



From Goodyear Tire to an Elementary School

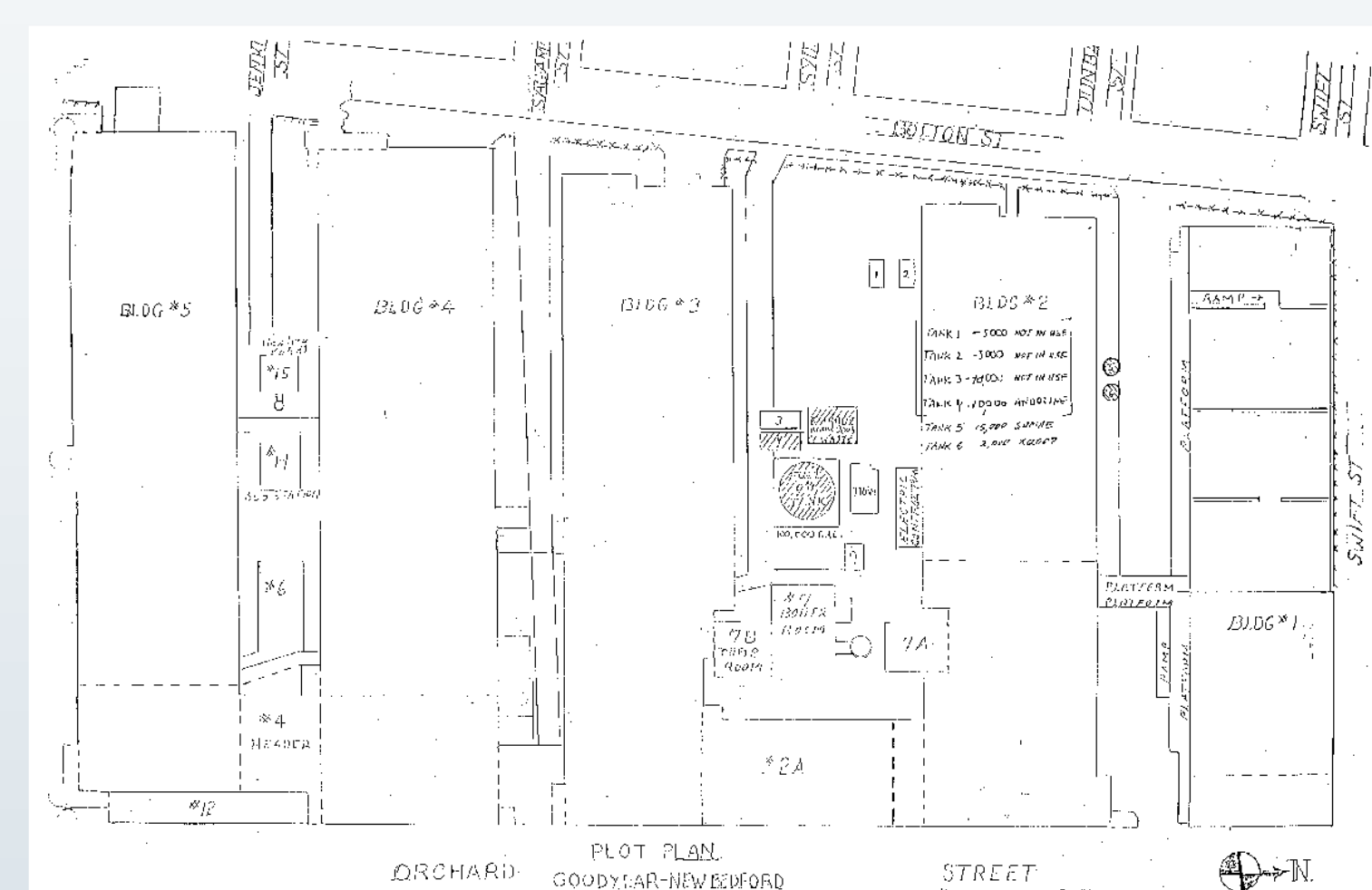
A Brownfield Project: Perception vs Reality

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Orchard Street, New Bedford, Massachusetts

