

US EPA ARCHIVE DOCUMENT

State and Tribal Response Program Highlights



EPA Funding Provided to States and Tribes to Address Contaminated Land in their Communities

REGION 1

VERMONT – The City of Montpelier, located in central Vermont, launched an aggressive redevelopment strategy to improve the economic vitality of its downtown and riverfront areas. A large component of the effort was the redevelopment of a large state-owned derelict rail yard in the heart of downtown along the Winooski River. Between 1894 and 1973, the property was owned by various railroad companies. A portion of the property included a railway turntable, a device for turning locomotives so that they can be moved back in the direction from which they came. After construction completed in 1915, the Turntable facility discontinued operations between 1957. The property also includes a former salt shed that served as road salt storage until the 1980s. Environmental assessments overseen by the New Hampshire Department of Environmental Services determined that the property was filled with waste from surrounding granite businesses in existence during the early 20th century. A coal shed, engine house and machine shop constructed near the turntable may have also contributed to contamination. Cleanup efforts included excavation and removal of hazardous materials as well as the installation of indicator fabric and monitoring wells. Today, the unique Turntable Park celebrates Montpelier's rail industry heritage by retaining the turntable itself as a central focus around which salvaged granite blocks are repurposed as seating. The salt shed was redeveloped into a new office building. The redevelopment also includes the connection of pedestrian and bike paths to the downtown from the riverfront. After nearly a century of industrial use occupying the riverfront, residents are able to gather to eat, shop, enjoy the riverfront and appreciate the city's heritage.



Turntable Park celebrates Montpelier's rail industry heritage.

REGION 2

U.S. VIRGIN ISLANDS (USVI) – The former Brugal Rum Distillery property located northeast of downtown Frederiksted on the western coast of the island of St. Croix has been vacant since 2007. The 11-acre property served as the Brugal Rum Company's distillery and bottling operation for 25 years. Since its abandonment, bats have occupied the main distillery building. USVI now owns the building and conducted a Phase I environmental assessment in 2012. The results of the Phase I indicate that additional investigation is required to determine if a release of oil or hazardous materials has occurred at the properties. In addition, a number of aboveground storage tanks of unknown contents were observed throughout the property. USVI is in the process of scheduling a Phase II assessment, developing a cleanup plan, and is planning to reuse the property as a warehouse and office space. In addition, USVI plans to use a portion of the structure to develop a Bat Sanctuary. The redevelopment project will be funded through a U.S Fish and Wildlife Services grant for the Island of St. Croix Building project division.

REGION 3

WEST VIRGINIA – In April 2013, West Virginia adopted the West Virginia Land Stewardship Corporation Act to address the key risks to brownfields revitalization: uncertainty, delay and liability risks. The new Act, that came into effect on July 12, 2013, creates a special purpose nonprofit corporation, the West Virginia Land Stewardship Corporation, which can give much-needed certainty to developers of rehabilitated contaminated properties. The corporation must establish a Voluntary Land Stewardship Program and a voluntary state-certified sites program, and may establish a voluntary land bank program. The Voluntary Land Stewardship Program is a critical innovation that gives developers of rehabilitated contaminated properties certainty by taking on their long-term liability risk for a fixed fee. Owners of properties that have been officially "remediated" under a state or federal environmental program (e.g., former brownfields, underground storage tank sites, closed landfills, hazardous waste sites and mining sites), will be able to pay the Land Stewardship Corporation to accept their long-term site maintenance and remediation obligations. The Corporation will assume long-term duties, such as groundwater monitoring or landfill cap maintenance, required under an environmental remediation program, while allowing site owners to retain ownership and development rights.

