

US EPA ARCHIVE DOCUMENT



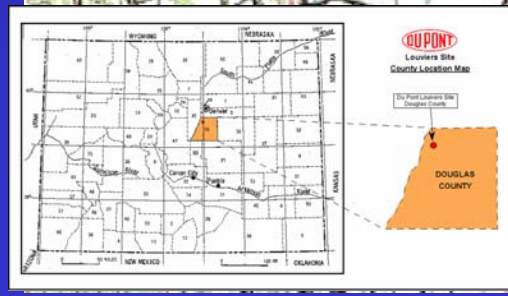
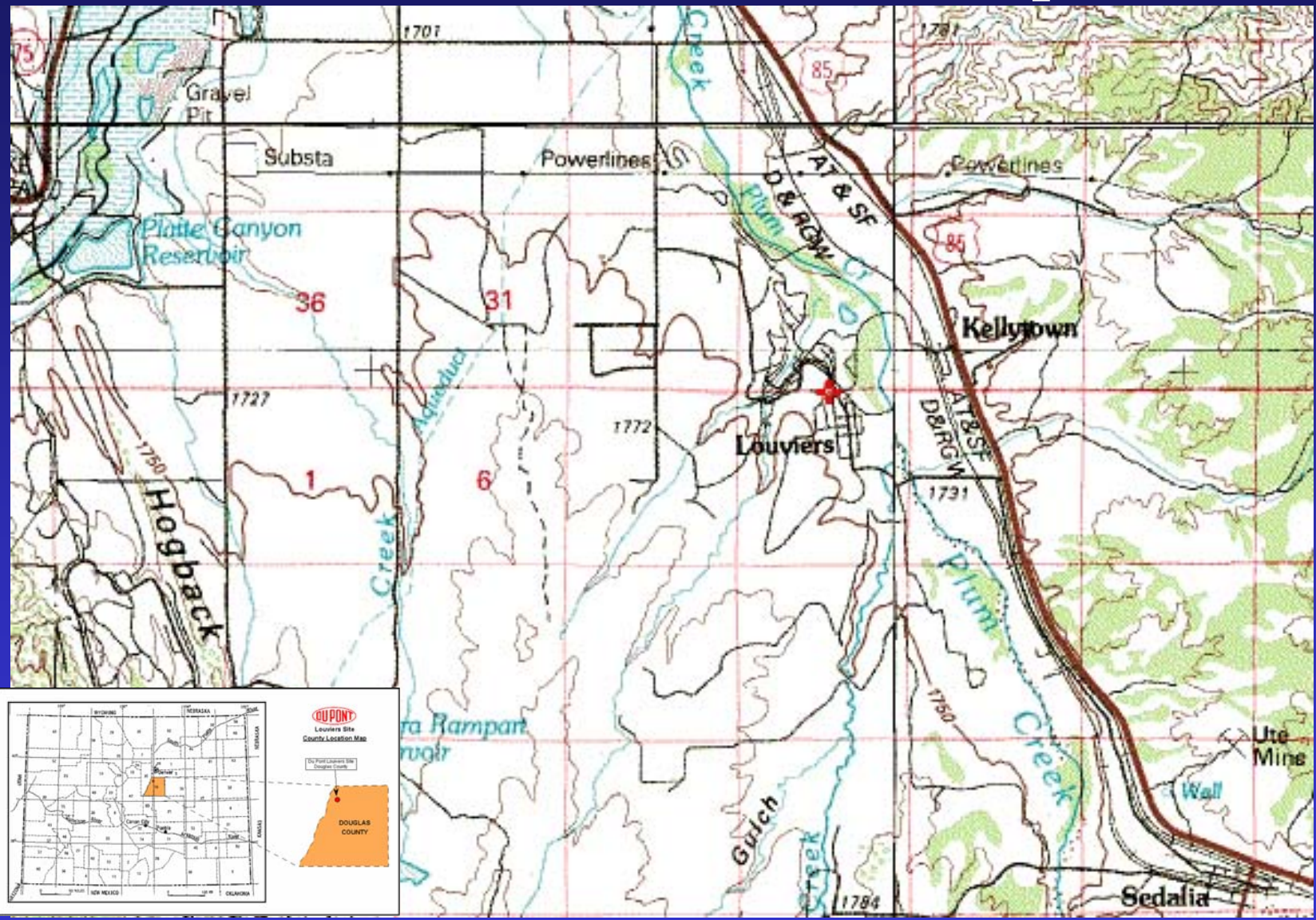
RCRA Brownfields  
Prevention Initiative

