



Chlor-Alkali Site Reuse Planning Process

Meeting # 4

July 2, 2008
5:30 – 7:30 PM

Androscoggin Valley Hospital
59 Page Hill Road
Berlin, NH



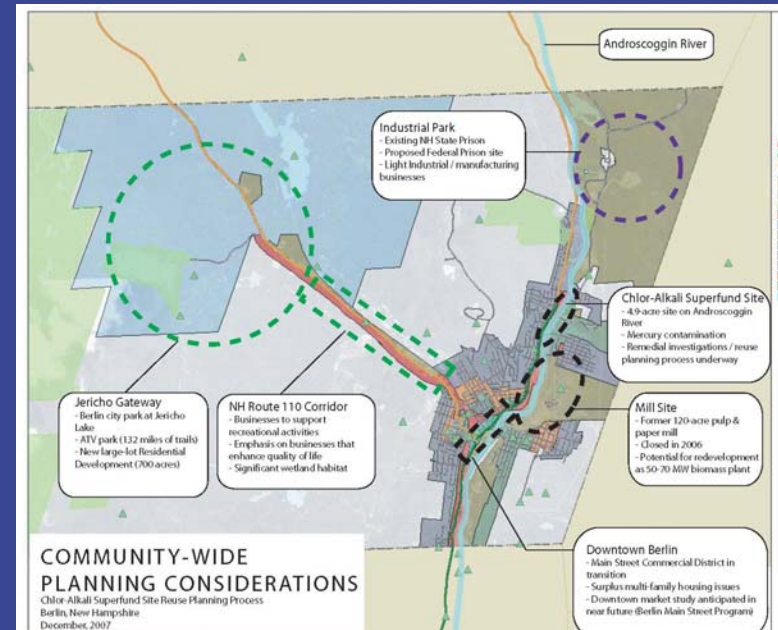
Meeting Overview

- Review Reuse Planning Process Objectives and Goals
(5:30-5:35 PM)
- Review Committee's Future Land Use Recommendations
(5:35-5:45 PM)
- Draft Reuse Framework Presentation and Discussion
(5:45 – 6:15 PM)
- Implementation and Long-Term Site Stewardship
(6:15 - 7:00 PM)
- Workshop Report Out & Next Steps
(7:00 - 7:15 PM)

Process Goals

Purpose

Develop a set of community-based future land use goals and opportunities for the site that can inform EPA's cleanup process and City of Berlin's Master Plan.



Committee Goals Expressed at First Meeting

- Consider future use of river
- Determine uses that are complimentary to surrounding property
- Determine who will own the property
- Determine how to add value to the property
- Educate community on the process that the RPC is undertaking
- Process should be grounded and realistic
- Process should help inform a cleanup that can support a variety of uses
- Process should include a strategy for implementation
- The process should identify constraints for reuse

Reuse Planning Process Meetings

- Potential future uses for the Chlor-Alkali Site (January 22nd Meeting)
- Community Goals for Mill Property (March 5th Forum)
- Future Land Use Evaluation Process (April 29th Meeting)
- Draft Reuse Framework (July 2nd Meeting)

Uses Generated at January Committee Meeting

- Industrial (biomass cogeneration, transmission substation)
- Commercial (shops, restaurants)
- Office (office park, retreat center, hotel)
- Residential (senior housing, condos)
- Community Facilities (indoor recreation center, hockey rink)
- Recreation / Open Space (sports fields, festival space)
- Heritage Corridor (museum, heritage exhibits)
- Trails (heritage, wildlife viewing, walking & biking, demonstration forest)
- River Access (boating, fishing)

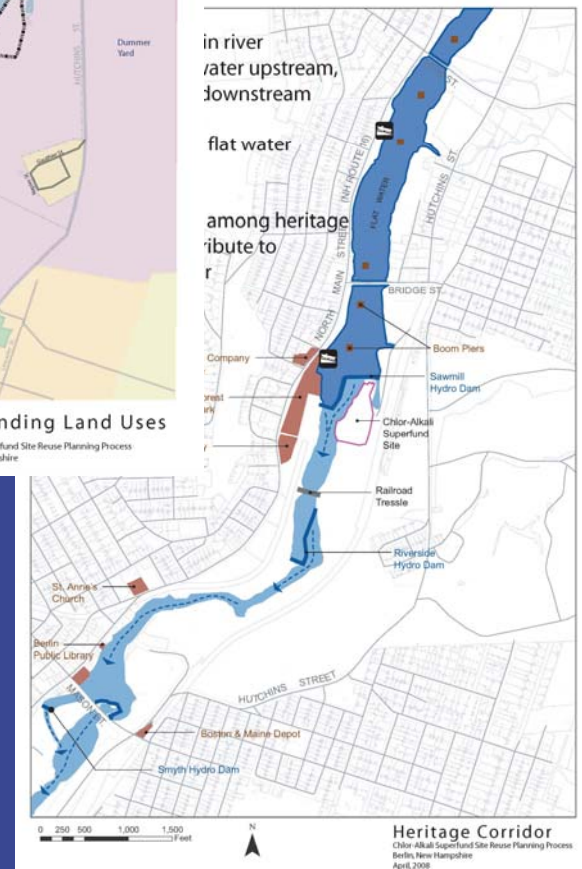
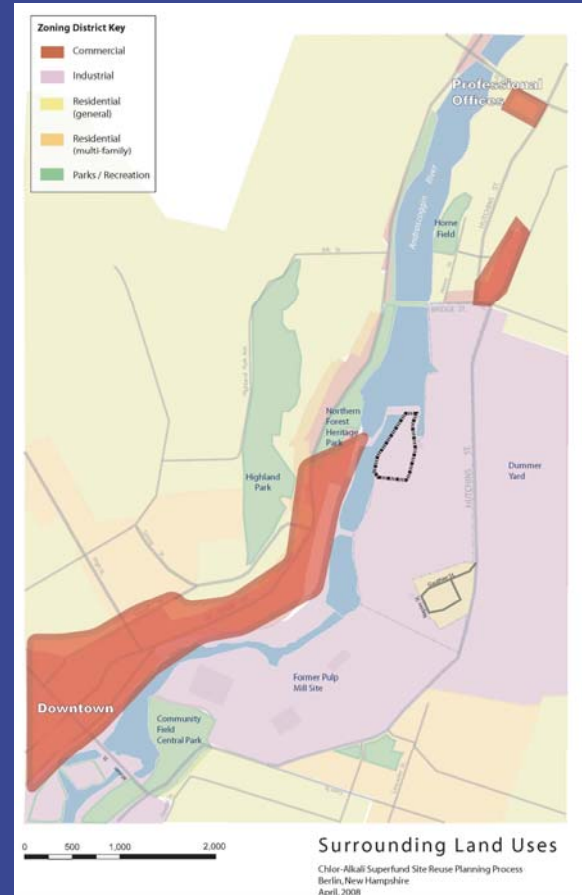
Community Goals (March 5th Mill Site Visioning Session)

