

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

NEW HAMPSHIRE – The New Hampshire Department of Environmental Services (NHDES) used Section 128(a) Response Program funding to complete Phase I and Phase II environmental assessments at the Richelson Building in Plymouth. Constructed between 1930 and 1937 and originally occupied by a clothing store and ski outfitting shop, the building was renovated in 1992 to include a furniture store, tanning salon, photocopy shop, bagel shop, art studio, and office for Plymouth State University (PSU). Vacant since 2009, however, the assessments resolved concerns about potential petroleum contamination associated with an underground storage tank. The assessments revealed that no cleanup was required and allowed the Grafton County Economic Development Council (GCEDC) to receive U.S. Department of Housing and Urban Development funding to purchase the property. In addition, the assessments allowed GCEDC to leverage \$500,000 in New Hampshire Tax Credits and successfully apply for a loan from the Northern Border Regional Commission, a new regional coordination mechanism for economic and community development. As a result, the Plymouth Enterprise Center, a business development incubator associated with GCEDC and PSU, now operates out of a new three-story building at the property. PSU provides staff and programs to assist startup companies to the point where they are successful enough to leave the incubator space and be replaced with new startup companies.



Aerial view of Prism Solar Technologies building.

REGION 3

DELAWARE – A former brownfield on the east side of Wilmington has been transformed into a nonprofit community assistance center. The property consisted of a vacant three-story building historically used for residential, retail and office space until the Delaware Department of Natural Resources and Environmental Control used Section 128(a) Response Program funding to assess and cleanup hazardous substances at the site. The contamination resulted from the fill materials in the site subsurface and in the building components themselves. Cleanup activities required the excavation and disposal of contaminated soil adjacent to the building, to a depth of approximately eight feet. The nonprofit St. Patrick's Center now uses the renovated building for administrative offices. The St. Patrick's Center provides emergency food, meals, respite for the homeless, clothing, transportation, and recreational activities for people in need on Wilmington's east side.

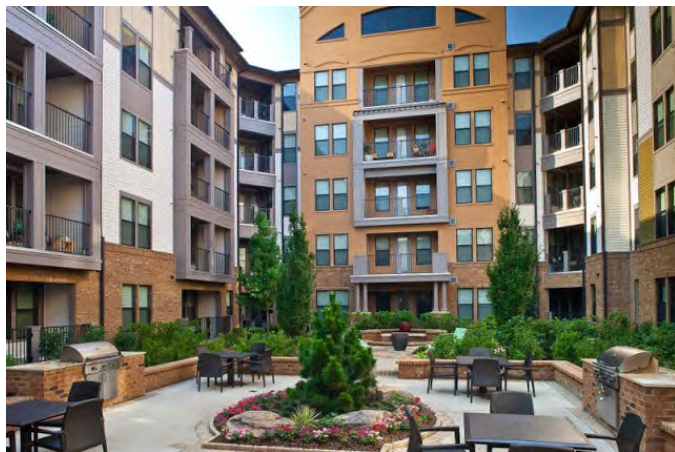
REGION 2

NEW YORK – Located in the City of Highland, Ulster County, a now-redeveloped brownfield site began as an apple processing facility that discharged process wastewater (apple wash water) through floor drains into two underground storage tanks. From 1987 to 1996, a different company leased the property, manufacturing monochrome plasma displays and developing color plasma display technology before abandoning the property in 1996. In 2009, the New York Department of Environmental Control used Section 128(a) Response Program funding to oversee the environmental assessments and cleanup of the property. The assessments found limited impact to soil due to the former use as an apple processing plant and residual impact to groundwater resulting from an old fuel spill. Soil vapor samples detected the volatile organic compounds perchloroethylene (PCE) and trichloroethane (TCA) beneath the onsite building, and two sub-slab depressurization systems were installed to prevent the contamination from affecting indoor air quality. After cleanup activities were completed, Prism Solar Technologies purchased the property for the production of solar panels. The company now uses the building for solar manufacturing, offices, and storage space.

