

ALLEGAN

U.S. EPA Brownfield Assessment Grant

The United States Environmental Protection Agency (U.S. EPA) awarded the Cities of Allegan, Otsego and Plainwell a \$200,000 Brownfield Assessment Grant for Hazardous Substances in 2008. The grant was awarded to the communities to help identify, characterize and prepare Brownfields for redevelopment. The cities used the grant to develop an inventory of Brownfields within each community, and then performed environmental assessments on priority sites to identify issues of concern and help prepare them for sale and/or redevelopment. The grant money was available to assist with site assessments for environmental due diligence and reuse planning at properties where a committed developer and redevelopment plan had been identified. The activities conducted under the U.S. EPA Brownfields Assessment Grant helped identify environmental concerns at many area Brownfields. This grant was an instrumental tool in attracting developers to Brownfield sites and ultimately transforming them into viable businesses. An example of a successful Brownfield redevelopment spurred by the U.S. EPA Brownfields Assessment Grant is summarized below.

141 Briggs Street

The site consists of approximately one acre of land developed with an approximately 600 square-foot storage shed and two vertical aboveground storage tanks (ASTs). In the early 1940s, the site was operated by the Allegan Farmers Cooperative as a bulk oil station and contained two aboveground oil tanks, one underground gasoline tank, and two underground fuel oil tanks. The site was operated by the Allegan Farmers Cooperative until sometime between 1964 and 1972. The site has been vacant from at least 1972 until the present.

Given the site is located in a residential area and is currently sitting vacant with several abandoned structures, the site was appealing to the City, who was interested in potentially purchasing and redeveloping with residential dwellings. However, before doing so, the City sought information about the site's current environmental conditions and potential for redevelopment. A Phase I Environmental Site Assessment (ESA) was completed by the City of Allegan in April 2009 to assist in assessing potential recognized environmental conditions (RECs) for future development.





Former Haworth Site – 640 River Street

The site, located at 640 River Street, consists of approximately 20 acres of land in the City of Allegan. The site was developed with one, approximately 175,000 square-foot, manufacturing building that included approximately 15,000 square feet of office space, asphalt and concrete parking areas, and grass-covered landscaped areas. The oldest portion of the building was constructed in 1958 for use by H.L. Friedlen, an outerwear manufacturing company. An addition to the manufacturing building was completed in the 1960's. A railroad line and a railroad spur were visible on the site in aerial photographs from at least 1938 until 1974. The site was purchased by Haworth, Inc. (Haworth) in 1981 and the building was further expanded in 1986. Haworth manufactured office furniture at the site until 2009, when it decided to stop production and divest the site. Production was significantly reduced in the fall of 2009, and the manufacturing building was vacant in the winter of 2009.

Several recognized environmental conditions (RECs) were identified at the site through the previous uses: the historical use of the site as a manufacturing site whereupon various chemicals, including solvent based adhesives and solvents, and hazardous substances-containing equipment (e.g. lead-acid batteries) were used and stored; the presence of a railroad line and railroad spur on the site from at least 1938 to 1974; and the presence of hazardous substances in mounded soil located near the eastern site boundary.

Allegan County intended to purchase the site in late 2009 for redevelopment into the headquarters and equipment/vehicle warehouse for the County Sheriff and a new County jail. The site was identified as a Brownfield site after housing furniture manufacturing over the course of more than 20 years. Therefore, a Phase I Environmental Site Assessment (ESA), a Hazardous Materials Building Assessment, a Phase II ESA, a Baseline Environmental Assessment (BEA) and a Due Care Plan were completed. The site was appealing to the County, who was interested in potentially relocating the sheriff and jail operations from their current location in the downtown area to a larger more suitable facility. However, before doing so, the County sought information about the site's current environmental conditions and potential for redevelopment. The activities conducted as part of the U.S. EPA Brownfields Assessment Grant alleviated many of the unknowns associated with the site's environmental conditions.

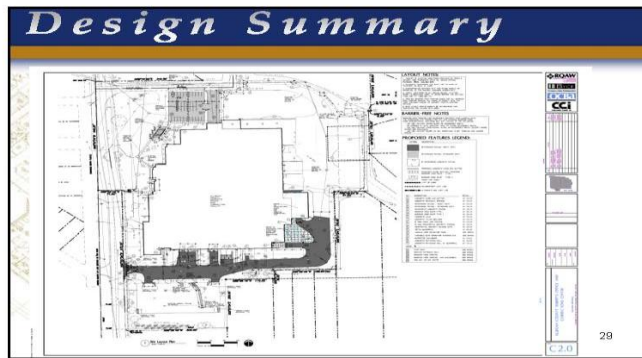


BEFORE





AFTER



Design Summary

Design
Development Plan

ALLEGAN COUNTY SHERIFF'S OFFICE
AND CORRECTIONS CENTER

ALLEGAN, MICHIGAN

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Design Development Plan

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ALLEGAN COUNTY SHERIFF'S OFFICE
AND CORRECTIONS CENTER

ALLEGAN, MICHIGAN