Superfund. The list is based primarily on the score a site receives from the Hazard Ranking System. EPA is required to update the NPL at least once a year. A site must be on the NPL to receive money from the Trust Fund for remedial action.

O&M - (*Operations and Maintenance*): Activities conducted after a Superfund site remedial action is completed to ensure that the site remedy remains effective in the future.

OSRTI - (*Office of Superfund Remediation and Technology Innovation*): Manages the Superfund program, which was created to protect citizens from the dangers posed by abandoned or uncontrolled hazardous waste sites. Congress established Superfund through the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

OSWER - (*Office of Solid Waste & Emergency Response*): The Office of Solid Waste and Emergency Response (OSWER) develops guidelines and standards for the land disposal of hazardous wastes and underground storage tanks. OSWER also implements a program to respond to abandoned and active hazardous waste sites and accidental releases, including some oil spills, and encourages the use of innovative technologies for contaminated soil and ground water.

PA - (*Preliminary Assessment*): The PA is the first stage of EPA's site assessment process. It is a relatively quick, low-cost compilation of readily available information about a site and its surroundings. The PA emphasizes identifying populations and other targets that might be affected by a site's contamination. It includes a reconnaissance of the site and surrounding area, but not environmental sampling. The PA is designed to distinguish between sites that pose little or no potential threat to human health and sites that warrant further investigation.

PCOR - (*Preliminary Closeout Report*): EPA report that documents the completion of a site's remedy.

PRP - (Potentially Responsible Party): A party that has been identified by EPA as being liable for the costs of remediation at a contaminated site.

RA - (Risk Assessment): Qualitative and quantitative evaluation of the risk posed to human health and/or the environment by the actual or potential presence and/or use of specific pollutants.

RCRA - (Resource Conservation and Recovery Act of 1976): The regulatory system that manages hazardous waste from its generation to final disposal. RCRA imposes standards for transporting, treating, storing, and disposing of hazardous wastes. It is designed to prevent the creation of new hazardous waste sites by authorizing EPA to take administrative, civil, and criminal actions against facility owners and operators who do not comply with RCRA requirements.

RD/RA - (Remedial Design / Remedial Action): Remedial Design (RD) is the phase in Superfund site cleanup where the technical specifications for remedies and technologies are decided. Remedial Action (RA) follows the remedial design phase and involves the actual construction or implementation phase of Superfund site remediation. The RD/RA is based on the specifications described in a site's record of decision (ROD).

RI/FS - (Remedial Investigation / Feasibility Study): After a site is listed on the NPL, an RI/FS is performed at the site. The RI serves as the mechanism for collecting data, while the FS is the mechanism for developing, screening, and evaluating alternative remedial actions. The RI and FS are conducted concurrently. Data collected in the RI influence the development of remedial alternatives in the FS, which in turn affect the data needs and scope of treatability studies and additional field investigations.

ROD - (Record of Decision): This EPA document presents the final remediation plan for a site. It documents all activities prior to selection of the remedy, and provides a conceptual plan for activities subsequent to the ROD. The purpose of the ROD is to document the remedy selected, provide a rationale for the selected remedy, and establish performance standards or goals for the site or operable unit under consideration. The ROD provides a plan for site remediation, and documents the extent of human health or environmental risks posed by the site or operable unit. It also serves as legal certification that the remedy was selected in accordance with CERCLA and NCP requirements.

RPM - (Remedial Project Manager): EPA staff member responsible for the management of a site's remediation. A site's RPM directs all investigations, planning, remedial activities, and manages technical, legal, and community relations issues at assigned sites. The RPM also directs contractual efforts to ensure proper allocation of funds and that contractor activities are effective and efficient.

SARA - (Superfund Amendments and Reauthorization Act of 1986): This legislation amended the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1986. SARA's changes stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites; required Superfund actions to consider the standards and requirements found in other state and federal environmental regulations; provided new enforcement authorities and settlement tools; increased state involvement in every phase of the Superfund program; increased the focus on human health problems posed by hazardous waste sites; encouraged greater citizen participation in site remediation plan designs; and increased the size of the Trust Fund to \$8.5 billion.

SI - (*Site Inspection*): Part of EPA's site assessment pipeline. The SI is a dynamic process tailored to the specific circumstances of individual sites; it is not a standardized process to be repeated at every site. The objective of the SI is to gather information to determine if a site poses a threat to human health or the environment in order to support a site decision regarding the need for further Superfund action. The SI begins by verifying the hypothesis put forth in the PA by collecting and analyzing wastes and environmental media samples to determine whether hazardous substances are present at a site and are migrating into the surrounding environment. The SI data is used for removal actions, other response actions, and to determine if the site is eligible for inclusion on the NPL.

SRI - (*Superfund Redevelopment Initiative*): A national EPA program that focuses on the return of Superfund sites to productive use, the development of site remedies consistent with a community's reasonably anticipated future land use, and the facilitation of the reuse of sites where appropriate. SRI's website provides links to multiple tools, including Ready for Reuse Determinations, partnership opportunities, and ongoing programs, that can help communities, localities, EPA and state agency staff, and other interested parties work together to facilitate the reuse of Superfund sites.

TRI - (*Toxics Release Inventory*): Database of toxics releases in the United States compiled from SARA Title III Section 313 reports containing information concerning waste management activities and the release of toxic chemicals by facilities that manufacture, process, or otherwise use such materials. Citizens, businesses, and governments can then use this information to work together to protect the quality of their land, air, and water.

For more information, please contact:

E² Inc.

2417 Northfield Road
Charlottesville, VA 22901
T: 434.975.6700 - F: 434.975.6701
www.e2inc.com