REGION 4

TENNESSEE – The Greater Memphis Greenline in Shelby County, a non-profit organization devoted to creating and promoting an integrated multi-use trail network throughout Memphis, transformed a 13.3-mile stretch using an EPA Section 104(k) Brownfields Assessment grant and Section 128(a) Response Program funding. The hazardous substance Assessment grant, awarded in 2008, was used to assess a stretch of 100-foot wide abandoned railroad corridor running from Cordova to Memphis. The area around this corridor became a dumping ground for household and industrial debris over the last several decades. The Tennessee Department of Environmental Conservation then used Section 128(a) Response Program funding to provide oversight of cleanup activities. The corridor was redeveloped as a rails-to-trails greenspace for residents to use for walking, bicycling and other recreational activities.



Attendees at Wisconsin DNR's RR Program Consultants Day conference.

REGION 5

WISCONSIN – On April 3, 2013, the Wisconsin Department of Natural Resources (DNR) Remediation and Redevelopment (RR) Program hosted a full-day conference in Stevens Point for environmental consultants on trending topics in brownfields and important programmatic and technical issues specific to Wisconsin remediation. Planning for the conference was a considerable outreach effort by the RR Program and was guided by input from external environmental consultants as well as internal DNR staff. Nearly 200 consultants and state employees involved in environmental remediation attended the event. Topics included:

- Vapor intrusion investigation and outreach
- Methods for determining and evaluating soil cleanup standards
- Quality case closure submittals and the new RR process for closures
- Cost effective and sustainable remediation practices
- Infiltration and injection
- Arsenic background levels
- Due diligence, acquisition, liability and funding
- Asbestos, lead and PCB management in decommissioning
- Remediation and Redevelopment Program Rules Update

In addition to formal presentations, consultants had a chance to talk with experts on the various topics presented during the afternoon "Topic Tables" session. Vapor Intrusion, Meet the Project Managers and Quality Closure were the three most popular tables. All-day Topic Tables featuring the RR Program's searchable database, the Bureau for Remediation and Redevelopment Tracking System (BRRTS), and calculation of soil cleanup levels using EPA's Web-Calculator were also available, as were several planned networking breaks.

REGION 6

NEW MEXICO – Formerly a motel with a classic tourist motor court on Route 66, the Luna Lodge is now providing affordable housing. Luna Lodge was built in 1950 during the golden age of Route 66 tourism. The 28-room lodge was built in the typical motor court style of the time and is largely unaltered. It was placed on the National Register of Historic Places in 1998. Luna Lodge has been vacant for several years and is in an area that has been targeted by the City of Albuquerque for significant revival. An environmental site assessment revealed that the building contained asbestos and the New Mexico Environment Department oversaw the asbestos abatement activities. New Life Homes, a nonprofit agency that provides permanent housing for clients with special needs and other disabilities, has rehabilitated Luna Lodge into a 30-unit apartment complex. The facility includes a community room and a training kitchen that will serve as a small business incubator and a resource for residents looking to learn food industry skills. The restoration project preserves the historical significance and Pueblo Revival style architecture of Luna Lodge. In addition, the rehabilitation project achieved Leadership in Energy and Environmental Design (LEED) Platinum certification for its energy efficiency.

REGION 7

SAC AND FOX TRIBE – The Sac and Fox Tribe is conducting a comprehensive inventory of contaminated properties on its reservation and conducting public outreach to encourage participation in the brownfields process. When first receiving Section 128(a) Response Program funding, the tribe drew upon experience from the Turtle Mountain Band of Chippewa in nearby Region 8, and relied on technical expertise from EPA's Region 7 office. These partnerships allowed the Sac and Fox Tribe to develop its own successful program. The Sac and Fox Tribe has also worked with

Kansas State University—which provides technical assistance to EPA Brownfields Program grant communities—to develop several outreach fact sheets and other materials. The tribe uses the fact sheets and other materials for outreach to community members who play an important role in identifying brownfields. Building partnerships within the community has encouraged people to share information about potential properties with the tribe's Environmental Department, leading to the identification of eight brownfields. Many properties on the tribe's lands are undeveloped and have become illegal dumping areas. The brownfields inventory lists property characteristics, geographic information system information, known or suspected contamination and the status of investigations. The tribe also signed a cooperative agreement with the Kansas Department of Health and Environment to enable coordinated brownfields cleanups on its reservation.