Plum Creek  
DuPont Louviers, CO Site

December 3, 2002

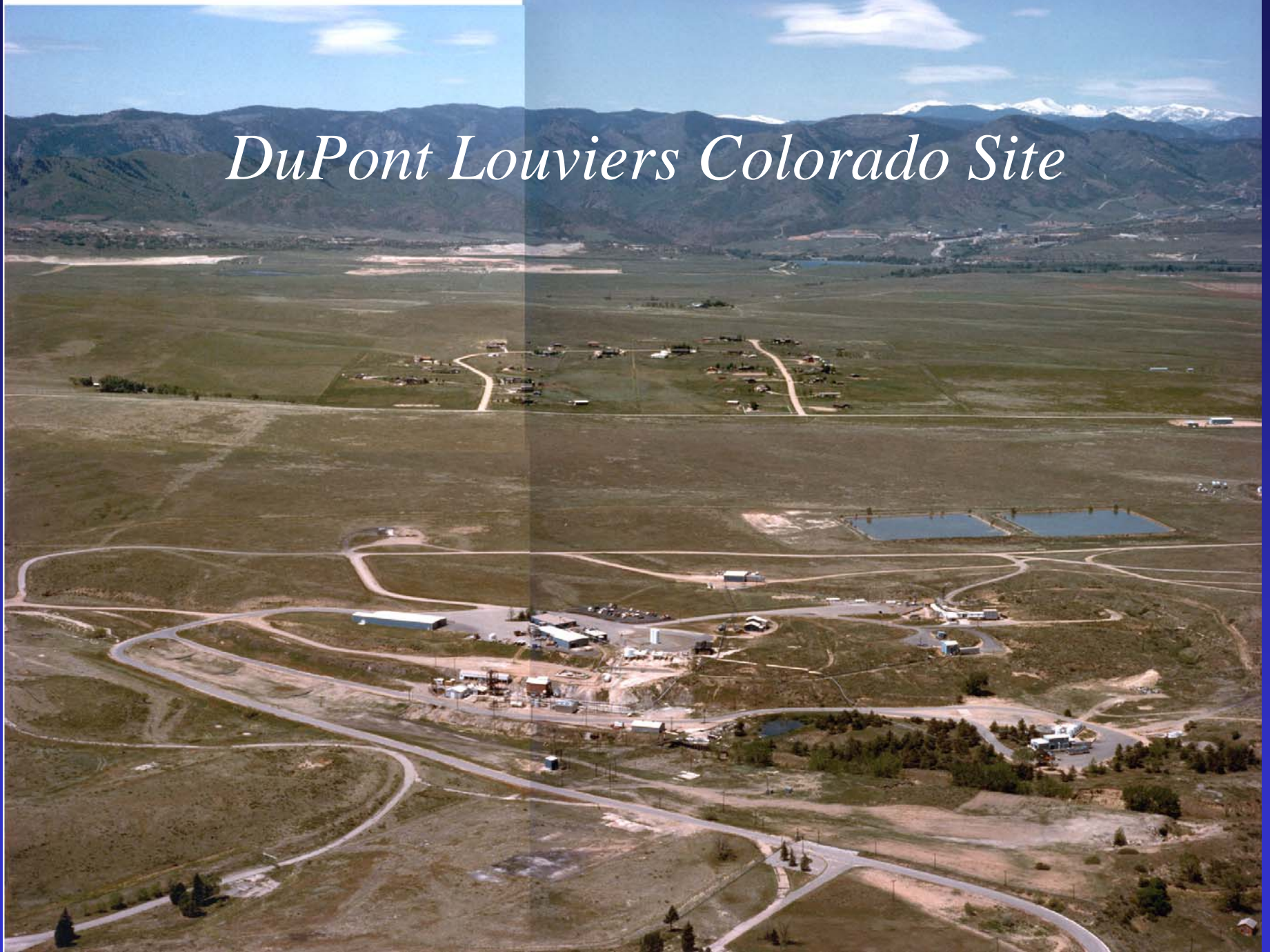


# Louviers Location Map





*DuPont Louviers Colorado Site*



## *Louviers Site History*

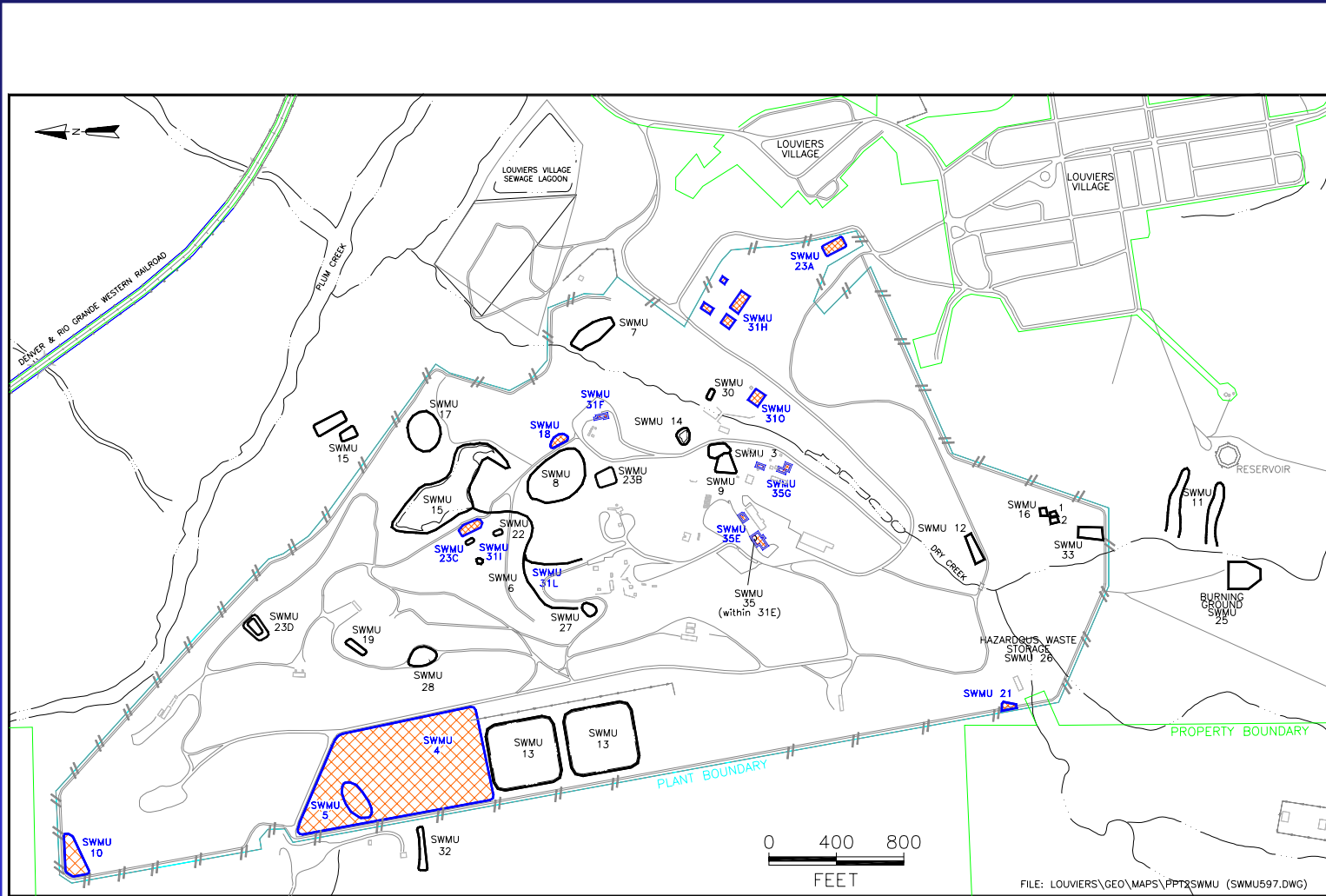
- *Site operated from 1908 to 1989 producing*
  - *Nitroglycerin and dynamite*
  - *Pentaerythritol tetranitrate and primers*
- *Sold in 1988 and reacquired in 1989 by DuPont*
  - *Sale and re-acquisition only included the production area*
- *All production was discontinued in 1989 after the re-acquisition*
- *Production facilities were demolished and only a few warehouses/offices remain*
  - *Currently leased for a term of 15 years*