- Increase pedestrian connections
- Enhance river access
- Increase green space
- Preserve / leverage mountain views
- Enhance heritage corridor
- Promote diversity of uses
- Enhance vehicular connections
- Create jobs
- Compliment downtown core

Future Land Use Evaluation Process

Land Use Analysis

- River
- Vehicular Access
- Pedestrian Access
- Heritage Corridor
- Surrounding Land Uses



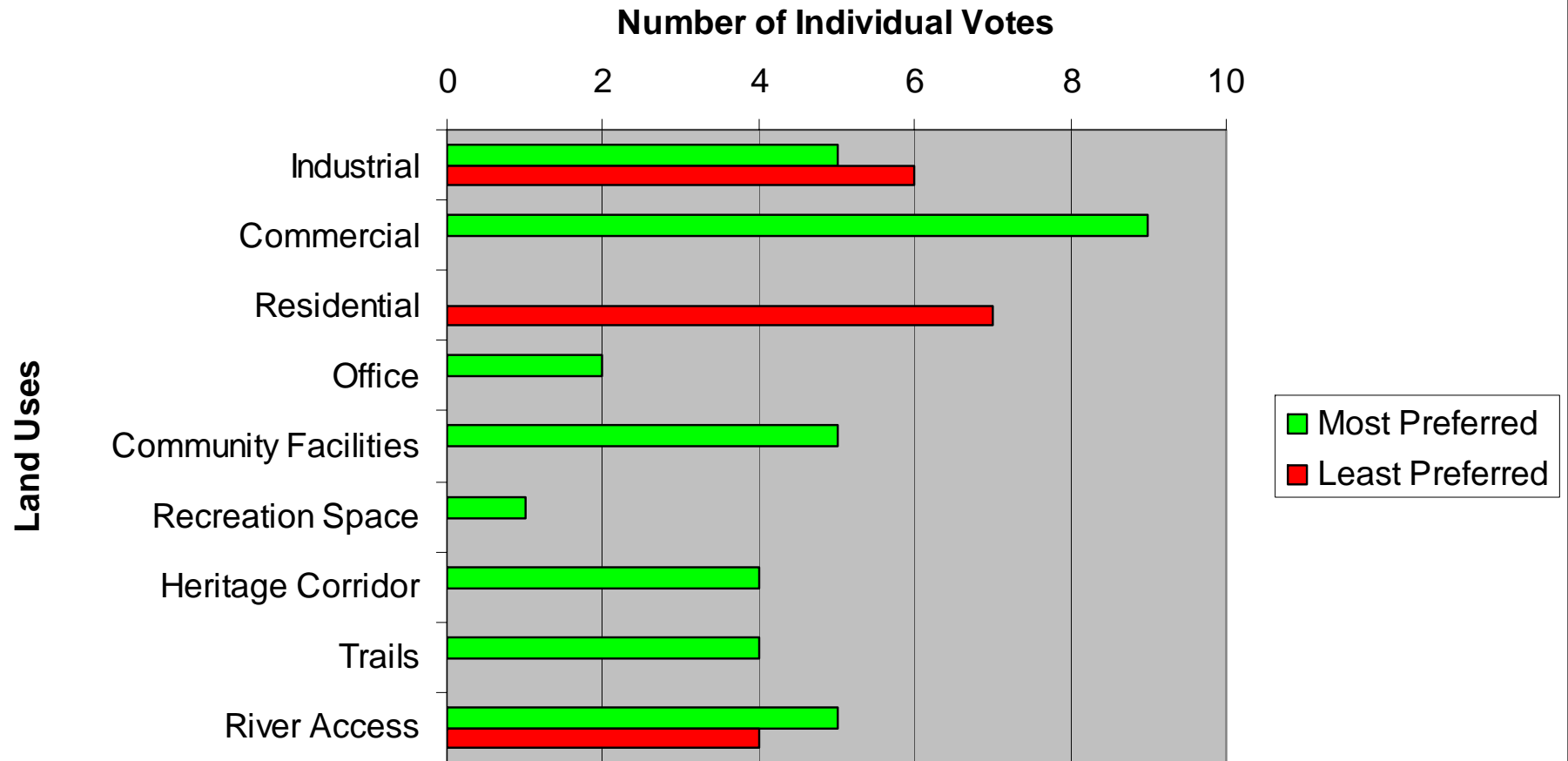
Chlor-Alkali Site: Land Use Suitability Analysis – *DRAFT for Discussion*

