

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

CONNECTICUT – The former Meriden Mall property encompasses approximately 15-acres and comprises an entire city block in Meriden's downtown central business area. Chronic flooding problems have plagued Meriden's downtown for more than a century and driven businesses from the area. The former Mall is part of a larger planned redevelopment area specified in Meriden's City Center Initiative (CCI) Plan. The Connecticut Department of Energy and Environmental Protection (DEEP) used Section 128(a) Response Program funding to provide oversight for assessment activities, which revealed no contamination and cleared the Meriden Mall property for reuse. The property will be part of a larger intermodal transportation center development project that will daylight the underground Harbor Brook and create the flood control infrastructure needed to eliminate Meriden's downtown flooding problems. Plans call for the Meriden Mall property to be transformed into a city center park with transit-oriented, mixed-use development. The development of an intermodal transportation center in Meriden is a vital component of the city's downtown redevelopment efforts and will provide increased access into and out of the downtown area via existing transportation systems while allowing Meriden to attract new businesses, commuters and residents to its downtown area.

REGION 2

SENECA NATION – Seneca Nation used Section 128(a) Response Program funding to conduct a Phase II environmental assessment at the Philadelphia Furniture property located in Salamanca, New York. The warehouse and factory on the property were originally built in 1911 by the Fancher Furniture Company. Fancher employed 800 workers and shipped products worldwide at its peak in the early 1970s. The Philadelphia Furniture Company bought the Fancher Company in 1997 and continued to make furniture until 2008. In 2009, Seneca Nation purchased the vacant property and in 2010, a massive fire destroyed the building. The environmental assessment conducted by Seneca Nation included sampling and analysis of soil and groundwater. The assessment revealed metal contamination above Seneca Nation's soil cleanup objectives (SCO) in the soil and in levels slightly above drinking water standards in the groundwater. Recommendations include capping the site, deed restrictions, and an Operation and Maintenance program for the cap. At this time, redevelopment plans for the property continue to be discussed.

REGION 3

PENNSYLVANIA – The Pennsylvania Department of Environmental Protection (DEP) Bureau of Environmental Cleanup and Brownfields used Section 128(a) Response Program funding to support the Pennsylvania Statewide Remediation Meeting held from June 18-20, 2013 in State College. The meeting was provided for staff from the Bureau of Environmental Cleanup, Brownfields' central office in Harrisburg and six regional offices that work under the auspices of the Bureau, including the state's Voluntary Cleanup Program, Storage Tanks Corrective Action Program, and Hazardous Sites Cleanup Program. Numerous policy, procedural and technical topics were presented by DEP staff and consultants, including Light Non-aqueous Phase Liquid (LNAPL): Common Misconceptions/Modeling; Vapor Intrusion Investigations — Planning and Techniques; Groundwater Sampling Techniques; Erosion & Sediment Controls and Stormwater Management on Act 2 Sites; and Biofuels. Breakout sessions with program managers and chief counsel staff were also held. A total of 121 DEP staff attended the meeting.

REGION 4

GEORGIA – The Midtown Greenway in Gainesville, once a railroad maintenance yard and a stretch of abandoned railroad corridor, is now home to a new green space built on the former brownfield. The City of Gainesville purchased the 11.6-acre property from CSX Transportation, Inc. in 2009. As part of their purchase agreement with the city, CSX conducted all of the site investigation and environmental remediation under oversight from the Georgia Section 128(a) Response Program. Site sampling identified the presence of arsenic, lead, and polycyclic aromatic hydrocarbons in maintenance yard soils. Remediation included excavation and off-site disposal of 1,814 tons of contaminated soil. The Midtown Greenway was the first Rails-to-Trails project to complete cleanup and receive a limitation of liability under the Georgia Brownfields program. The first phase of the project, completed in 2012, included a trailhead and park. The first phase also included the restoration of a stream running alongside the greenway path. The next phase of the project will provide a northern connection to downtown and extension of the Midtown Greenway to the south. Future phases will include a southern connection with the planned Hall County trail and an east-west connection to an historic Gainesville neighborhood.



The Midtown Greenway park near the redeveloped Rails-to-Trails.



The 555 Center for Public Arts neighborhood arts center.

REGION 5

MICHIGAN – The Detroit/Wayne County Port Authority utilized funding from the Michigan Department of Environmental Quality (DEQ) Response Program grant to repurpose an abandoned police precinct. The collaborative effort resulted in a public art studio that provides work spaces for emerging artists and art education programs for the community. Formerly a gas station, the City of Detroit acquired the property in 1949 and built a police precinct. The precinct remained in operation until 2006, at which time the property fell into disuse. Southwest Housing Solutions Corporation bought the property from the city in 2009. Following removal of an underground storage tank, petroleum-related substances were found in the soil at concentrations that exceeded state-defined safe minimums. To address the environmental risk, contaminated soils were removed and appropriately disposed in a landfill. The property was converted into a neighborhood arts center called 555 Center for Public Arts (<http://www.555arts.org/>) which provides classrooms, studio spaces, and performance venues for residents of the City of Detroit. The building design includes sustainable features such as: energy efficient windows with insulated glass, super insulated walls and ceiling assemblies, energy efficient lighting control systems, low volatile organic compound paints and products, high recycled content carpet, and installation of energy star appliances. In addition, the development also includes rain gardens, a green roof, and a grey water irrigation system installed to capture and reuse rain water to improve storm water discharges to the Detroit River.