REGION 8

TURTLE MOUNTAIN BAND OF CHIPPEWA – Located on the Turtle Mountain Reservation, the 30,000-square-foot Old Tribal Administration Building suffered from a serious water infiltration problem that resulted in widespread damage to the drywall component of the building and a subsequent buildup of mold conditions. Turtle Mountain used Section 128(a) Response Program funding to provide oversight of the assessment and cleanup process. In 2011, a Targeted Brownfields Assessment (TBA) documented extensive mold contamination, two rooms with abandoned incompatible chemicals, numerous light ballasts and fluorescent light fixtures, and abandoned computers and other electronic equipment wastes. The Turtle Mountain Brownfields Tribal Response Program received a Brownfields Cleanup grant for remediation of the Old Administration Building in 2012. The tribe issued a Request for Proposals (RFP) and solicited bids from qualified consultants to provide remediation, demolition, recycling and/or disposal services. All of the bids received came in over the amount of the cleanup grant. This necessitated significant coordination between the selected contractor and the various tribal departments involved in the cleanup. Through maximizing the recycling of building material and negotiating reduced disposal costs at the tribal transfer station, the project was successfully completed within the grant budget. Cleanup activities were concluded in the fall of 2013; confirmation samples will be taken in the spring of 2014. No institutional controls are required as all of the contamination was removed; thus creating prime commercial property that is ready for reuse along a state highway that runs through the reservation.

REGION 9

NEVADA – Since 2009, the Nevada Brownfields program has assisted with several environmental assessments with the Truckee River Flood Project and helped the Flood Project acquire land adjacent to the river. The Truckee River Flood Project is a joint effort formed by inter-local agreement among Washoe County and the Cities of Reno and Sparks and in partnership with the U.S. Army Corps of Engineers. The purpose of the Flood Project is to reduce the impact of flooding in the Truckee Meadows, restore the Truckee River ecosystem and improve recreational opportunities along the river. The Nevada Brownfields program conducted assessments on contiguous parcels in Reno that had previously been occupied by a variety of commercial tenants, including auto repair shops, a photo developer, construction companies, machine shops, a granite counter top manufacturer, a painter and multiple restaurants for over 30 years. The assessments determined that there were no significant environmental impacts to the properties and that the Flood Project could proceed with property acquisition and its planned restoration activities of the properties without special management considerations to disturbed soil. All structures were subsequently demolished leaving only concrete building pads and asphalt paved parking areas in place pending future redevelopment.

REGION 10

NATIVE VILLAGE OF TAZLINA – The Native Village of Tazlina in Alaska celebrated a long-sought cleanup of a burned out school when the EPA completed a Time Critical Removal Action at the Old Copper Valley School in October 2013. The Native Village of Tazlina used Section 128(a) Response Program funding to provide oversight of the assessment and cleanup process. The school, built in 1954, was operated by the Archdiocese of Anchorage to board students from remote areas of Alaska; it was closed in 1971. Although the building was destroyed by fire in 1976, the property was used as a gathering place by the alumni. In 2009, the Alaska Native Health Consortium along with the Copper River Native Village Association identified the property as a priority and requested "Vision-to-Action" assistance from EPA. In response, EPA coordinated with the Native Village of Tazlina and the Alaska Department of Environmental Conservation (ADEC) to conduct an initial assessment, followed by an EPA Targeted Brownfield Assessment that included an asbestos survey. EPA's Emergency Removal program worked with the Archdiocese of Anchorage to successfully remove asbestos contaminated materials. In addition, the Archdiocese cleaned up the entire 160-acre site, including removal of non-hazardous materials, as well as demolition and disposal of all remaining structural debris. The community, which sees this site as a positive part of local history, would like to reuse the property for outdoor environmental education and subsistence activities for the public and the future Native leaders of Alaska.