	Land Uses								
	Industrial	Commercial	Residential	Office	Community Facilities	Recreation Space	Heritage Corridor	Trails	River Access
	biomass cogeneration opportunities, transmission substation	restaurants, shops	condos, senior housing	retreat center, office park	hockey rink, recreation center	sports fields, festival space	museum, exhibit space	heritage, wildlife, recreation	boating, picnic space
Increase pedestrian connections	L	M	M	H	H	H	H	H	H
Enhance river access	L	M	M	M	H	H	H	H	H
Increase green space	L	L	M	M	M	H	H	H	H
Preserve mountain views	L	M	M	M	M	H	H	H	H
Enhance heritage corridor	L	L	L	M	M	M	H	H	H
Promote a diversity of uses	L	H	M	M	M	M	M	M	M
Enhance vehicular connections	M	M	M	H	H	M	M	M	M
Create jobs	M	H	L	M	M	L	M	L	L
Compliment downtown core	L	M	H	H	H	M	H	H	M

Suitability Ranking

High Suitability – supports goals
Medium Suitability – neutral to goals
Low Suitability – does not support goals

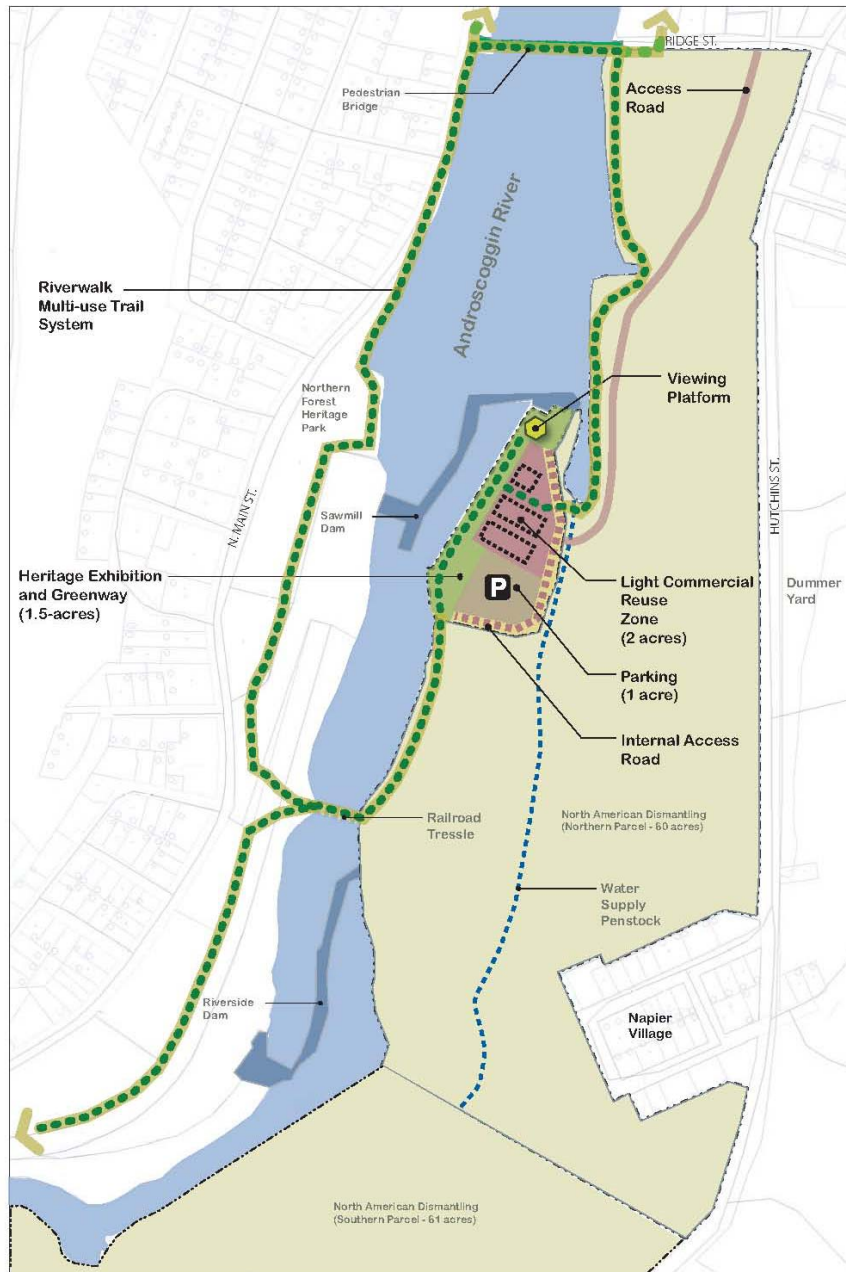
Chlor-Alkali Site: Land Use Ranking Summary



Implementation and Long-Term Stewardship

Key Future Land Use Recommendations

- Limit residential uses
- Support flexible commercial land uses
- Connect to a multi-use recreational trail system
- Integrate site with heritage corridor



