

## Executive Summary

EPA Region 3 conducted a comprehensive land use assessment that looked at Superfund Emergency Response and Removal sites within Region 3 that were completed between January 1, 2001 and October 1, 2006. This assessment included completed Response and Removals at Non-National Priority List sites as well as Superfund National Priority List (NPL) sites. Emergency Response and Removal sites were researched for their current land use in acres (Continued, Reused, Planned Reuse, and No Current Use/Vacant). That land use was further categorized for the type of land use in acres (Agricultural, Commercial, Natural, Industrial, Public Services, Recreational, Residential, and Mixed).

This report begins with a general analysis of land uses occurring at Response and Removal within the entire region. The regional analysis is followed by a more in-depth assessment of each Region 3 state including Delaware, District of Columbia (DC), Maryland, Pennsylvania, Virginia and West Virginia.

The results show that in Region 3 there were a total of 109 Superfund Response and Removal sites identified as having a removal activity successfully completed between the dates of January 1, 2001 and October 1, 2006. The 109 sites encompassed a total of 766 acres with 93 sites and 463 acres identified as Non-NPL Sites and 16 sites and 303 acres identified as NPL sites. Below are some additional key findings:

- The majority of acres that were impacted by contamination were returned to their original use after a Response and Removal action. Of the 463 acres at Non-NPL sites, 64% or 298 acres continued to be used in the same manner as before the contamination.
- Approximately 21% of the acreage at Non-NPL sites (99 acres) that were cleaned-up under the Response and Removal program were found to be vacant. While some of the acreage remains vacant to allow further assessment and possible additional clean up activity, much of the vacant land has the potential to be returned to productive use. The vacant land is identified within the specific State sections of this report.
- The Response and Removal Program restored property to all types of land use including recreational, natural, commercial and agricultural. However, most acres were largely restored to either their industrial (100 acres) or residential (110 acres) original uses.
- The status of response and removal sites within each State completed between 2001 and 2006 reflected the uniqueness of each State. Some highlights of the land use within each state are:
  - Delaware and DC did not have removal activities at NPL sites during the five year time frame.
  - Over 55% of land impacted by removal actions in the state of Delaware currently has no identifiable use.
  - Removal activity in DC took place largely on public land. All of the land in DC that was involved in a removal activity was restored to its original use.
  - Over the past five years, Region 3's Response and Removal program was least active in Maryland with only 13 acres cleaned-up under the program. Of the 13 acres, 8 acres were at NPL sites and 5 acres were at Non-NPL sites.

- Region 3's Response and Removal program was most active in Pennsylvania with over 405 acres cleaned-up under the program. Of the 405 acres, over 52% (212 acres) were located at NPL sites and 48% (193 acres) were located at Non-NPL sites. Of the Non-NPL sites, 95 acres (50%) were restored to their original use, 50 acres were being used in a new way (26%), 5 acres (2%) were being planned for redevelopment and 43 acres (22%) remained vacant.
- Approximately 84% of Non-NPL sites in Virginia were returned to their original industrial and residential uses. The remaining 16% of the land cleaned-up remains vacant.
- In West Virginia, the Response and Removal program restored 33 acres to natural conditions and 19 acres to industrial use. Only 16% of land remains vacant.