

Marian Anderson Place

Newtown, Sarasota

CDFR Brownfields Technical Assistance Program

May, 2016

Presentation Overview

- Fact Sheet
- Background: Marian Anderson Place Site
- Timeline of Major Actions
- Financing Gaps/Options
- Next Steps/Q&A

Newtown/North Sarasota on FDOT Map



Fact Sheet

Newtown

City

State

Census Tracts 2 & 3

Total Population:

8,442

52,811

20,271,272

Unemployment:

18.3%

5%

5.6%

Poverty:

46%

22.2%

16.5%

Median Family Income:

\$27,921

\$41,205

\$47,212

Sources:

U.S. Census, American Community Survey

Florida Bureau of Labor Statistics

Marian Anderson Place Site



- Vacant property
- 13.19 acres
- 300 feet east of U.S. 301
- 1 mile east of U.S. 41
- 7 miles west of Interstate 75
- Near major attractions

2046 Dr. Martin Luther King Jr. Way



- Brownfields Designation
- CRA/TIF Funding
- HUB Zone
- Other funding sources
- Appraised values:
 - Vacated, improved- \$3,040,000
 - As Is - \$1,725,000

Timeline of Major Actions



2009-2012

Site Monitoring and
Assessment

2011

Invitation to
Negotiate (ITN) &
Zoning Change

2014

FDEP issued Site
Rehabilitation
Completion Order
(SRCO)