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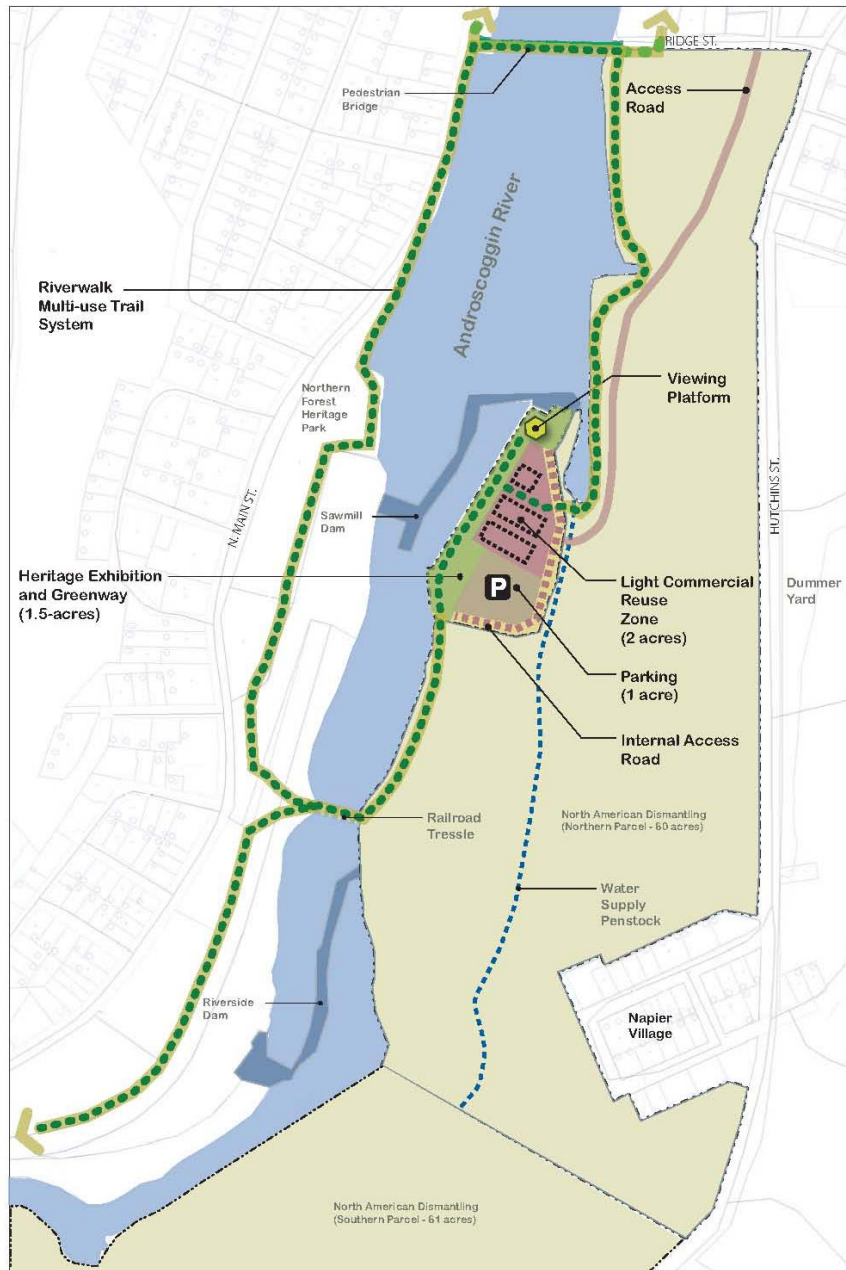
Site Reuse Framework (DRAFT)

Chlor-Alkali Superfund Site Reuse Planning Process
Berlin, New Hampshire
July, 2008

Flexible Commercial Uses

- Uses that compliment surrounding property and downtown
- Artisan workshops (glass blowing, wood working)
- Private recreation or community facilities
- Light commercial manufacturing
- Services for trail users
- Parking





