



Before

Brownfield Revitalization

SUCCESS STORY, October 2005

IKEA

Site Facts

Site Name:

IKEA

Certification Date:

September 2000

Location:

Emeryville, CA

Site Size:

23.5 acres

Historical Uses:

Steel mill

Contaminants of Concern:

Volatile organic compounds, petroleum hydrocarbons, lead, polychlorinated biphenyl's

Deed Restriction:

Limited to Industrial and Commercial use

Redeveloped Use:

Retail

The City of Emeryville, best known for undergoing extensive redevelopment, has successfully transformed an antiquated industrial part of town into a thriving retail and residential community. The City is continuing this success with the renovation of the South Bayfront site. From 1987 to 1991 Barbary Coast Steel owned and occupied a 23.5 acre area that was acquired from the Judson Steel Company, which had owned the property since in the late 1800's.

Years of storing and melting scrap iron resulted in soil and groundwater contamination from rainwater runoff and metals leaching into the soil. Volatile Organic Compounds (VOCs) and other chemicals including petroleum hydrocarbons, lead, and polychlorinated biphenyls (PCBs) were found in levels considered to be unsafe for other unrestricted uses and would need to be remediated prior to the proposed development. Remediation included the removal of over 5,000 cubic yards of contaminated soil, the addition of clean fill, and the capping of the area with asphalt. Additionally, groundwater monitoring wells have been put into place and will continue to be monitored.

Following cleanup, a deed restriction was placed upon the property, which limited its use to industrial and commercial. In October 1997, the Department of Toxic Substances Control (DTSC) entered into a Prospective Purchaser Agreement (PPA) with the soon-to-be new owner, IKEA Property Inc. This was a key factor in ensuring the subsequent reuse of the property. IKEA purchased 15 acres of the former steel facility. In exchange for a covenant not to sue from DTSC, IKEA agreed to maintain a permanent site cap to secure any residual contamination after the construction activities were complete. IKEA, which opened in May, provides unique and affordable furniture and home furnishings, and has become a welcome addition to the Emeryville shopping experience.

The IKEA Project has created approximately 300 permanent jobs for the local community and generates approximately \$70 million in annual sales. Through DTSC's Brownfields Reuse Program, formerly underutilized industrial sites are now aiding the community both economically and aesthetically.



After



State of California Department of Toxic Substances Control