REGION 6

ARKANSAS – The Former Martindale Clinic in Hope housed a medical clinic and pharmacy from 1951 until 1978, when the owner/operator abandoned the business. Most of the clinic and pharmacy equipment and medical supplies, including chemicals, were left behind. In 2010, the City of Hope entered the property into the Arkansas Brownfields Program and the Arkansas Department of Environmental Quality (ADEQ) issued an emergency order for removal of hazardous wastes and hazardous substances. Following the emergency order, ADEQ used Section 128(a) Response Program funding to conduct assessments on the property. These assessments determined the waste types of concern remaining onsite were asbestos-containing material, regulated asbestos-containing material, lead-based paint (LBP), and lead containing dust from deteriorated LBP. The City of Hope applied for and received a sub-grant award from the Arkansas Brownfields Revolving Loan fund for removal and disposal of asbestos and lead based paint. Following cleanup, the City of Hope redeveloped the property into the Southwest Arkansas Community Services Health Services Clinic which provides free medical services to the citizens of Hope and the surrounding area.

REGION 7

MISSOURI – The former Chillicothe Correctional Facility for female inmates in Chillicothe is being redeveloped for mixed use. The Missouri Department of Natural Resources' Brownfields/Voluntary Cleanup Program (BVCP) used Section 128(a) Response Program funding to oversee environmental assessment activities at the former facility. These assessments revealed the presence of lead-based paint and asbestos-containing material (ACM) within some of the twenty-six buildings remaining on the property. Clean-up

activities included asbestos abatement, lead-based paint removal and hazardous materials removal. All ACM was properly removed, packaged, labeled and loaded for transport off-site for proper disposal. Lead-based paint was scraped and removed. An inventory and profile was developed for all hazardous materials throughout the facility, including but not limited to: paint cans, degreaser, cleaning supplies, fluorescent lamps, ballasts, etc. Hazardous materials were collected and recycled if possible, or properly disposed of at an approved disposal facility. Once cleanup is complete, the property will be converted into a mixture of residential, office and commercial space and will include public athletic fields. As the city is in a period of economic expansion, the additional housing is expected to be quickly put to use.

REGION 8

NORTH DAKOTA – The U.S. Army's Stanley R. Mickelsen Safeguard Complex (SRMSC) is a cluster of military facilities near Grand Forks that supported the Army's Safeguard anti-ballistic missile program. The Army closed the missile complex in 1975 and it is currently under caretaker status of the U.S. General Services Administration. The North Dakota Brownfields Program used Section 128(a) Response Program funding to assist the Cavalier County Job Development Association (JDA) in conducting a Phase I assessment of the SRMSC, covering five non-contiguous land parcels totaling 601 acres. The results revealed the need for additional environmental assessments prior to property transfer or redevelopment efforts. The Cavalier County JDA is looking to acquire this property to have space for and encourage economic development in the area.

REGION 9

TOHONO O'ODHAM NATION – The Tohono O'odham Nation continues to use Section 128(a) Response Program funding to conduct site-specific environmental investigations to determine potential contamination, remediation or cleanup needs and to provide closures for properties on the Nation. In 2013, the Nation conducted electromagnetic and magnetic surveys (geophysical surveys) on three properties: the Pan Tak Gravel pit in the Schuk Toak District; the Choulic Gravel pit in the Baboquivari District; and a former landfill on San Lucy Farms in San Lucy District. At the two gravel pits, field readings revealed significant geophysical anomalies suggesting buried waste objects of the size consistent with 55 gallon drums. Careful site excavation with soil sampling is the recommended next

step. Results of findings were presented to the Pan Tak and Choulic communities in September 2013. Rather than performing costly waste removal at the San Lucy Farms former landfill, the geophysical survey provides boundaries for a potential fence to create an avoidance buffer zone around the buried landfill debris. A top priority for the Tohono O'odham Nation Brownfields Program is to provide technical support for projects, which will lead to cleaner communities and sustainable development.



Tohono O'odham Nation staff conducting a geophysical survey on a brownfields.

REGION 10

OREGON – In Beaverton, a former gas station has taken a step toward new life as a park. Due to its location adjacent to Beaverton's Eichler Park, the Beaverton Parks and Recreational District targeted the empty lot for acquisition years ago. But, because of contaminants on property, acquiring the land was difficult. However, after 20 years of sitting empty during soil and groundwater testing and cleanup, the property has received a Conditional No Further Action letter from the Oregon Department of Environmental Quality (DEQ). Oregon DEQ used Section 128(a) Response Program funding to oversee investigation and cleanup of the property. Cleanup included the removal of an underground storage tank, and the removal of contaminated soil and groundwater. The city is now moving forward with design and redevelopment plans for the expansion of Eichler Park onto the cleaned-up site.