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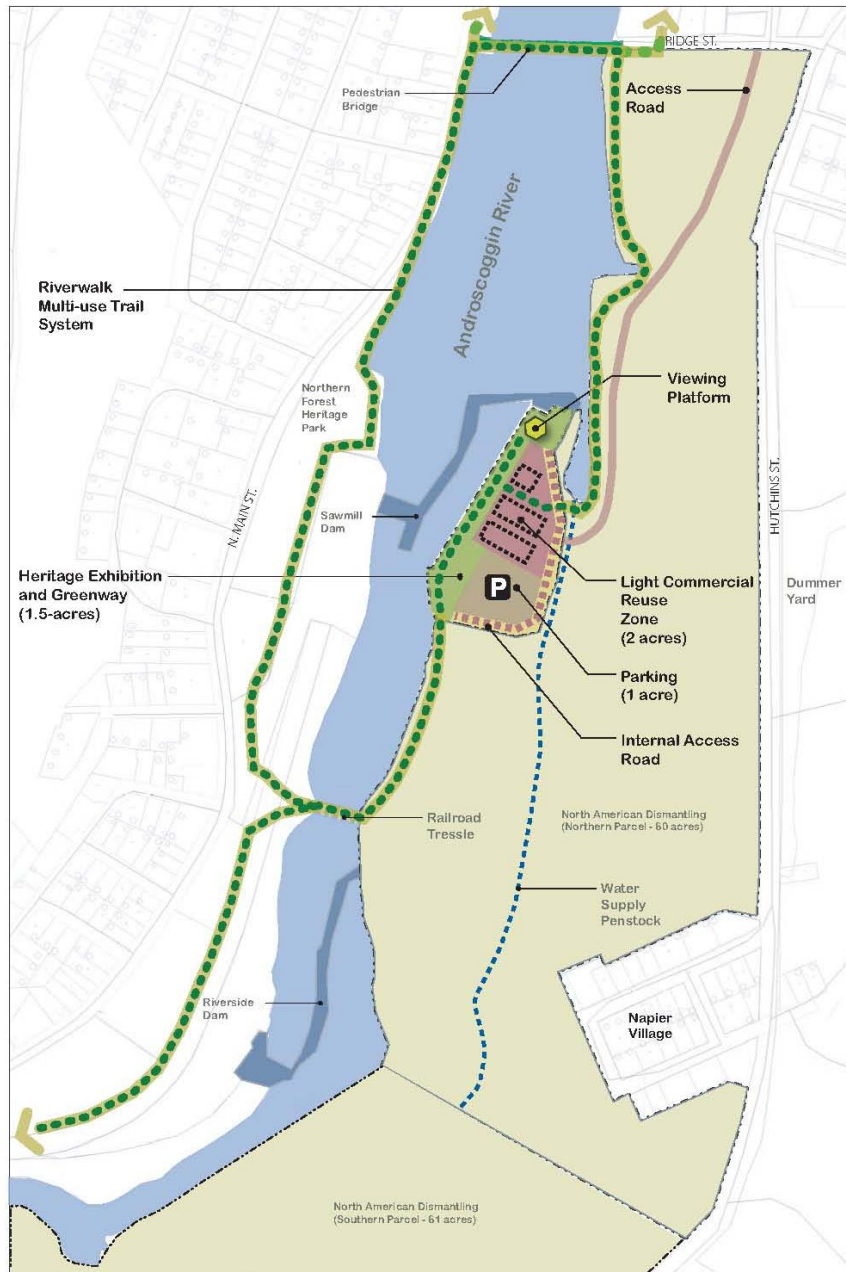
Site Reuse Framework (DRAFT)

Chlor-Alkali Superfund Site Reuse Planning Process
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July, 2008

Multi-Use Recreational Trail

- Trail suitable for walking and biking along Androscoggin River
- Connection between downtown, Northern Forest Heritage Park, mill site and east side of river





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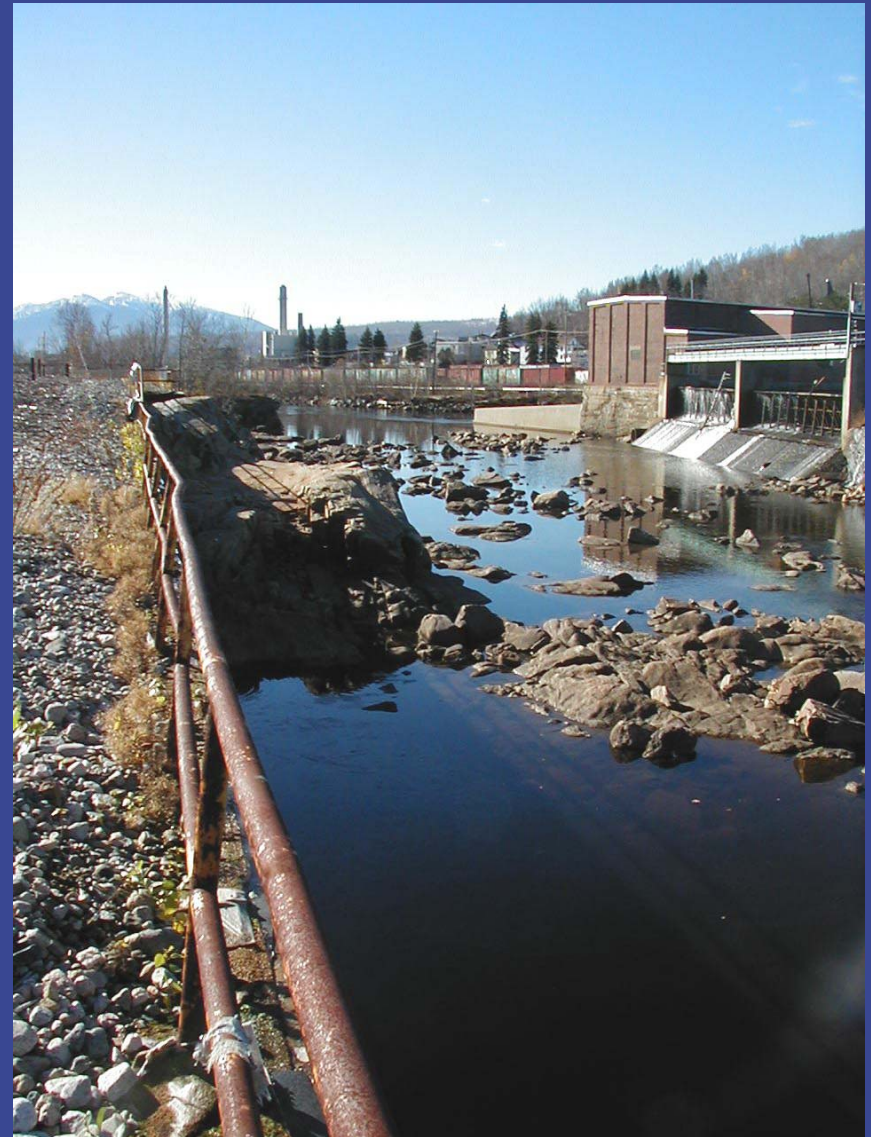


Site Reuse Framework (DRAFT)

