

ASHLAND / NORTHERN STATES POWER (NSP) LAKEFRONT SUPERFUND SITE

Revitalizing & Redeveloping Ashland's Waterfront

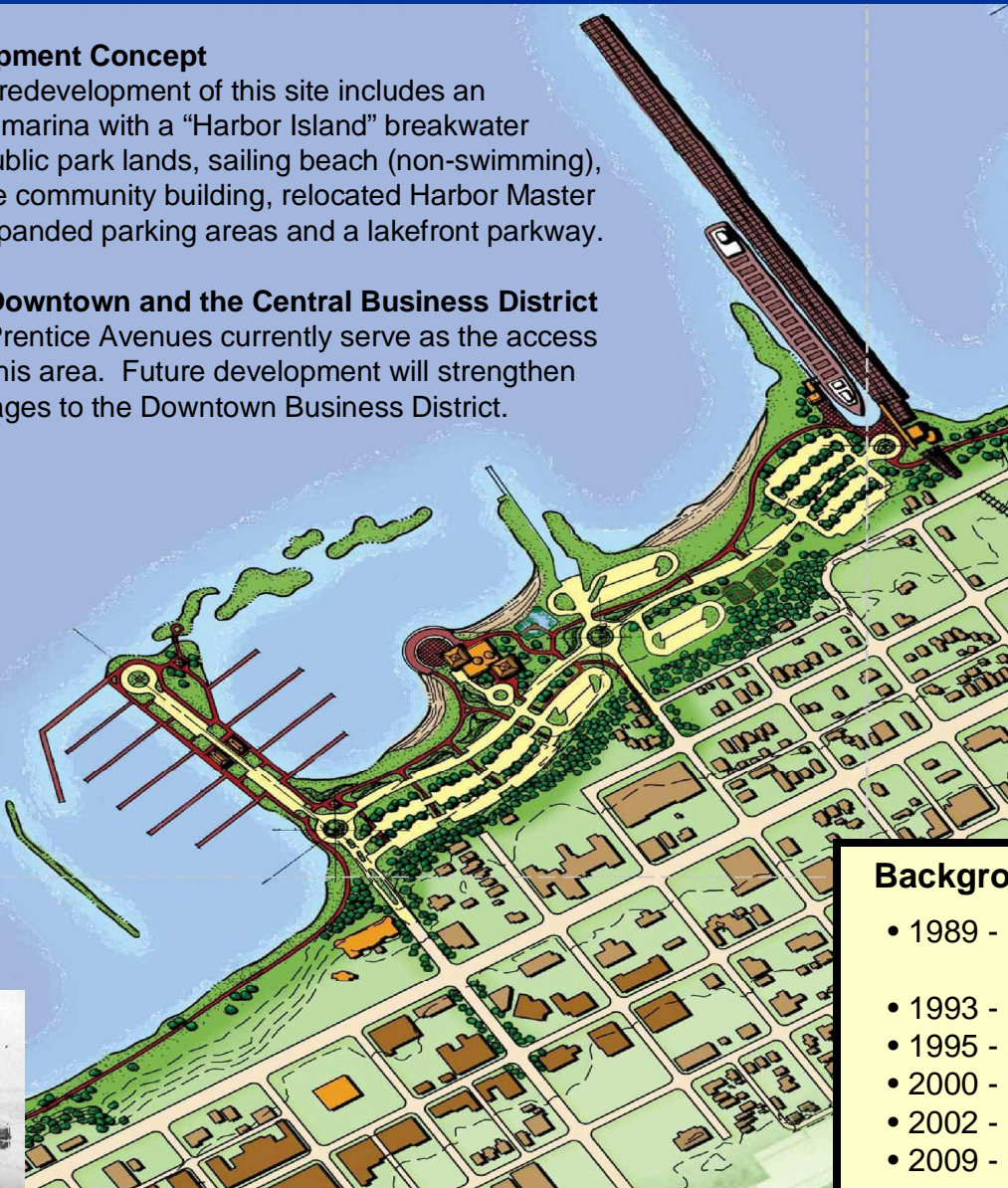
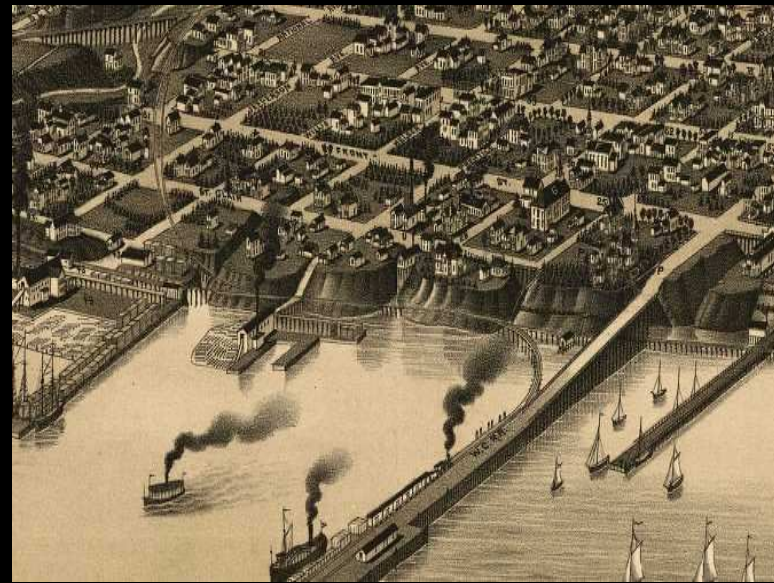
The City of Ashland's *Waterfront Development Plan* and City's *Comprehensive Plan: the Making of an Exceptional City* guides the redevelopment of Ashland's Waterfront. The *Ashland/NSP Lakefront Site* is at the heart of the city and is a critical component for the redevelopment of the rest of the Waterfront.