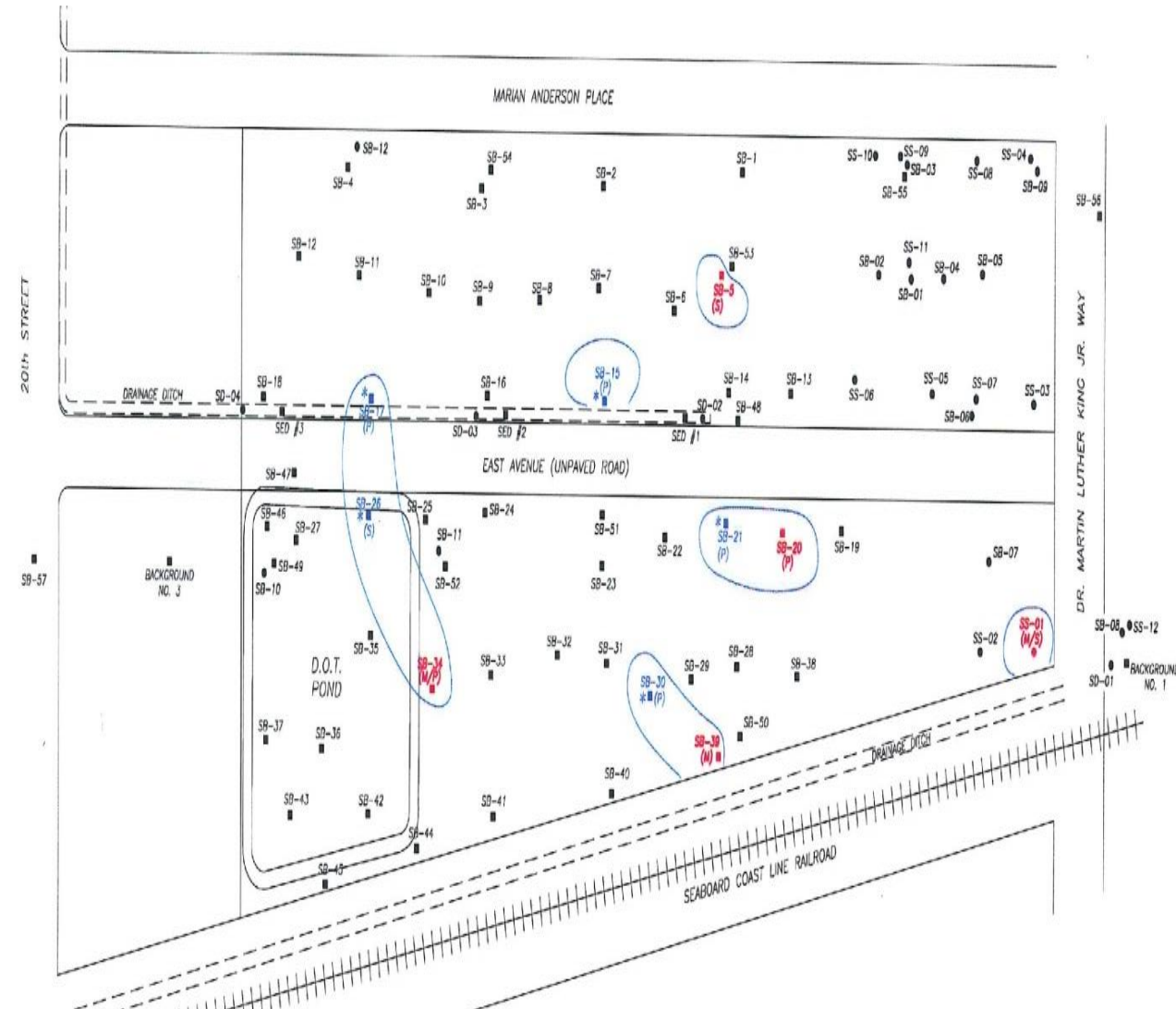
2015/2016

Developmental Plans, ITN,
Site Developers

Environmental Soil Conditions

2009-2015

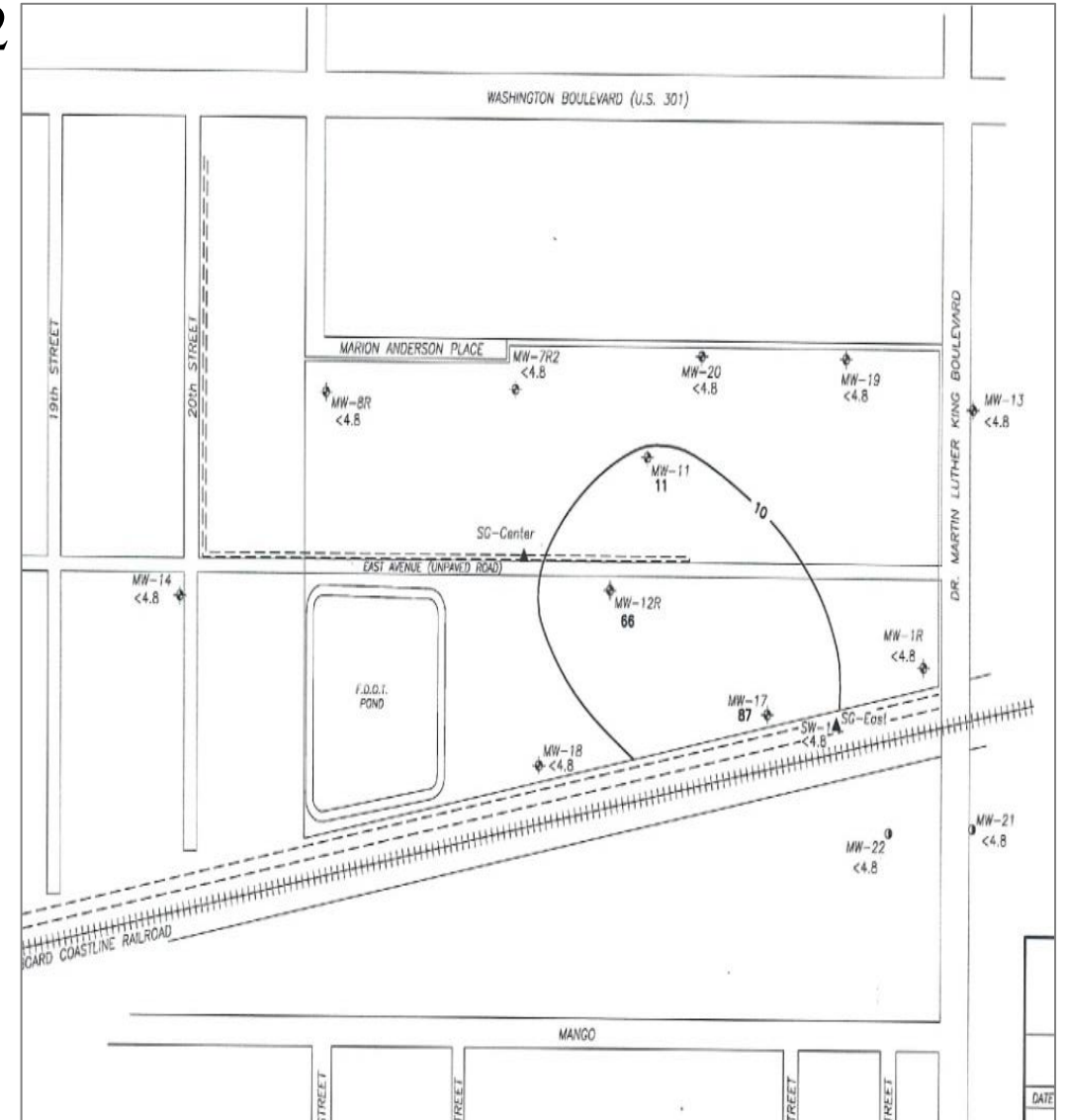
- Primary concerns are contaminated soils and landfill debris in upper soil column over the majority of the site.
- Contaminated soils are present in unsaturated (above water table) upper two (2) to four (4) feet of the soil column.
- Soil contaminant Chemicals of Concern detected at concentrations above State Soil Cleanup Target Levels (SCTLs) includes metals, pesticides, PCBs and SVOCs.
- Landfill debris, primarily construction materials (glass, concrete, wood, and metal), are present from approximately 2 feet to 7 feet below land surface.
- Confining to semi-confining hard cemented clays present beginning at approximately 18 to 25 feet below land surface likely prevent vertical movement of contaminants.