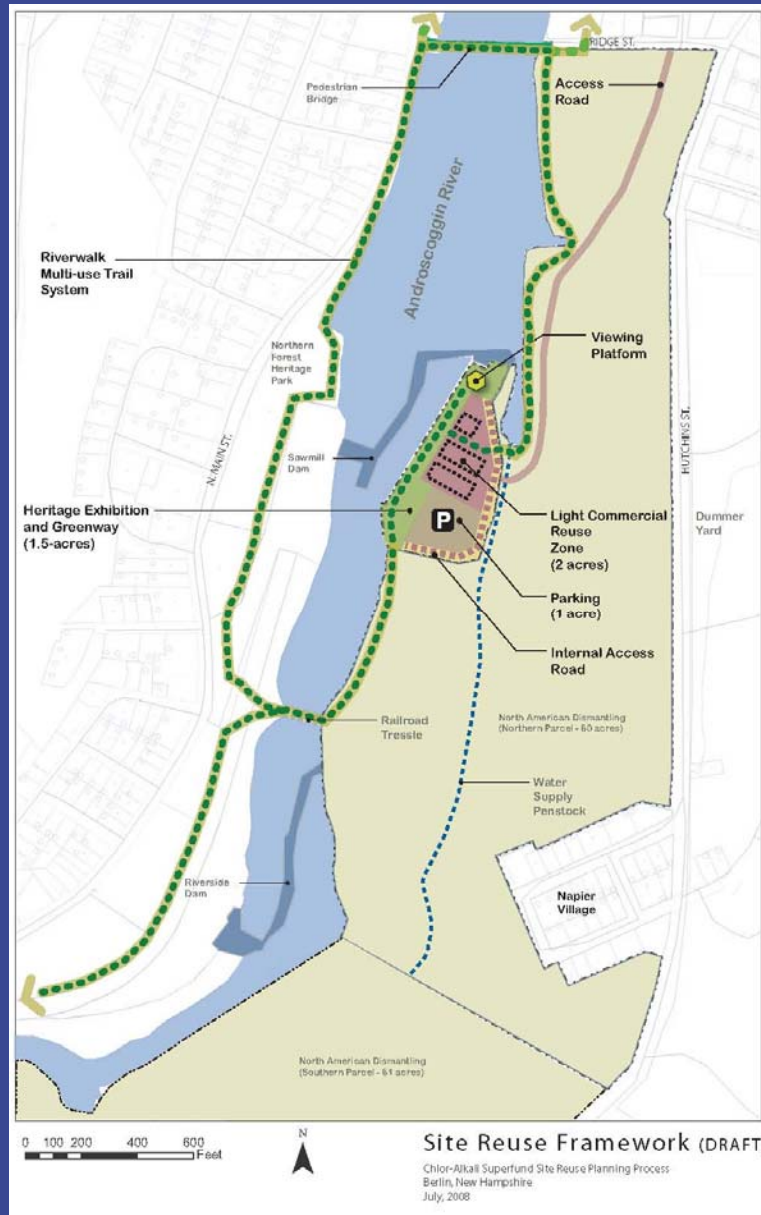
Chlor-Alkali Superfund Site Reuse Planning Process
Berlin, New Hampshire
July, 2008

Heritage Corridor

- Event space and parking for festivals
- Viewing platform
- Interpretive exhibits



Draft Reuse Framework



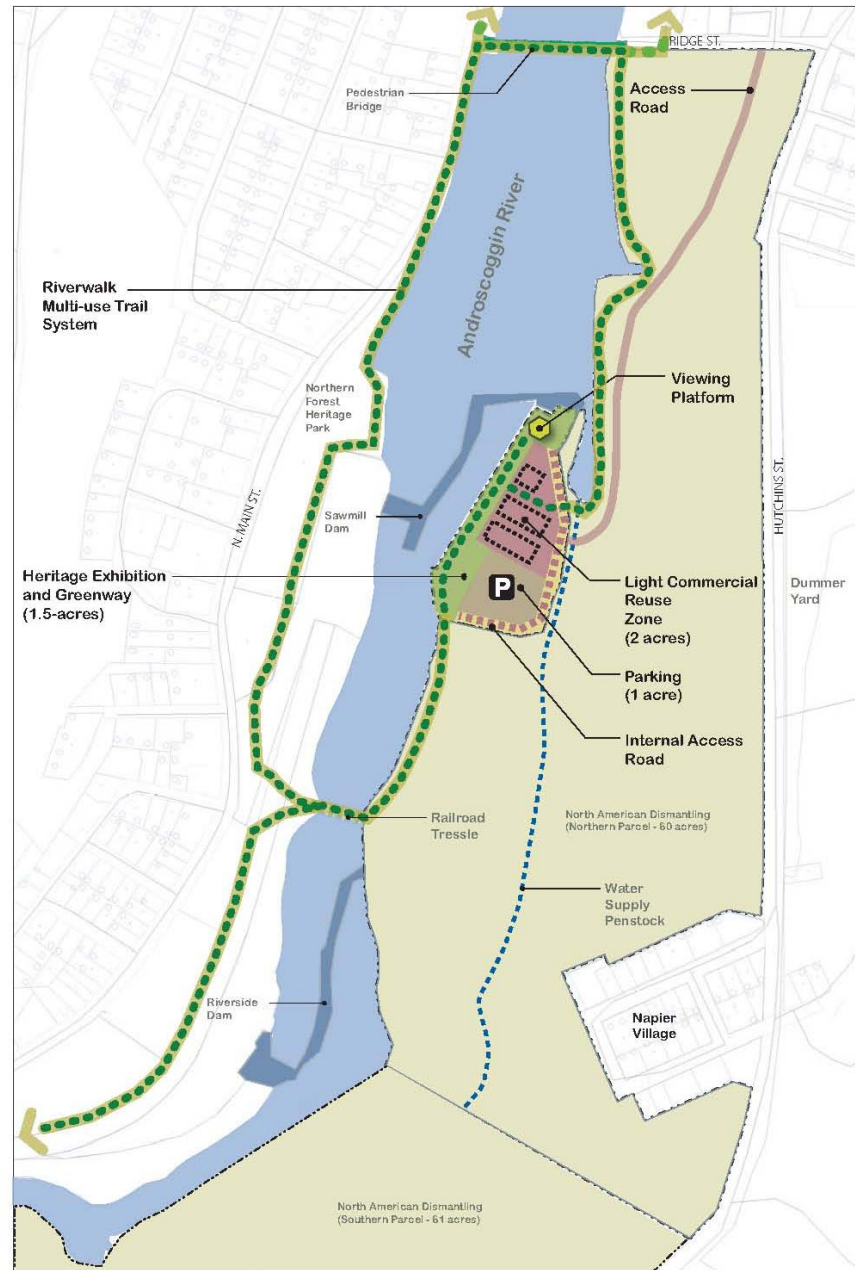
Questions?

