



WEST PALM BEACH

Community Redevelopment Agency

Community Involvement Plan

2401 Broadway (Northwood Anchor Site)

West Palm Beach

Palm Beach County

Department of Economic Sustainability



2015

Table of Contents

Sections

- 1. **Overview of the Community Involvement Plan.....3**
- 2. **Site Background.....3**
- 3. **Site Investigation.....8**
- 4. **Community Background.....9**
- 5. **Community Involvement Activities.....9**
- 6. **Repository and Administrative Records.....11**
- 7. **Points of Contact.....11**
- 8. **Schedule and Timeline.....13**

Site-Specific Community Involvement Plan for

2401 Broadway (Northwood Anchor Site) Brownfield Redevelopment Site

1. Overview of the Community Involvement Plan

This Site-Specific Community Involvement Plan (CIP) has been prepared in accordance with Palm Beach County's Brownfields Revolving Loan Fund (BRLF) Program. The purpose of the CIP is to provide background and environmental information on the 2401 Broadway (aka "Northwood Anchor Site") redevelopment project and to indicate how the project proponents, including the West Palm Beach Community Redevelopment Agency ("CRA"), the City of West Palm Beach, Palm Beach County and the Florida Department of Environmental Protection (FDEP) will involve the community and solicit input into the project. This CIP is intended to provide general Brownfields cleanup program information to interested community members, as well as help them identify the participation opportunities and options available to them throughout the project.

2. Site Background

This portion of the CIP provides a background on past land uses and activities at the subject site.

2.1 Site Context

The West Palm Beach Community Redevelopment Agency, for the purpose of economic redevelopment, created a real estate assemblage on the western edge of Northwood Village, bounded by Broadway on the east, the Florida East Coast (FEC) Railway tracks on the west, 25th Street on the north and 23rd Street on the south, otherwise known as the "Anchor Site". This assemblage of nine parcels of land, totaling approximately 2.63 acres and illustrated in Figure 1 was well documented to have supported a series of uses recognized to be the sources of potential environmental contamination, such as automotive repair shops and gasoline stations. A portion of the Anchor Site at Broadway and Northwood Road (2401 Broadway) was previously identified as being the site of a former gas station for which groundwater impacts were identified during Brownfields site assessment activities.



Northwood Anchor Cleanup Site

- | | | |
|--------------------|--------------------|----------------------|
| 1. 2401 Broadway | 4. 2501 Broadway | 7. 2505 Broadway |
| 2. 2425 Broadway | 5. 610 25th Street | 8. 2501 Pinewood Ave |
| 3. 609 24th Street | 6. 604 25th Street | 9. 701 23rd Street |



Figure 1: Northwood Anchor Site

2.2 CRA Target Area – Northwood Village

Northwood Village is located in the middle of the Northwood/Pleasant City CRA and is the approximate center of the north end of the City of West Palm Beach. The Village serves as the only true business corridor and “town center” for the northern section of the City and is crucial to the success of other focus areas within the CRA.

The vision for this area (see Figure 2) is the development of an Urban Village. Anchored by a major development, this area will be targeted for an exciting array of unique, one-of-a-kind businesses supported by residential infill projects and parking. A Marketing Plan has been created for this area to support retail businesses.



Figure 2: Northwood Village Concept Plan

2.3 Site Description and Features

2401 Broadway, illustrated in Figure 1, is the portion of the Anchor Site that is the location of anticipated cleanup activities. Its cleanup will facilitate the redevelopment of the overall 2.63 acre Northwood Anchor Site. This site is identified with Palm Beach County Property Appraiser’s office parcel control number 74-43-43-09-05-049-0070. The site, formerly a gasoline service station, has documented petroleum impacts to soil and groundwater.

2.4 Site History and Land Use

A Phase I Environmental Site Assessment (ESA) of the property bounded by the FEC Railway Easement on the west, Broadway on the east, 25th Street on the North and Northwood Road on the south was conducted in 2004. This original ESA was conducted to identify recognized environmental conditions as a result of historical use or adjacent property use. The study property comprised three city blocks in the Northwood Section of West Palm Beach (Figures 3 and 4). This area included several existing and/or closed gas stations, auto service or repair areas, and dry cleaning facilities.