## *Environmental Impacts*

- *Louviers is an interim status TSD facility*
  - *Two interim status RCRA units (treatment and storage)*
- *Small quantity generator*
- *Currently conducting RFI (35 SWMUs)*
- *Soil contamination*
  - *Minor, primarily lead and hydrocarbons (diesel)*
- *Groundwater contamination*
  - *Minor, primarily nitrates*
- *Interim measures*
  - *Bioremediation of Solar Ponds*



# SWMU Location Map

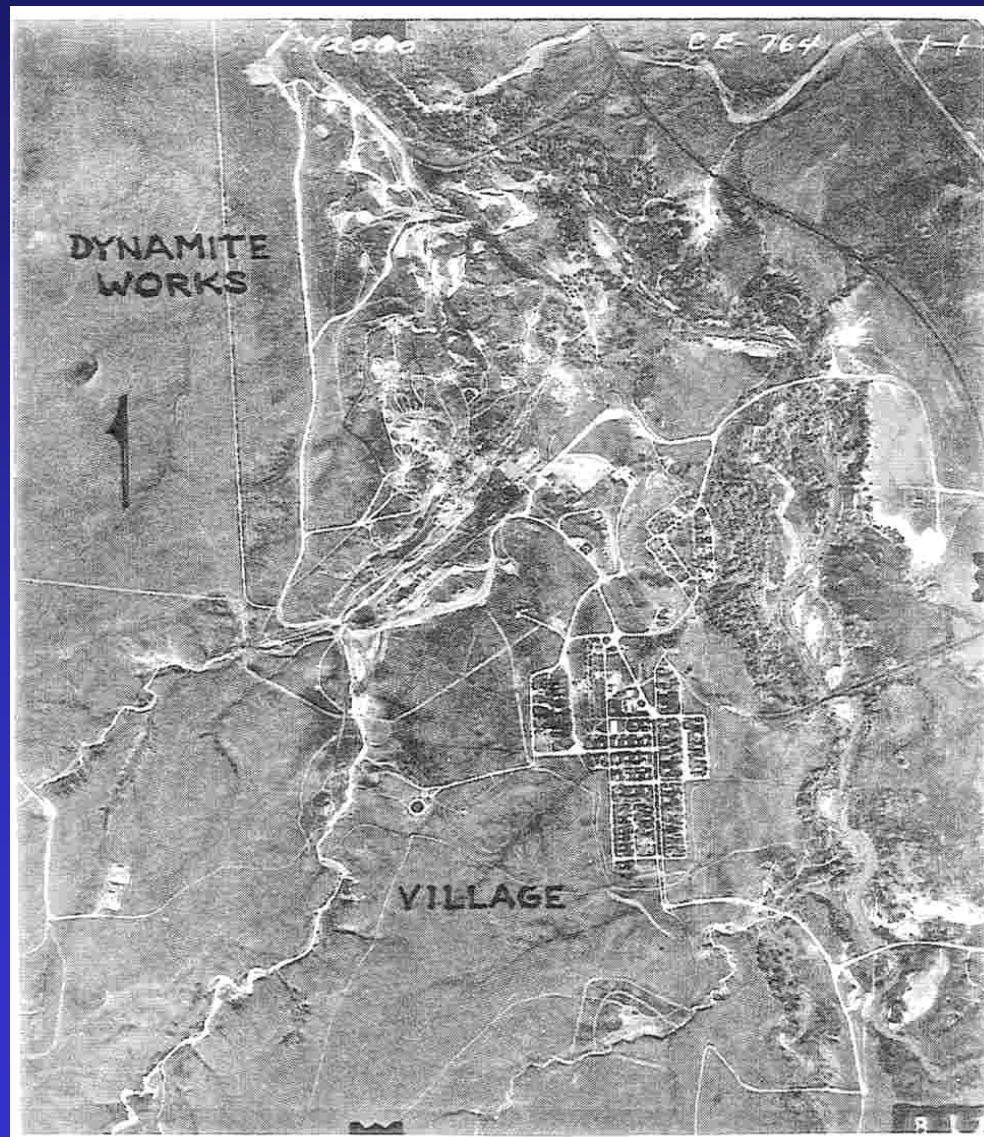


## *Historic Land Use*

- *Site consisted of approximately 1520 acres*
- *Approximately 350 acres in security fence*
  - *Contained the production facilities*
  - *Within a security fence*
- *Remainder of property was a buffer zone*
- *Village of Louviers was a company town*
  - *Recently added to the National Register of Historic Places*



