

Returning Brownfield Sites To Productive Use

Fabra Care Master Dry Cleaners Jackson, Mississippi

BEFORE

PCE-contaminated Dry Cleaning Operation

AFTER

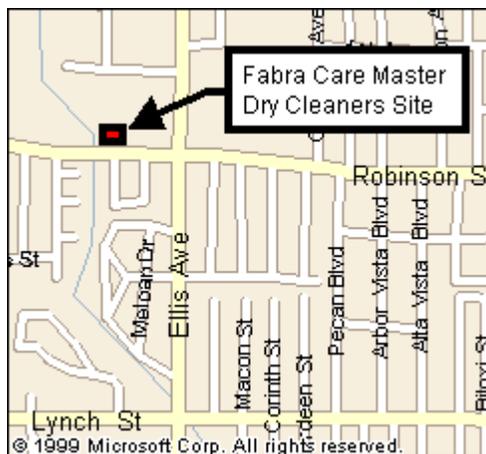
Property is remediated by maintaining the foundation(s) of the existing structures to ensure on-site workers are not exposed to contaminated media and by restricting the installation of any wells at the site. No active cleanup is proposed or considered necessary.

IMPACT

Stigma associated with contaminated property is lifted. Present property owner, Westland Plaza Associates, L.P., and tenants receive liability protection; and on-site workers are protected from exposure to contamination that remains.



In an effort to revitalize the downtown area, Westland Plaza Associates, L.P., in coordination with the City of Jackson, began work on upgrading facilities at Westland Plaza which could be considered part of the western corridor to Jackson. This citywide effort to revitalize the downtown area involves both public and private parties working together to improve the quality of life of city residents. The Fabra Care Master Dry Cleaners facility is located within Westland Plaza and due to the nature of the operation, an environmental assessment was conducted.



Site Snapshot

The Fabra Care Master Dry Cleaners facility is located in Westland Plaza off of Ellis Avenue, near Provine High School in Jackson, Mississippi. Westland Plaza serves as a key component to the community and houses a bank, grocery store, a restaurant, and several retail outlets. The Westland Station Post Office is located in this area as well. When businesses began to flee the community, the former dry cleaner was stigmatized as contaminated and a liability.

PROBLEM

■ Localized PCE

The Brownfields Process

contamination beneath foundation of building and parking lot.

SOLUTION

- Maintain existing conditions at the Site which eliminates exposure to contaminated media.
- Restrict activities at the Site that create exposure to contaminated media, such as excavating or mining.
- Restrict the Site to commercial or industrial use only.
- Restrict groundwater use at the Site.
- Implement institutional controls to ensure future protection.

PARTNERS

- MDEQ
- Westland Plaza Associates, L.P.
- Ware Lind Furlow / Aquaterra
- LaSalle National Bank
- Local government

Community Benefits

The assessment and remediation of the Fabra Care Master Dry Cleaners protected property values and ensured the community's economic viability. Westland Plaza Associates, L.P. and Fabra Care Master Dry Cleaners have liability protection and continue to operate the facility with few restrictions. The lending institution and other legal and equitable surface interest owners are also afforded the liability protection. The remediation also protects those who work and do business at the Site. Perhaps the most important benefit of the remediation, however, is the preservation of the community itself, since the stigma associated with the contamination is effectively removed.

Keys to Success

A key ingredient of the successful remediation and continued use of the [Fabra Care Master Dry Cleaners Site](#) was the

Ware Lind Furlow / Aquaterra hosted a luncheon on August 20, 1999 and invited representatives of MDEQ to give presentations on the Mississippi Brownfields Program and MDEQ's Voluntary Evaluation Program. At this luncheon, Westland Plaza Associates was given the opportunity to hear the benefits that the Program had to offer. Over the course of the next several months, Ware Lind Furlow / Aquaterra and Westland Plaza Associates began putting together their application.

MILESTONES

- November 9, 1999 - MDEQ receives Brownfield Application.
- November 1999 - MDEQ assists Westland Plaza and Aquaterra with completing Brownfield Application.
- December 9, 1999 - Application is Complete and MDEQ begins technical review.
- December 1999 - MDEQ and Westland Plaza negotiate schedule for technical review and costs.
- December 23, 1999 - MDEQ completes technical review.
- January 7, 2000 - Westland Plaza surveys proposed Brownfield Agreement Site.
- January 11, 1999 - Westland Plaza notifies adjacent property owners of proposed Brownfield Agreement Site.
- January 19, 2000 - Public Comment Period begins
- February 24, 2000 - MDEQ and Westland Plaza reach Brownfield Agreement. MDEQ fulfills its commitments.
- March 2000 - Westland Plaza completes negotiations with legal and equitable surface interest owners.
- April 27, 2000 - MCEQ Approves Brownfield Agreement.

POSITIVE ECONOMIC IMPACTS

Short-term

- Lending institutions have minimized exposure and liability concerns.
- Utilization of risk-based remediation reduced projected cleanup costs significantly.
- No interruption of business necessary for cleanup.

Long-term

- Retention of income generated from seasonal tenants.
- Liability protection for present and future property owners and tenants.

Property Value

- Retention of property values

ENVIRONMENTAL & SOCIAL BENEFITS

- Controls have been put in place

involvement of all interested parties in the decision-making process. MDEQ advised the Mayor's Office, the Hinds County Board of Supervisors, and the City of Jackson Dept. of Planning and Development of the plans at the site. Adjacent property owners were also included. The result was a well-understood and well-coordinated process that allowed MDEQ to evaluate whether the proposed remediation would adequately protect human health and the environment.

to ensure present and FUTURE protection of human health and the environment.

- Continued use of tenant space.
- Retention of business in an area that has been targeted by City of Jackson for revitalization.

Want to Know More?

If you're interested in more information concerning the Mississippi Brownfields Program and what it has to offer, contact:

Jere "Trey" Hess, P.E., DEE
Brownfields Program Coordinator
Mississippi Department of Environmental Quality
(601) 961-5654