REGION 4

GEORGIA – Located two miles east of downtown Atlanta, the new 4.8-acre ENSO Apartments property occupies a prime location along the Atlanta Beltline. Walkable and with easy access to public transportation, the ENSO Apartments are the first multi-unit residential development in both Atlanta and the Southeast to earn the designation of Gold Leadership in Energy and Environmental Design (LEED) certification. Historically, heavy industrial activities occurred on the property dating back to 1932. The Georgia Environmental Protection Division (EPD) used Section 128(a) Response Program funding to oversee assessment and cleanup activities. An environmental assessment indicated high lead concentrations localized near an existing sewer line. To meet state risk reduction standards, 13,882 tons of soil were excavated and a small area already designed for use as a road was rezoned as non-residential.

As a result of this redevelopment, the total assessed property value of land and buildings increased by nearly 7.5 percent, and the project has served as a catalyst for further redevelopment in the area. Development plans have recently been filed to transform an adjacent former concrete plant into a 170,000-square foot retail development.



Gold LEED certified ENSO Apartments located along the Atlanta Beltline.

REGION 5

KEWEENAW BAY INDIAN COMMUNITY (KBIC) – KBIC is using Section 128(a) Response Program funding to actively locate and identify brownfields, building its inventory of potential brownfield sites within L'Anse Reservation boundaries by using historical society resources and talking with tribal members about former uses of abandoned or under-utilized properties on the reservation. KBIC's Natural Resources Department is developing protocols and cleanup standards that will establish a process for moving properties through the assessment and cleanup phases and result in the beneficial reuse of these properties. Recently, KBIC also completed the assessment and cleanup of the Sand Point property using a combination of Section 128(a) Response Program funding, EPA Brownfields Cleanup grant funding, tribal general funds, and Great Lakes Basin program funds. The Sand Point property consists of shoreline property impacted by copper ore processing wastes, known as stamp sands, which contain low-level concentrations of heavy metals. As part of the cleanup, a soil and vegetation cap was constructed over more than 33 acres of the affected area. Through this effort, KBIC transformed the property into a recreational area for use by tribal members and the general public. KBIC's long-term plan for the site is to incorporate greenspace and landscape architectural designs, as well as provide hiking trails, wildlife viewing, and areas for personal reflection.

REGION 6

EIGHT NORTHERN INDIAN PUEBLOS COUNCIL (ENIPC) – ENIPC's Office of Environmental Technical Assistance (OETA) is using Section 128(a) Response Program funding to work with the 22 pueblos and tribes in New Mexico and West Texas to promote the enhancement of environmental resources and environmental health while protecting tribal lands from environmental hazards. In support of these goals, ENIPC-OETA is working with the Santa Fe Community College (SFCC) and the Job New Mexico (NM) EPA Environmental Training Program for unemployed and underemployed workers. In the fall of 2012, the first graduating class consisting of 18 graduates—10 of which were pueblo members—received their certifications in OSHA Hazardous Waste Site Worker (HAZWOPER) 40 hour, CPR and First Aid and Incident Command Basic trainings. In the spring of 2013, courses offered Forestry Technician and Biofuels Training that teaches forestry, conservation, timber marking, and ecological restoration monitoring skills to prepare participants to be U.S. Forest Service Certified timber cruisers. The Section 128(a) Response Program funding, in conjunction with the SFCC Job NM EPA Environmental training program, will continue to create and enhance job training opportunities for these tribes and their people.