# *Aerial Photo of Louviers, Co - 1965*



## *Cottages - Village of Louviers*





*Plant Manager's Home - Village of Louviers*

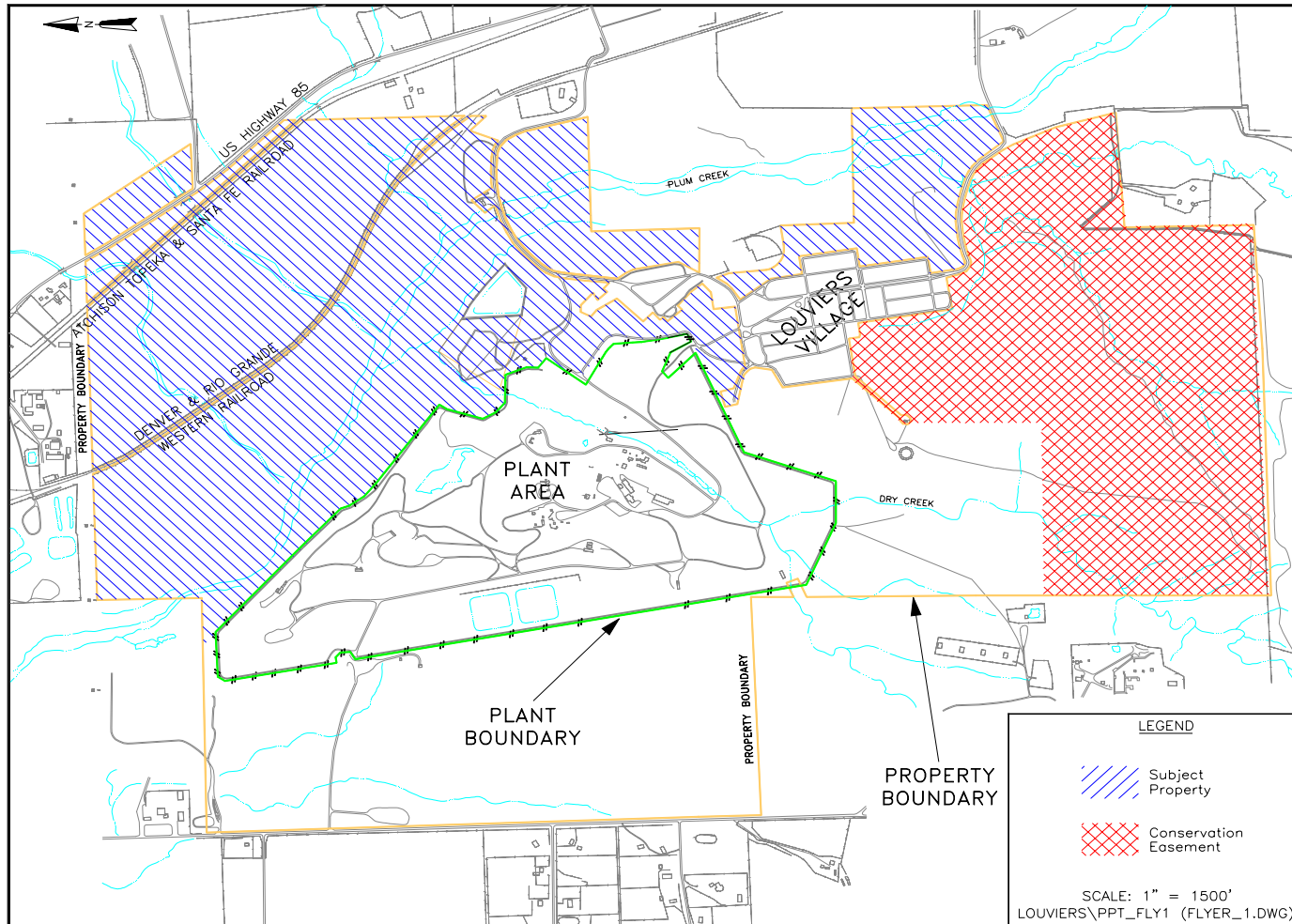




# *Property Donation and Conservation Easement*

- *Parcel I*
  - *Donation of 506 acres in the NE part of the site along Plum Creek*
  - *SWMUs were carved out of the donation*
- *Parcel II*
  - *Conservation easement of 349 acres in the SE part of the site*
  - *Contains two SWMUs (landfills)*
  - *Final remediation and closure to be determined*
- *Property was donated to Douglas County Open Space (a division of Fish and Wildlife) and the Conservation Fund*

# Louviere Property Donation and Conservation Easement Map



## *Property Reuse*

- *Parcel I*
  - *Will remain open space*
  - *No institutional controls required*
    - *Property was part of the site buffer zone, no contamination*
  - *It will be used for nature trails and wildlife habitat*
  - *Security will be provided by Douglas County Fish and Wildlife*
    - *Trespassing had been an issue for DuPont*
  - *Prime habitat for the Preble's Jumping Mouse, an endangered species*
  - *Along with approximately 200 protected species of vegetation*



## *Property Reuse (Cont.)*

- *Parcel II*
  - *Property will be non-public open space*
  - *Connects a migratory pathway for elk and creates an area for wildlife habitat and for grazing*
  - *DuPont retains ownership of the property until closure of the landfills is obtained*
  - *Then the parcel will be transferred to the Douglas County Fish and Wildlife as a property donation*

# *Planning Process*

- *Parties involved*
  - *Douglas County Open Space*
  - *The Conservation Fund*
  - *DuPont Corporate Real Estate, DuPont Safety, Health, and Environmental Group, and DuPont Corporate Remediation Group*