1890s – The Property is Developed into a Textile Mill



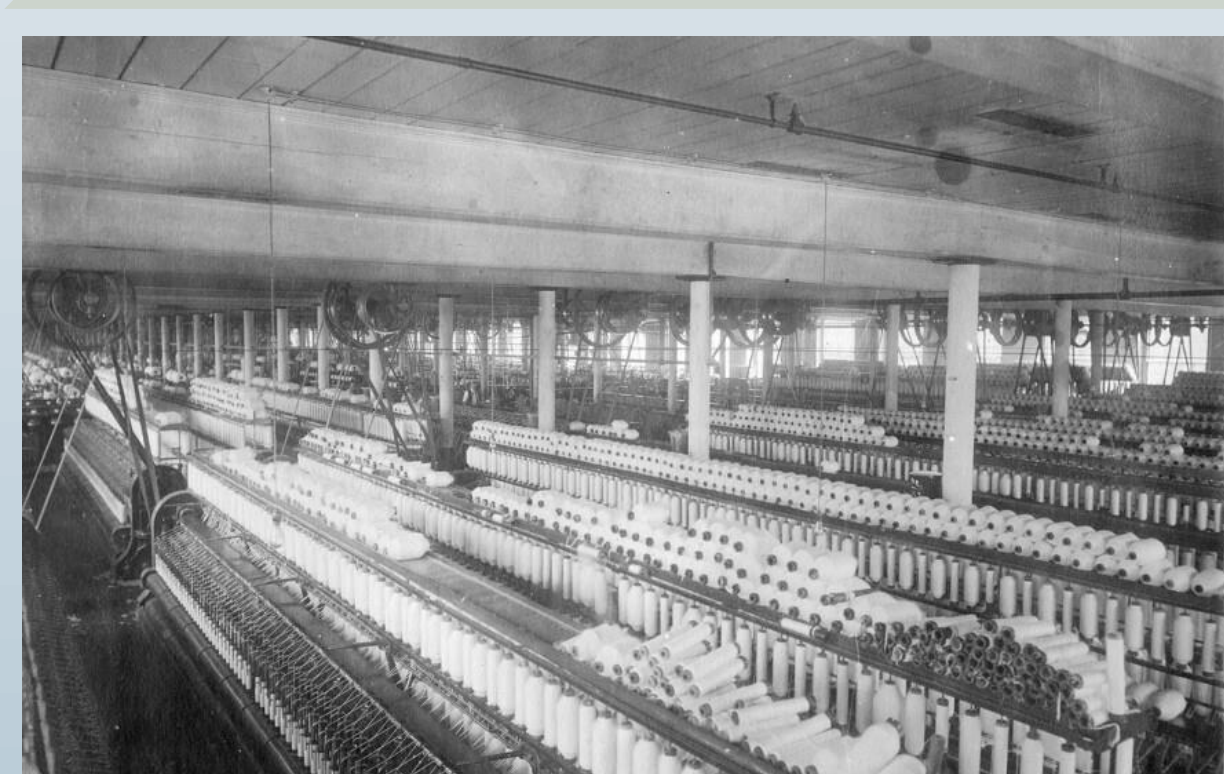
1990s – Goodyear Manufacturing Operations Curtailed and Decommissioning Commences



2000 – Investigation & Remedial Activities Complete. Deed Restriction for the Property is Filed



2026 – Proposed Completion of Congdon-DeValles Elementary



30 Year Gap

1920 – Goodyear Tire & Rubber Company (Goodyear) Purchases Property for Industrial Manufacturing

70 Year Gap



1997 – Discovery of Property Contamination. Investigation and Remedial Activities Required.



2024 – CEC assists in removing the Deed Restriction & Development Activities Proceed



Removing a Deed Restriction

Perception

During the closure of the site, the property owner placed a deed restriction and fenced off the property.

Why was a deed restriction placed on the property? The site must be heavily contaminated, necessitating closure.

Reality

The property owner wanted to close the site, sidelining it due to minimal property value at the time.

CEC's review of over 40 years of data against applicable regulatory screening levels led to the recommendation of removing the deed restriction.

Public Perception

Perception

Property has been fenced off, overgrown, and abandoned for over 3 decades. The site must be contaminated.

This is New Bedford, is this another PCB site?

How do you convince the environmental justice community that the property is safe?

Reality

Multiple consultants performed assessment of the soil and groundwater on the property. CEC then performed a site-specific risk assessment focusing on site constituents of concern driving the risk profile.

This confirmed that the contamination at the property was not nearly as extensive, or a risk to human health, as perceived.

Minimalization of Waste

Perception

The site is filled with over 50,000 cubic yards of demolition debris. This material would need to be processed.

How could it be structurally viable for a new building?

If this material needs to be disposed of, it would be extremely costly for the client.

Reality

With CEC's risk assessment and further material testing, material was able to remain onsite.

Nearly all the excavated material was screened, crushed, and then reused as structural fill.

CEC used MassDEP's Similar Soils policy to save the client money on another Brownfields site.