Northwest Florida Brownfields Redevelopment Forum

From Refuse Disposal to Revitalization Proposal
Redevelopment of the Former South Gifford Road Landfill

Jill Johnson, P.G.
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Overview

- Site History and Overview
- Redevelopment Assessment
- Redevelopment Considerations
- Public Participation Process
- Redevelopment Alternatives and Costing
- Path Forward
Site Location and Overview

- Indian River County, Florida – Gifford neighborhood of Vero Beach
- Mixed use area of commercial, industrial, residential, and undeveloped
- 115-acre closed landfill
- Unlined waste cells were excavated to ~8 to 10 ft BLS
- Northern 55 acres owned by IRC; southern portion owned by City of Vero Beach
Partners and Stakeholders

- **INDIAN RIVER COUNTY** – Property owner
- **CITY OF VERO BEACH** – Adjacent property owner
- **TREASURE COAST REGIONAL PLANNING COUNCIL** – Obtained USEPA grants for Brownfields assessment and redevelopment planning
- **INDIAN RIVER COUNTY COMMUNITY** – Input from local residents including County Commissioners
- **GEOSYNTEC CONSULTANTS** – Worked with IRC and TCRPC with assessment and redevelopment planning
Existing County Uses

- **Gifford Customer Convenience Center (CCC)**: ~2 acres
- **IRC Road and Bridge**: ~12 acres
Assessment Activities

- TCRPC funded Brownfields assessment with USEPA grant plus funding from IRC
- Assessment designed to evaluate potential health concerns
- Surface soil sampling
- Test pits to evaluate thickness of cover soils
- Landfill gas evaluation
- Continued regular updates to community and County
Assessment Area
Assessment Layout
• Site conditions typical of conditions expected at a closed landfill site of similar age and composition
• Benzo(a)pyrene and arsenic found in three soil samples above SCTLs, but within levels consistent with urban background
• Some areas of site with less than 2 ft of cover over landfill waste
• Gas sampling results showed the composition of typical of closed landfills (methane and $\text{CO}_2$)
Redevelopment Considerations

- Relocating Gifford CCC and/or Road and Bridge Compound could cost over $2 million
- Landfill gas under large enclosed buildings
- Buried debris (compaction/cover or removal)
- Stormwater management issues
- Public perception of community gardens on a landfill site
- Capital costs and impact to taxpayers
- Operation and maintenance costs
The Story Continues...

May 2015 EPA Brownfields Assessment Grant awarded to TCPRC

December 2016 Community Meeting

January 2017 Update to IRC BCC

July 2017 Community Meeting

July 2017 Update to IRC BCC
Public Participation Process

Gifford Road Landfill Site Redevelopment Plan
Public Design Workshop

Saturday, December 10, 2016
9:30 am – 3:00 pm
at the
Gifford Community Center
4855 43rd Avenue

Refreshments and Lunch Will Be Served
Please RSVP to sheidt@tcrpc.org

Provide Your Input on the Future of the
Gifford Road Landfill Site

How Should the Site Be Redeveloped?

What is the Future of the Site?

What Can Be Done to Make This Site an Asset for Our Community?

You Are Invited
To Participate In A Public Design Workshop

Provide Input
Share Ideas
Collaborate With Neighbors
Help Shape the Future of Our Community

For More Information Please Contact:
Himanshu Mehta, Indian River County
(772) 770-5112, hmehta@irgov.com
or Stephanie Heidt, Treasure Coast RPC
(772) 221-4060, sheidt@tcrpc.org

Public Participation is solicited without regard to race, color, national origin, sex, religion, disability or family status. Persons who require special accommodations under the American with Disabilities Act or persons who require translation services should contact Mr. Mehta at least seven (7) days prior to the workshop.

Your Voice is Vital to the Success of This Effort

This project is a collaboration between Indian River County, Geosyntec Consultants, and the Treasure Coast Regional Planning Council. Funding for this effort is provided through a U.S. Environmental Protection Agency Brownfields Coalition Assessment Grant.
Community Voices

- Something for entire County
- Regional destination for arts, nature and events
- Pavilions (with and without tables)
- Open air, let everyone be together, large enough for a family reunion
- Amphitheatre
- Solar farm
- Community arts building
- Greenhouse and community garden with raised beds
- Place to relax and enjoy nature
Initial Conceptual Plan

DRAFT Cost Estimate: $18 to $22M
And Continues…

1. Develop Initial Conceptual Plan and Initial Cost Estimate
2. Evaluate Examples and Ground-Truth Expectations
3. Update Conceptual Plan
4. Update Conceptual Cost Estimate
5. Present Final Citizens’ Conceptual Redevelopment Plan to BCC
Citizens’ Conceptual Redevelopment Plan

Updated (but still DRAFT)
Cost Estimate: $8 to $12M
Phase 1
Frontage Improvements – Open Play Field
Phase 2
Farmer's Market – Open Air Pavilions
Phase 4
Community Arts Building
Phase 5
Amphitheater
Path Forward

1. Continue to Keep Stakeholders Updated
2. County Proceeding with Phase 1
3. Seek Partners and Funding Opportunities
4. Advance Design and Permitting for Initial Phase
5. Implement First Phase of Construction