Comments?

Feedback?

Key Implementation Considerations

- Potential strategies for developing trail system
(potential partners, access agreements and right of way)
- Potential alternatives for future ownership of commercial uses and heritage corridor elements
(potential partners, surrounding ownership implications)



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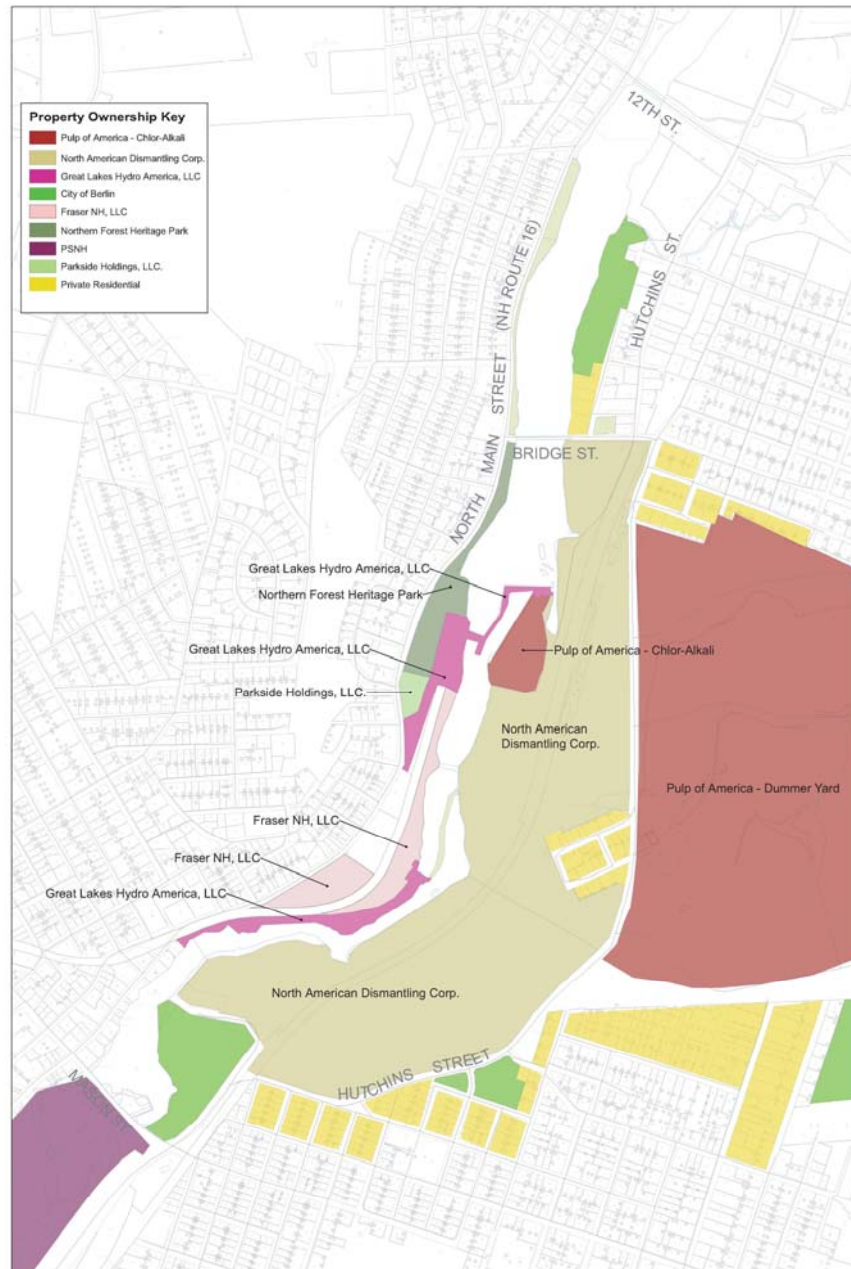


Site Reuse Framework (DRAFT)

Chlor-Alkali Superfund Site Reuse Planning Process
Berlin, New Hampshire
July, 2008

