



Kerr-McGee Chemical Corporation (KMCC) Superfund Site Redevelopment Planning Initiative (RPI) Navassa, North Carolina September 2017

The Multistate Environmental Response Trust (the Multistate Trust) prepared this fact sheet to explain the scope and plans for the Redevelopment Planning Initiative (RPI) for the KMCC Navassa Superfund Site (the Site).

KMCC Site Redevelopment Planning Initiative (RPI)

The Multistate Environmental Response Trust (the Multistate Trust) is leading a Redevelopment Planning Initiative (RPI) for the Kerr-McGee Chemical Corporation (KMCC) Superfund Site in Navassa, N.C. (the Site). The goal of the RPI is to develop a *preliminary* redevelopment plan (the Plan) that depicts how the Site might be reused in the future—after the Site remedy has been implemented. To protect human health and the environment, the Plan must be coordinated with remediation of the Site. The Plan must also be economically feasible and sustainable—able to be pursued in compliance with all zoning requirements and Navassa land use laws. The Multistate Trust believes that the Plan must reflect the Navassa community's vision, goals and priorities for its future. Therefore, the Redevelopment Planning Initiative encourages broad, inclusive participation by the Navassa stakeholders.



KMCC Navassa Superfund Site

From 1936 until 1974, Kerr-McGee and other companies operated a creosote-based wood treatment facility at the 251-acre Site. In 2010, EPA added the Site to the National Priorities List of federal Superfund sites due to contamination in groundwater, soil and sediment resulting from the wood-treating activities. The Multistate Trust and the State of North Carolina now own the property that makes up this Superfund Site. The Redevelopment Planning Initiative will culminate in a preliminary plan that will show how the Site could potentially be reused in the future.

Community Involvement in the KMCC Redevelopment Planning Initiative (RPI)

To enlist community participation in the RPI, the Multistate Trust has established a Redevelopment Working Group (RWG) consisting of **Navassa residents, and representatives from the Town of Navassa, the Navassa Community Economic and Environmental Redevelopment Corporation (NCEERC), other area organizations, and local business.** The RWG is providing recommendations and feedback on community goals, priorities, concerns and issues about future Site reuse. The RWG will be actively involved in the Community Survey, Community Visioning Workshop, Open House and the other major RPI activities. Representatives from the U.S. Environmental Protection Agency (EPA), the N.C. Department of Environmental Quality (N.C. DEQ) and the Navassa Trustees Council serve as advisors to the RWG. (See KMCC RPI Process on page 2 for more information about the RWG.)



Kerr-McGee Redevelopment Planning Initiative (RPI) Process



KMCC Redevelopment Planning Initiative (RPI) Process

The Multistate Trust has hired a Land Use Planner (the Planner) and Market Analyst to help coordinate RPI activities and prepare key RPI deliverables.

- The Planner will collect and analyze property-related data to identify “opportunities” that could be leveraged (such as road improvement projects) and “constraints” that must be overcome (such as soil contamination) for successful reuse of the Site. The Planner will also analyze and document feedback from the RWG, other stakeholders, and the **Community Survey** on community goals and priorities for future reuse of the Site. The results will be documented in the **Opportunities & Constraints Analysis and Report**.
- The Market Analyst will prepare a **Market Study** to provide information—such as a basic demographic profile and research on industrial, retail, housing, and recreation trends—that will inform the Community Visioning Workshop.
- In collaboration with the RWG, the Multistate Trust will organize the **Community Visioning Workshop**—an intensive, brainstorming workshop—that will bring together key community stakeholders, government agencies and others to collaborate on a vision for potential future reuse of the Site. The Planner will facilitate the Workshop, utilizing the **Opportunities & Constraints Analysis** to stimulate ideas and subgroup discussion.
- Armed with the results of the Community Visioning Workshop, the Planner will prepare two or three **Draft Conceptual Plans** for potential redevelopment of the Site.
- The Market Analyst will then evaluate whether Market Conditions and potential Funding Sources will support the uses proposed in the Draft Conceptual Plans to ensure they are realistic and financeable (**Market and Funding Analysis**).
- The Planner will then prepare **Draft Preliminary Plans** for future Site reuse by incorporating the Market and Funding Analysis into the Conceptual Plans. The Draft Preliminary Plans will be presented to the Navassa Town Council and Planning Board for input and feedback.
- Finally, after addressing comments from the Town of Navassa, the Planner will prepare the **Final Preliminary Plans**, which will be presented to the general public at an **Open House** event, which will be coordinated by the Multistate Trust and the RWG.



Overview of KMCC Redevelopment Planning Initiative (RPI)

How Will the KMCC Redevelopment Plans Be Used?

- Because the Final Preliminary Plans should describe reasonable, foreseeable uses of the Site, the U.S. Environmental Protection Agency (EPA) may use the Plans to help make decisions about how best to remediate the Site.
- Because EPA and the Navassa Trustees Council must approve any sale or transfer of property by the Multistate Trust, they may use the Plans to help guide their evaluations of proposals for property sale or conveyance.
- The Multistate Trust may recommend EPA approval to implement remediation strategies that recognize and integrate future uses identified in the Final Preliminary Plans into the Site cleanup.
- The Multistate Trust may use the Final Preliminary Plans to help develop the marketing strategy for the Site and a blueprint for future discussions with prospective purchasers and potential owners or users of the Site.

How Will the KMCC Redevelopment Plans Not Be Used?

- The Final Preliminary Plans will not be legal documents that commit the Multistate Trust, EPA or the Navassa Trustees Council to transfer or sell the Site to specific future owners and/or purchasers.
- The Plans will not be detailed “Master Plans” for future development of the Site, such as what a developer might use to seek Town approval for a subdivision plan.

Redevelopment Working Group (RWG) Activities, RPI Events and Target Schedule	
RWG Activities and RPI Events	Target Schedule
RWG Chartering Meeting	May 2017
Community Survey	June–September 2017
RWG Planning for Community Visioning Workshop	Summer–Fall 2017
RPI Community Visioning Workshop	Nov. 30 and Dec. 1–2, 2017
RWG Comments on Draft Conceptual Redevelopment Plans	Winter 2017–2018
RWG Review of Draft Preliminary Redevelopment Plans	Early 2018
Presentation of Draft Preliminary Redevelopment Plans to Town Council	Spring 2018
Open House—Final Preliminary Redevelopment Plans Presented to General Public	Spring 2018

For more information about the KMCC Redevelopment Planning Initiative, please contact

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