REGION 7

NEBRASKA – The volunteer fire department in Ord needed a new fire hall, and the location being looked at was a ½-acre of vacant, grass-covered land in the middle of this rural community. A post rail fence, concrete slabs indicative of former buildings, and a concrete paved alley were the only features on the property prior to its redevelopment. The Nebraska Department of Environmental Quality used Section 128(a) Response Program funding to perform an environmental assessment, which identified that the property used to support various commercial businesses, including a gas station and a retail store. While elevated petroleum hydrocarbons in the soil and groundwater were found onsite, they were below the regulatory action levels. Elevated lead concentrations detected in soil at two locations factored into the design phase of the redevelopment. The new fire department facility includes paved surfaces covering the elevated lead areas to serve as a physical barrier between people and lead in the soil. The completed assessment facilitated the town's obtaining \$1.3 million in redevelopment funding from private donors to complete the project. The former brownfield is now the home to the Ord Volunteer Fire Department Hall for the 17 volunteer Emergency Medical Technicians of the Ord Rescue Squad.

REGION 8

CHEYENNE RIVER SIOUX TRIBE – The Cheyenne River Sioux Tribe has used Section 128(a) Response Program funding to establish a Tribal Response Program (TRP) capable of assessing and cleaning up properties on its tribal lands, as evidenced by its successful administration of an EPA Brownfields Cleanup grant for the former White Horse Day School project. The experience gained with this project allowed the TRP to identify best cleanup practices that will be directly transferable to the Tribe's Swift Bird Community. The Swift Bird Day School has the same footprint as the White Horse Day School, and a 2012 assessment confirmed comparable contamination. Lessons learned, as well as the waste volumes known from the previous cleanup, will help facilitate the Swift Bird Day School cleanup. The TRP also used Section 128(a) Response Program funding in 2012 to assess 17 abandoned structures in the Eagle Butte Community. The assessments revealed high levels of asbestos and lead-based paint at these structures, and the TRP is coordinating with EPA Region 8 on potential removal actions for a number of these abandoned structures during summer 2013. Finally, the TRP continues to build relationships with other tribal offices, including the housing authority and land management office, to facilitate beneficial and appropriate reuse and redevelopment of these properties.

REGION 9

COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS (CNMI) – Under the Section 128(a) Response Program, the CNMI Division of Environmental Quality (DEQ), with technical assistance from EPA Region 9, conducted assessment activities at the 7.6-acres KV-1 site located in Koblerville, Saipan. Surrounded by vacant private land, contamination at KV-1 site has thus far hindered potential redevelopment in the area. Goals for the site are to characterize the fuel product, delineate the contamination plume, and determine the cleanup method needed to eventually clean up the property—Section 128(a) Response Program funding has been instrumental in setting the stage for the site-specific investigation to collect this information. The assessment included installation and sampling of 13 monitoring wells for contaminant and plume characterization, producing valuable property information that will lead to a cleanup decision. This will eventually allow the property and adjacent properties to regain their market value. CNMI depends on tourism and available lands for economic revitalization, and over the past few years, the CNMI economy has been impacted adversely by the recent global economic recession. This has triggered a decline in both the number of tourists coming to the CNMI and the interest of investors in acquiring available land for development. Efforts such as the KV-1 site assessment will help reverse this trend.



Assessment activities at the KV-1 site located in Koblerville, Saipan.

REGION 10

ORGANIZED VILLAGE OF KASAAN – The Prince of Wales Mining Symposium, held in May every year, is an annual workshop for state, local and tribal stakeholders to convene and discuss strategies for addressing the many abandoned mine sites contaminating the Prince of Wales Island, Alaska. Facilitated through the Organized Village of Kasaan's Brownfields Tribal Response Program, this year expanded on the successes of the previous two years by adding an extra day solely dedicated to Section 128(a) Response Programs. The Organized Village of Kasaan partnered with the Central Council of the Tlingit and Haida Indian Tribes of Alaska and the Alaska Department of Environmental Conservation to present on recent brownfields progress and work through a mapping exercise aimed at identifying brownfields in Southeast Alaska. Three additional Tribal Response Programs were represented, including Craig Tribal Association, Hydaburg Cooperative Association, and Klawock Cooperative Association. The symposium provided an excellent avenue for networking and cooperation between programs. At the conclusion of the meeting, all five of the represented tribes agreed to expand upon this cross-program collaboration by holding monthly brownfields conference calls.