Redevelopment Concept

Proposed redevelopment of this site includes an expanded marina with a "Harbor Island" breakwater system, public park lands, sailing beach (non-swimming), a multi-use community building, relocated Harbor Master House, expanded parking areas and a lakefront parkway.

Links to Downtown and the Central Business District

Ellis and Prentice Avenues currently serve as the access routes to this area. Future development will strengthen these linkages to the Downtown Business District.



THE FRAMEWORK DOCUMENT – A COOPERATIVE APPROACH

The City of Ashland, Northern States Power Company-Wisconsin (NSPW), and the Wisconsin Department of Natural Resources (WDNR) have agreed upon a framework document that establishes a cooperative approach to the remediation and redevelopment of the Ashland Superfund Site in an environmentally sound, economically balanced and sustainable manner.

The Parties agree that a collaborative approach will result in more timely remediation, a stronger local economy, and a cost-effective and environmentally protective final remediation plan for the Site.

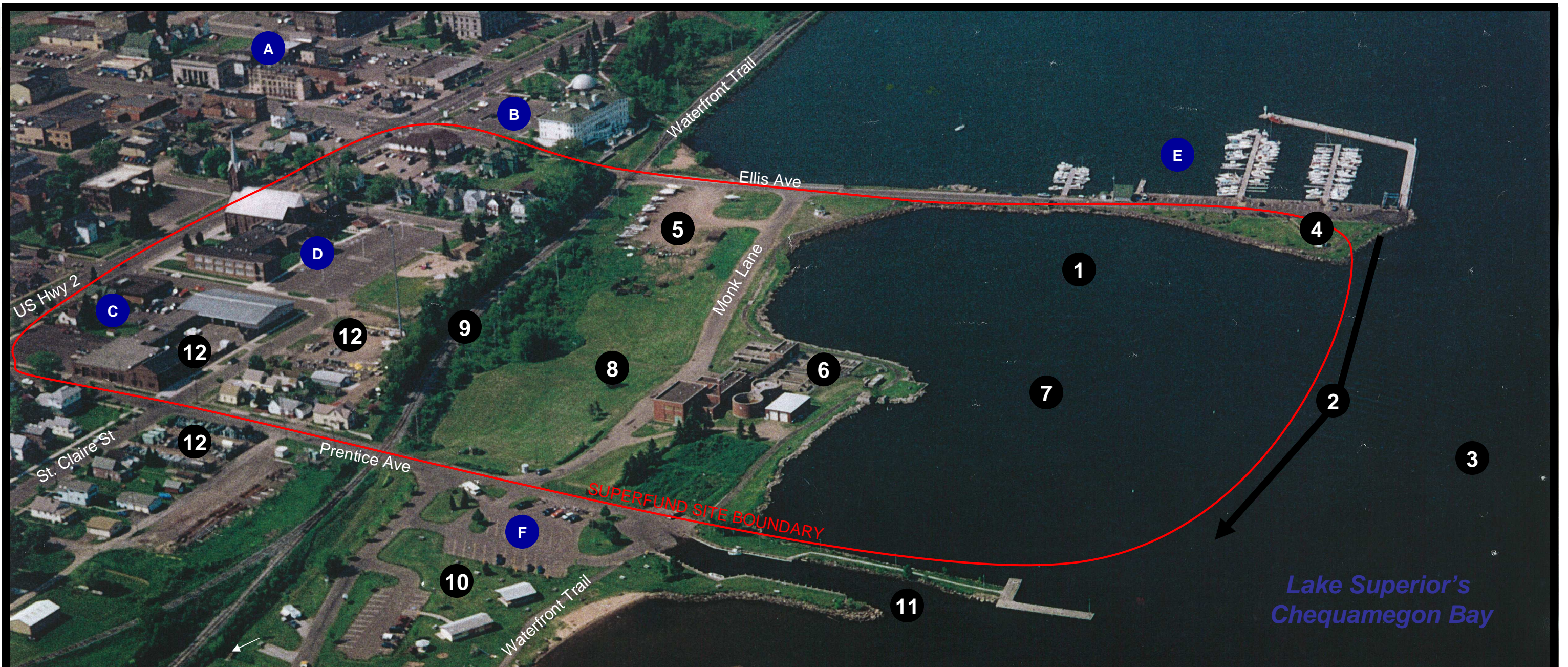
The EPA Superfund regulatory process is ongoing at this time. The Framework document therefore seeks to support the EPA regulatory process, but more importantly to communicate what the Parties are prepared to do to move remediation and redevelopment activities forward in a cooperative manner consistent with the EPA regulatory process.

Some of the opportunities that may be achieved during the clean-up of the site include:

- Ensuring a protective cleanup (for both the environment and residents);
- Starting remedial activities in an expeditious manner;
- Enhancing public awareness of and support for the project;
- Managing the sequencing of the cleanup and the City's redevelopment activities;
- Leveraging available grants and other funding sources for the City;
- Ensuring that the remediation is done in a cost-effective manner; and
- Supporting the City's Waterfront Development Plan to promote a strong, sustainable local economy.

Background on the Ashland/NSP Lakefront Superfund Site

- 1989 - Contamination (tars/oils) first documented near the former City of Ashland wastewater treatment plant
- 1993 - Department starts the State Funded investigation
- 1995 - Conclusion that contamination source is a former manufactured gas plant
- 2000 - EPA comes on board. Superfund Site was nominated
- 2002 - Formally added to the National Priorities List
- 2009 - Record of Decision is expected



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