



HEIFER INTERNATIONAL NEW WORLD HEADQUARTERS CASE STUDY

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| Name and Location | <p>Site Name: Heifer International New World Headquarters</p> <p>Site Location: 1 World Avenue, Little Rock AR 72201</p> |
| Site Description | <p>Briefly describe site history; i.e., historical uses and current uses (or current uses prior to cleanup. You may want to insert a picture, aerial photograph, etc.) If sending this via e-mail you may want to send the picture separately.</p> <p>Industrial use in the past. We purchased many different properties to get a total of 21 acres and two of the properties purchased were Brownfield's.</p> <p>Is the project located in an urban/suburban setting or rural/agricultural?</p> <p>It is located in an urban setting.</p> <p>Briefly describe the area – is it located in a predominantly residential, commercial or industrial area?</p> <p>It is a mix between the two but in the past has mainly been industrial.</p> <p>What is the size of the property?</p> <p>Approximately 21 acres total.</p> |
| Site Reuse Description | <p>Briefly describe how ecological enhancements will be or have been incorporated into the site restoration project. If the site will have multiple uses; i.e., recreational, ecological, etc, you may want to include this information as well.</p> <p>What type of ecological restoration is being sought (wetland, prairie, etc.)?</p> <p>Wetland with a very progressive and environmentally sound parking lot.</p> <p>Why were ecological enhancements selected as an end use for this project?</p> <p>Ecological enhancements are an important part of the Heifer Story.</p> <p>Is the community involved in the end use decision making process?</p> <p>Yes. Lots of stakeholders including the city and Clinton Library.</p> |
| Stakeholder Involvement | <p>Who were the stakeholders/partners in this site and were their roles/contributions?</p> <p>The Clinton Library has traded land base on the best use of the area. The city supported us with landfill disposal. They took all of the lightly contaminated soil, 4500 truck loads, and are using it for landfill.</p> <p>What were the concerns of these stakeholders and how were these resolved?</p> <p>The level of contamination. It was tested many times to be sure it could be used.</p> |



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| | <p>Did any of these stakeholders/partners make a financial contribution to the project? The city did not charge us for landfill use. We were not charged for the land swap by the Clinton Library or the city.</p> <p>Were any local, state, federal funding sources used? City gave us the use of the landfill and ADEQ, EPA, and the Core of Engineers supported the soil testing.</p> |
| Site Assessment Approach and Cleanup | <p>Briefly state the results of the site assessment. Did the site assessment approach take into account end use? Yes</p> <p>What is/were the sources of contamination? It was a past landfill and petroleum tanks were left in the ground</p> <p>What are/were the contaminants of concern? Petroleum</p> <p>Under what specific legal authority(ies) is the cleanup being performed (CERCLA/RCRA/OUST or other)? Brownfield Cleanup, EPA and ADEQ</p> <p>Briefly summarize the corrective action taken on site. If corrective action/remedy still in place please describe. Why was the particular remedy selected? Please describe any barriers encountered in employing remedy selected. The tanks were removed along with the soil.</p> <p>Describe any long term controls (e.g., institutional controls) associated with the site.</p> <p>Was a closure letter obtained for the site? We will receive the closure letter when the landfill has been used.</p> <p>If so, what was issued and when? A Ready for Use certificate was issued from the EPA.</p> <p>If not, are you currently seeking a closure letter?</p> |
| Reuse | <p>Describe the end use of the site. What are the benefits of the end use of the site (for the community, regulatory agency, etc.)? Headquarters for Heifer International</p> <p>What has been the added value to the site? There has been a major value added with facilities and environmental changes.</p> |



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| Obstacles | What problems did you encounter during the corrective action? What was the nature of the problems encountered (e.g., regulatory, community perception, etc.) and how did you overcome these problems? The primary problem is funding. Describe any other obstacles related with this project (funding, etc.). Support from local, state and federal along with our funds |
| Costs and Funding | How was this project funded, i.e., were there any redevelopment funds or other resources used? It was funded by Heifer and had support from EPA and ADEQ for testing. What was the total cost of the project? \$20,500,000.00 If an ecological enhancement was used in the remediation, were there cost savings associated with the selection of this remedy? There was no cost savings. There was a cost increase with the parking lot, retention pond and wetlands. |
| Economic and Other Incentives | What were the economic incentives (e.g., conservation easements) associated with this project? The development of east Little Rock. Were there any other incentives (e.g., public relations) associated with this project? Our international headquarters. |
| Time | How long did it take for this project to be completed? If the project has not yet been completed, is there a time estimate for completion It will be completed in approximately 9 months (<i>this was submitted on April 1st, 2005</i>). |
| Other | List any other information that may be of value for this case study. This can be used to insert a “lessons learned” section, or highlight other information of interest. Also, you may add additional sections as needed, if additional information does not fit in the categories above. Primary need for all parties to work together. A lot of calibration! |
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Heifer International New World Headquarters Vision



Heifer International Building Progress Report