Figure 3: Northwood Anchor Site – Context

Northwood Anchor Site

Project Elements:

- About 4 block area
- ±2.63 acres
- Prior uses:
 - Gas stations
 - Steam laundry facility
 - Dry cleaning facilities
 - Automotive salvage and maintenance yard



Within a Brownfields Area – City of West Palm Beach Resolution #483-03

Environmental site assessment activities conducted between 2004 – 2008 (TCRPC/EPA)

CRA signs Brownfield Site Rehabilitation Agreement with FDEP – September 2009

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Figure 4: Northwood Anchor Site – Previous Uses

Assessment of this area revealed the following recognized environmental conditions:

Within the Property Boundaries

- An abandoned gas station on the northwest corner of Broadway and Northwood Road (2421 Broadway).
- An abandoned steam laundry facility on the northeast corner of 24th Street and Pinewood Avenue (609 24th Street).
- A possible abandoned gas station (based on apparent UST behind building) west of Pinewood Avenue at the western termination of Northwood Road, (the southernmost building on the current Adams Volkswagen property).
- An Automotive salvage and vehicle maintenance facility extending from 25th Street to 23rd Street, West of Pinewood Avenue (2409 Pinewood Avenue). Signs of at least two and possibly three underground storage tanks on property.

Adjacent Properties

- An operating gas station on the southeast corner of Broadway Avenue and 25th Street (Touch Down, Inc., 2510 Broadway). An operating dry cleaning facility on northwest corner of Broadway and 25th Street.

- A railroad easement immediately west of property.
- A scrap metal recycling facility west of the railroad easement.
- A closed dry cleaning facility ½ block east of Broadway, south of 25th Street.
- A closed gas station on the southeast corner of 24th Street and Broadway Avenue (2402 Broadway).
- An operating Auto Repair (Carburetor) Shop on the northeast corner of Broadway and Northwood Road.

EDR Reported Sites

- 20 gas stations and/or dry cleaning facilities located within 1/8 mile of the west central portion of the site (includes sites within property boundaries).
- 64 gas stations and/or dry cleaning facilities located within ¼ mile of the west central portion of the site.
- 4 small quantity generators of hazardous waste located within 1/8 mile of the west central portion of the site.
- 9 small quantity generators of hazardous waste located within ¼ mile of the west central portion of the site.

3. Site Investigation

This section provides a summary of previous environmental assessment activities that have examined possible sources and types of contamination at the subject site.

3.1 Summary of Previous Environmental Assessments

Initial environmental assessments and remedial planning for the site took were initiated in 2005 on behalf of the Treasure Coast Regional Planning Council (TCRPC). In February 2009, supplemental site assessment efforts were conducted and a Combined Brownfields Site Assessment Report and Remedial Action Plan (BSAR/RAP) was prepared. Additional information was provided to address comments from FDEP and the RAP was approved in a letter dated April 2011. The remedial strategy included in-situ bio-augmentation of the microbial population using concurrent injections of a *pseudomonas* bacteria/nutrient mix (Petrox®) and an oxygen release compound (ORC-A®). This approach biologically degrades petroleum hydrocarbons into water and carbon dioxide.

No assessment or remedial efforts were conducted since 2008 and, due to the passage of time, since assessment efforts were conducted, site monitoring wells were re-

sampled in early 2014 and a Supplemental Site Assessment Report prepared. The 2014 data indicated that the dissolved petroleum compounds reported for the groundwater samples had significantly increased since 2008. Based on the updated data, a significant modification to the remedial approach was needed. In May 2014, an Analysis of Brownfields Cleanup Alternatives (ABCA), which evaluated four potential remedial alternatives for the site, was prepared. The ABCA, while following Environmental Protection Agency (EPA) guidelines, also met the requirements outlined in Chapter 62-780.700(3), Florida Administrative Code (FAC). The ABCA concluded that use of air sparge/soil vapor extraction (AS/SVE) remedial technology appeared to be the most cost effective technology with the highest degree of reliability, of those evaluated. In September 2014, a RAP Approval Order was issued for the ABCA for use of AS/SVE remediation technology.

4. Community Background

This section provides an overview of the Northwood Target Area community with particular regard to its socio-economic characteristics and unique redevelopment opportunities.