Environmental Groundwater Conditions

2009-2012

- Groundwater Contaminants of Concern detected at concentrations above State Groundwater Cleanup Target Levels (GCTLs) includes the following metals: arsenic, aluminum, antimony, iron, and manganese.
- Other than the listed metals, no other Contaminants of Concern have been detected in the groundwater samples above State cleanup target levels.
- Preliminary results of an ambient groundwater quality study indicate that elevated concentrations of aluminum, iron, and manganese in the offsite and onsite wells likely reflect naturally occurring levels of those parameters rather than contamination from the site.



Groundwater Remediation Actions

2012- 2014



Florida Department of Environmental Protection Agency

December 23, 2014

- Site Rehabilitation Completion Order
 - No further action – released the city from any further obligation to conduct site rehabilitation for arsenic contamination
 - Provision conditions:
 - Subsequent discharges of arsenic at the site
 - Any future reoccurrence of concentration of arsenic above approved levels
 - Proper closure of monitor wells

Invitation to Negotiate & Zoning Change

March 2011

- Issued ITN- no submissions were received.
- Changed the site zoning from Government (G) to Commercial Residential District (CRD).
 - promotes mixed-use development
 - allows for greater flexibility and increase development opportunities

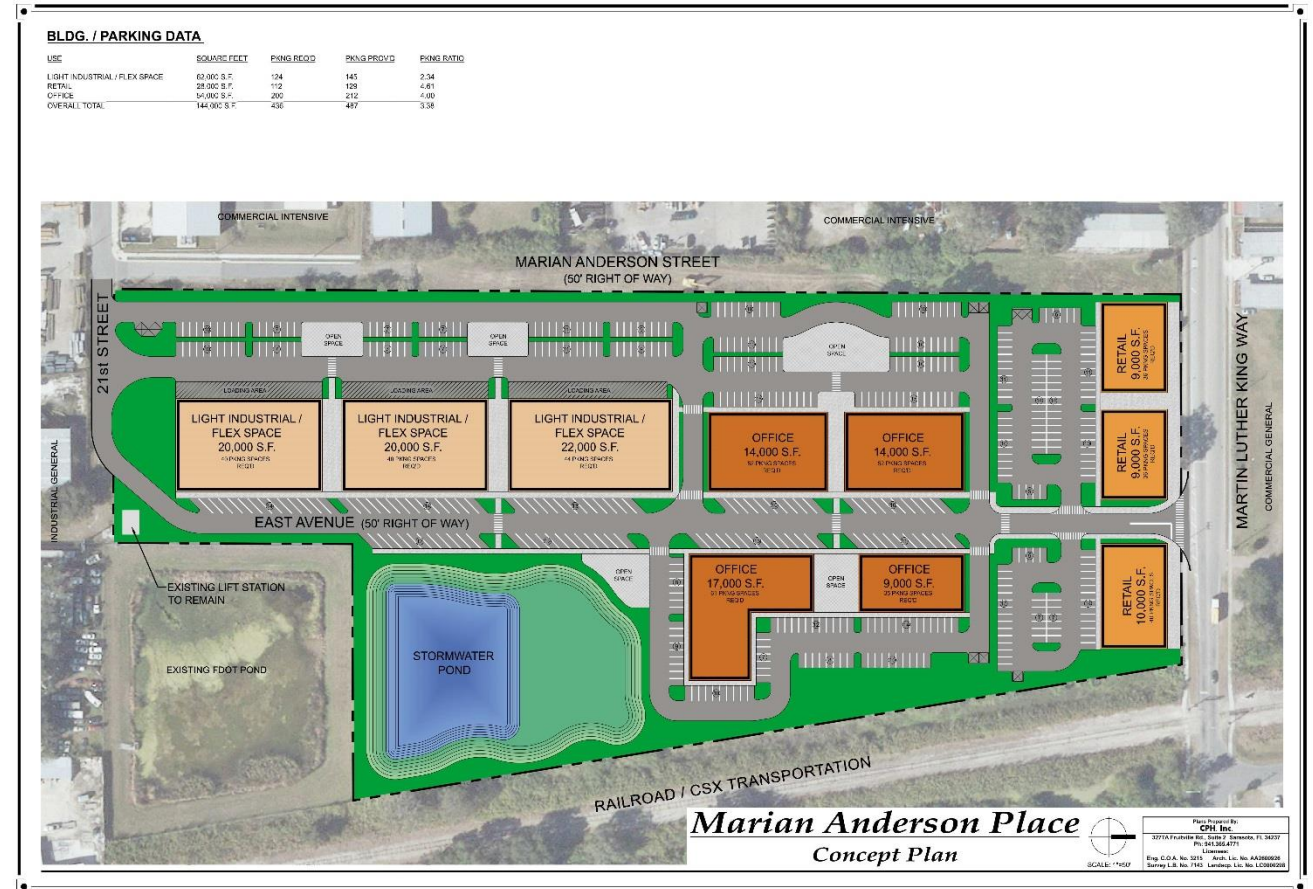
February 2015

- City Commission directed staffed to issue ITN
 - Community Consensus on site development