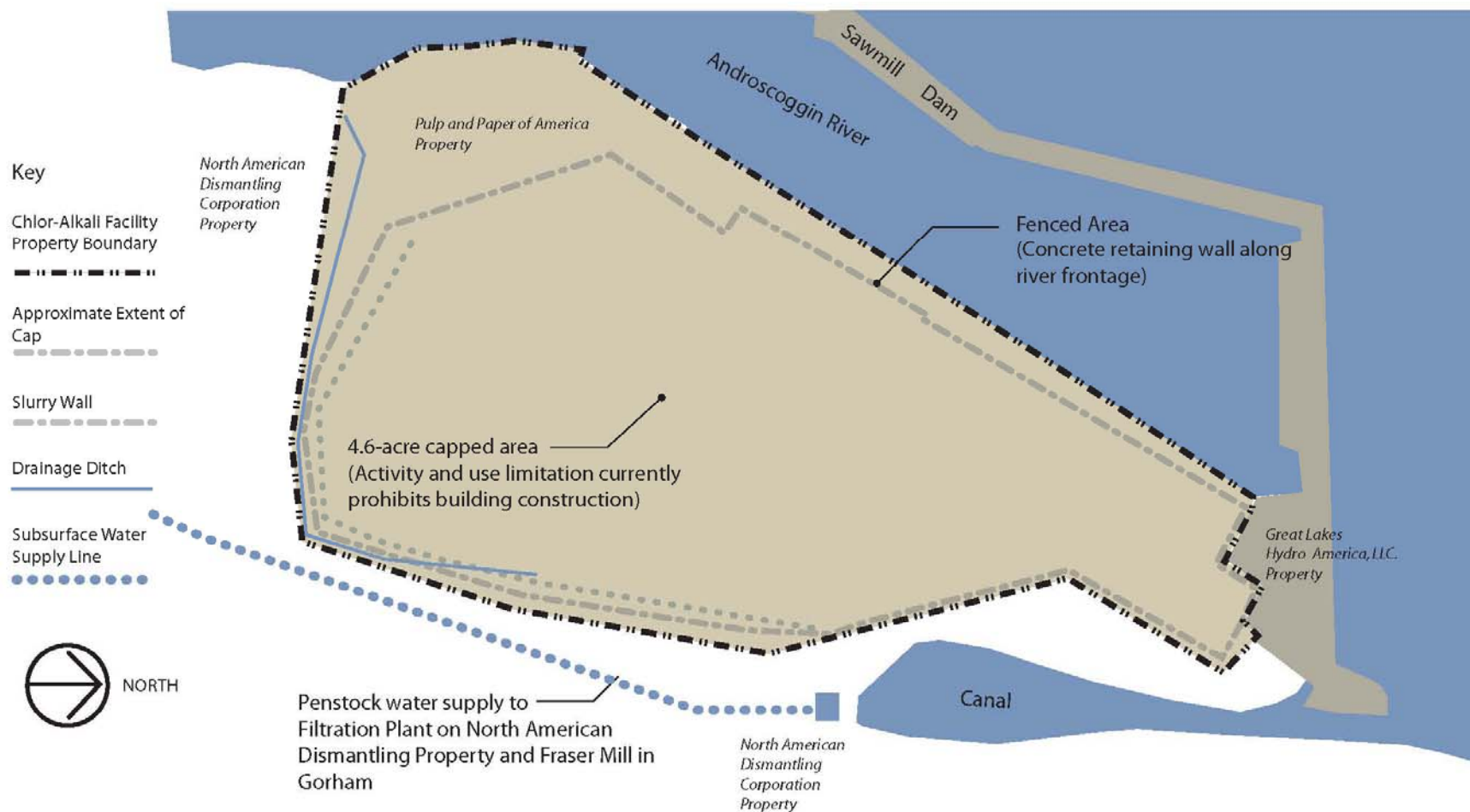
Key Long-Term Stewardship Considerations

- Site Ownership
- Institutional Controls



PROPERTY OWNERSHIP

Chlor-Alkali Superfund Site Reuse Planning Process
 Berlin, New Hampshire
 April, 2008



Existing Site Conditions

Chlor-Alkali Facility Superfund Site
 Berlin, New Hampshire
 December, 2007

Reuse Framework Summary Report

- Draft Summary Report
(August 2008)
- Committee review and comment on draft report
(August 2008)
- Report delivered to City of Berlin, EPA Region 1, and NH
Department of Environmental Services
(September 2008)
- Process for reuse framework endorsement

For More Information:

- Web site for Chlor-Alkali reuse planning process materials:
www.communityplan.net/berlin.htm
- Matt Robbie, E² Inc.
mrobbie@e2inc.com / 802-540-0243
- Pam Laflamme, City of Berlin
plaflamme@verizon.net / 603-752-8587
- Darryl Luce, EPA Region 1
luce.darryl@epa.gov / 617-918-1336

http://www.communityplan.net/berlin.htm

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Chlor-Alkali Superfund Site Reuse Planning Process

Project Location:

Berlin, New Hampshire

Reuse Planning Process Documents

- Meeting materials
(summaries, presentations)
- Maps of the site and
surrounding areas
- Draft Chlor-Alkali Site Reuse

WELCOME to the Chlor-Alkali Superfund Site Reuse Planning Process Project Website!

Chlor-Alkali Site Overview:

The 4.6-acre Chlor-Alkali site, also known as the Cell House property, has been designated by the U.S. Environmental Protection Agency (EPA) as a Superfund site.

The City of Berlin has assembled a committee called the Chlor-Alkali Reuse Planning Committee (committee) to work with EPA, the New Hampshire Department of Environmental Services,