Through adoption of Resolution No. 129-93 on June 28, 1993, the West Palm Beach City Commission approved creation of the CRA's second redevelopment area - the Northwood/Pleasant City Community Redevelopment Area. The CRA encompasses approximately 459 acres and the area has been described by the present director as one of the most run down and distressed in the City, with more than 30% of the land and improvements owned by the West Palm Beach Public Housing Authority. The brownfield redevelopment site is approximately 1/3 of an acre, is located in Census Tract 0023.00, which has a poverty rate of 33.76% and an unemployment rate of 11.0%.

The present Director of the CRA states that it has been difficult to redevelop the area, but because of the turn-around in the economy and the fact that many of the parcels owned by the Agency are waterfront property, redevelopment is now taking place. The CRA states that if they can clean up the land, they have several buyers interested in the subject property.

5. Community Involvement Activities

This portion of the CIP provides details regarding how the community has been apprised of key aspects of this cleanup project and how the project proponents will provide opportunities for meaningful public participation and to solicit feedback from prospective stakeholders as the cleanup project progresses through to completion.

5.1 Past Community Involvement with the Site

Through its City Commission meetings, which are entirely open to the public, residents of the City have been notified and apprised of past actions concerning the assessment of the subject site as well as anticipated future actions related to both the cleanup and redevelopment of this brownfield site.

5.2 Resolution 483-03

On November 24, 2003 the City of West Palm Beach adopted Resolution 483-03 designating portions of the Downtown Community Redevelopment Area and the Northwood/Pleasant City Community Redevelopment Area as brownfield areas.

5.3 Brownfield Site Rehabilitation Agreement – BF500302001

On September 2, 2009 the Florida Department of Environmental Protection provided the City of West Palm Beach a copy of a fully executed Brownfields Site Rehabilitation Agreement for the Northwood Anchor Site assemblage.

5.4 Community Workshops

The following public workshops and CRA meetings were held to discuss the cleanup and redevelopment of the Northwood Anchor Site:

- Mayor / Commission Work Session – 2/8/15
- North End Visioning Week (Presentation to CRA) – 4/15/15
- CRA Meeting – 5/15/15
- CRA Special Meeting – 5/26/15

5.5 Key Community Issues and Concerns

City of West Palm Beach, CRA staff and Palm Beach County staff will monitor community issues and concerns throughout the planning and implementation phases of this cleanup project. As needed, CRA and/or City staff will conduct workshops for stakeholders to review project status and milestones and provide a forum for community input. Meetings will likely be held at West Palm Beach City Hall. As needed and as applicable, the City will accommodate persons with Limited English Proficiency either through oral or written translation services and/or providing translated project updates.

5.6 Continued Community Involvement Plans

Throughout the planning and cleanup process, regular updates will be provided to the general public on the CRA's website and specific investigation reports will be placed in an information repository at the West Palm Beach Community Redevelopment Agency's office for interested community members to review. Through regular meetings, CRA staff will provide updates to the local Northwood Merchant's Association and the Community Redevelopment Agency Advisory Board (CRAAB). In addition, there will be a 30-day public comment period on the draft Analysis of Brownfields Cleanup Alternatives and related Remedial Action Plan documents and the comment period will be announced by publishing a notice in the Palm Beach Post. Notification will also be

provided in Spanish, where applicable. Comments submitted during the comment period will be considered by the CRA, Palm Beach County and the site's prospective developer before the final remediation plan is finalized. The West Palm Beach CRA as the RLF Borrower shall incorporate all comments, as required by Palm Beach County, FDEP, or EPA into a final ABCA document and prepare a written response to the public comments. This final ABCA shall be subject to the written approval of Palm Beach County, FDEP and EPA and as approved will be referred to as "Final ABCA Analysis". Final project reports will be placed in the information repository and the administrative record after the remedial action is complete.

6. Repository and Administrative Records

EPA, the funding agency for this brownfield redevelopment cleanup project requires the establishment of an information repository. As the subgrantee under the County's BRLF Program, the CRA and/or the City of West Palm Beach needs to make project related information available to local residents at easily accessible locations, such as a local library or municipal building. This section provides the location of the two information repositories for this project.

The project documents may be reviewed at the information repository located at the West Palm Beach Community Redevelopment Agency offices, at 401 Clematis Street, West Palm Beach, Florida 33401, or at the administrative record located at the Palm Beach County Department of Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, Florida 33406.

7. Points of Contact

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8. Schedule and Timeline

Northwood Anchor Site RLF Cleanup Timeline