CPH Inc.- Conceptual Site Development Plan

November 2015

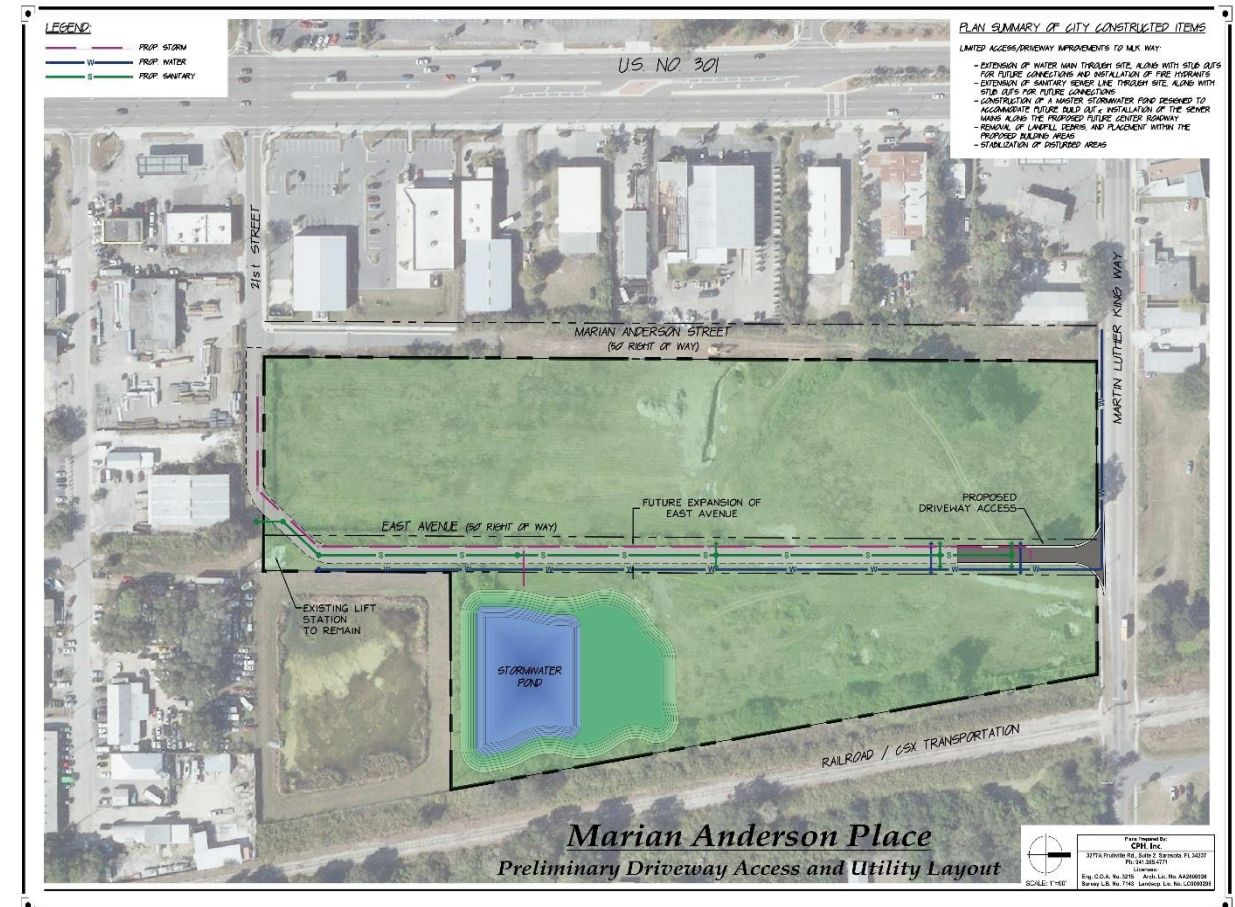
- Light Industrial /Flex Space
 - 62,000 sq. ft.
- Retail
 - 28,000 sq. ft.
- Office
 - 54,000 sq. ft.
- **Overall Total 144,000 sq. ft.**
- Parking Req. 436/ Prov'd 487
- Open Spaces/ Walkability
- Phased Development
- Potential Railroad accessibility



CPH Inc.- Infrastructure Development Plan

November 2015

- Extension of water main
 - Stub outs for future connections
- Installation of fire hydrants
- Extension of sanitary sewer line
 - Stub outs for future connections
- Construction of master stormwater pond and main lines
- Installation of sewer mains along center roadway
- Removal of landfill debris/placement within building area
- Stabilization of disturbed areas
- Developmental cost- \$1,232,971



Available Funds

December 3, 2015

• Penny Sales Tax	\$ 685,235
• TIF	\$ 312,000
• Sarasota County*	<u>\$ 432,126</u>
TOTAL	\$1,429,361

** To be used for site development / funds must of used by 12/2017*

Marian Anderson Place Site Development Considerations

Development Options

- Mixed Use
- Commercial
- Other

Financing Gap Options

- Site Development
- Other

BELIEVE in the Possibilities



Thank You!

Phone: 941.365.2200 Ext. 3225

Lorna.Alston@sarasotagov.com