  - *Colorado Department of Public Health and the Environment*
- *Challenges*
  - *The amount of involvement with the Village of Louviers*
    - *Rapid expansion of Highlands Ranch*
  - *Liability issues and municipalities*
    - *Douglas County sought indemnification from environmental liability*

## *Planning Process (Cont.)*

- *Drivers*
  - *Site was an excellent candidate for DuPont's Land Legacy Program*
  - *Establishment of open space in a fast growing county*
  - *Donation and Easement to the county that had supported the site*
  - *Residents of the village and Douglas County wanted the property to remain an open space ("no more Walmarts")*
  - *Future liability to DuPont for managing the property with no presence in the area*
    - *Trespassing (unlawful hunting, ATV use, fires, etc.)*
    - *Vandalism*
    - *Squatters use of the property*



## *Financial Realities*

- *Estimated value of donated property*
  - *Approximately \$3,000,000*
- *Lower taxes for DuPont at Louviers*
  - *Total property taxes are approximately \$20,000/year*
  - *One time reduction in income tax*
- *Decreased DuPont's personal liability exposure*
  - *Injuries during trespassing, etc.*

## *Lessons Learned*

- *It is easier to sell property than to donate it*
- *Donations take a very long time*
  - *The Louviers donation took three years to complete*
- *Municipalities will not accept any liability*
  - *Had to carve out the two SWMUs on the Phase I parcel*
- *Keep lines of communications open*
  - *Communicate often and document*

## *Attendees at the Property Donation*





*Dupont's 200<sup>th</sup> Anniversary Cake  
from the Village of Louviers*



# Thank You

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