

Baldwin redevelopment creates sustainable neighborhood in heart of Orlando

Located in the heart of Orlando, Florida, Baldwin Park is a mixed-use, 1,000-acre, master-planned community built on the site of a navy training center.

CH2M HILL, a member of the Orlando Partnering Team that consists of the U.S. Navy, U.S. Environmental Protection Agency, Florida Department of Environmental Protection, and Tetra Tech NUS, was a significant contributor to the cleanup and redevelopment. The team's collaborative efforts created a sustainable neighborhood combining residences, businesses, schools and parks.

Beginning in 1928, the property was used as a civilian airport or military airfield until the Navy's training center was established in 1968. When the Base Realignment and Closure Commission recommended the closure of the center in 1993, the City of Orlando created a preliminary base reuse plan and selected the Baldwin Park Development Company to develop the main base property. But before the property could be redeveloped, the Navy engaged the Orlando Partnering Team to clean up the environmental contamination.

The use of remediation technologies, ranging from traditional dig-and-haul soil removal to in-situ treatment of contaminated groundwater—using vegetable oil injections—and construction of permeable adsorptive-barrier trenches, saved the client \$11 million. All of this was accomplished while maintaining a perfect safety record with zero recordable incidents and zero lost-time accidents throughout 18,000 hours of environmental work.

Redevelopment of the property began in the middle of the investigation and cleanup. During a 16-month period beginning in 2000, remediation of arsenic-contaminated soil throughout an existing nine-hole golf course as well as demolition of 250 buildings, 200 miles of underground utilities and 25 miles of roads was accomplished.

Concrete and masonry materials were crushed onsite and recycled into base material for new public streets and a stormwater exfiltration system, saving 30,000 dump truck trips. It is believed this 16-month, 400,000 work-hour success story was the largest single-phase demolition and remediation project in U.S. history.



Other accomplishments included:

- investigating 27 sites
- removing 230 underground and aboveground storage tanks
- remediating 276 acres of contaminated property
- disposing of 6,000 tons of medical waste discovered during utility trenching
- implementing the fastest Defense Department property transfer using the Comprehensive Environmental Response, Compensation and Liability Act Early Transfer Authority to secure project financing

"This project is truly an economic revitalization success story of how unused land can be dramatically transformed into an environmentally-sensitive community where thousands of people live and work," said David Pace, managing director of the Baldwin Park Development Company.

Through the team's collaborative efforts, Baldwin Park is an environmentally safe place for central Floridians to live and work in downtown Orlando. The project has reduced urban sprawl, creating viable ecosystems with more than 200 acres of parks, 250 acres of lakes, enhancing Orlando's image.

The development incorporated new urbanism and EPA Smart Growth principles, including mixed housing, parks and recreational and commercial areas within walking distance of residences—and the property blends seamlessly with its surroundings.

Baldwin Park Development Company's investment of more than \$100 million in this project will provide long-lasting social and economic benefits that will overcome the loss of approximately 800 civilian jobs associated with the former naval installation.

