

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 Town of Brattleboro's Waterfront/Union Station project is under construction after years of planning. The project consists of several parcels formerly used for industrial and commercial purposes (i.e., manufactured gas plant, warehouse, auto service, and railroad) that are being reused as a location for multimodal transportation and a waterfront park along the Connecticut River. Cleanup activities included the removal of three underground storage tanks (UST) and adversely impacted soils, building demolition, and the installation of engineering controls (i.e., cap as direct contact barrier) coordinated with institutional controls and an ongoing Operations and Management Plan. Funding for these activities was provided by the Vermont Department of Environmental Conservation (VTDEC) Section 128 (a) Response Program funds (\$85,000), EPA Petroleum Brownfields funding, along with VTDEC American Recovery and Reinvestment Act (ARRA) petroleum funding and other transportation related funds. A Certificate of Completion—a liability limitation closure letter—is expected to be issued in late 2012 pending approval.



Site plan for the Union Station Project.

REGION 2

NEW YORK – The Remington Lofts project in North Tonawanda utilized a shuttered building built for industry over 100 years ago to create a modern space that is attracting new residents and business owners to the town. From 1925 until the 1970s, this property was occupied by the Remington-Rand Corporation, an American manufacturer of office equipment. From the mid-1970s to the present, various commercial tenants, including a chemical company, building contractors, warehousing and furniture and cabinetry makers utilized the property. Several decaying buildings remained onsite, a reminder of its industrial past. Known or suspected site contamination included petroleum, chlorinated solvents, polycyclic aromatic hydrocarbons (PAHs), metals, and polychlorinated biphenyls (PCBs), impacting soil and ground water. The site cleanup was performed



The Remington Lofts opened in 2011. Photo courtesy of the Kissling Interests, LLC.

by Remington Lofts on the Canal, LLC, with oversight from the New York State Department of Environmental Conservation (NYSDEC), a Section 128 (a) Response Program grantee. Site redevelopment resulted in 81 loft apartments, a yoga center, salon and a new restaurant/oyster bar called the Remington Tavern.

REGION 3

VIRGINIA – Columbia Gas of Virginia (CGV) continues to remediate the former Portsmouth Manufactured Gas Plant (MGP), which is located in Portsmouth on the Elizabeth River near the downtown waterfront. After operation of the MGP ceased in 1956, the site was sold and developed with residential apartments. Contamination from the MGP was discovered in the early 1990s when the owner of the apartments performed environmental investigations. CGV, as a corporate successor to the former MGP, enrolled the property in the state's Voluntary Remediation Program (VRP) in 1997; this program is funded by the Virginia Department of Environmental Quality's Section 128(a) Response Program. The residents of the apartments were relocated and the buildings demolished. Contaminated soils were removed from the site and a clean soil cap was installed as part of the restoration. Reuse of the site included construction of Fort Nelson Park, which is owned by CGV and leased to the City of Portsmouth for public use. CGV in cooperation with VRP staff developed strict use restrictions for the park that prohibits ground water use, residential use, and excavations below the clean soil cap.



Fort Nelson Park at the former Portsmouth Manufactured Gas Plant property.

REGION 4

SOUTH CAROLINA – A historic yarn mill built in 1910 that was later purchased by the Rock Hill Body Company to make truck and school bus bodies from 1936 to 1987 is now the home of 21 family rental apartments along with 18 single-family rental houses on the approximately 8-acre property. This brownfields redevelopment is part of a larger plan to revitalize the Hagins-Fewell old mill neighborhood in the City of Rock Hill. The mill developer entered into a Voluntary Cleanup Contract with South Carolina's Section 128(a) Response Program funded Brownfields Program. Environmental assessments revealed the presence of volatile organic compounds (VOCs), semi-volatile organic compounds and heavy metals within the surface and subsurface soils. To address the contamination, a total of 300 tons of excavated soil were removed from the site. The project was completed in January 2011 with a Certificate of Completion for the Brownfields Non-Responsible Party Voluntary Cleanup Contract issued in February 2011. This project is a unique blend of historic and new that provides affordable low-income housing to a distressed part of Rock Hill.

REGION 5

INDIANA – The former Leesburg Elementary School located in Leesburg, Indiana now has a new use as the world headquarters for Maple Leaf Farms, a duck processing company. Prior to redevelopment, the 9.95-acre site contained a two-story, 50,000-square foot building constructed in 1946 with two smaller out-buildings used for classrooms, parking lots, a playground, basketball court and two baseball fields. The school was vacated after a new elementary school was constructed. Due to a number of recognized environmental concerns, including ground water containing chlorinated volatile organic compounds (VOCs) originating from a facility up-gradient of the site, Maple Leaf Farms requested a Comfort Letter in February 2011 from the Indiana Department of Environmental Management (IDEM) Brownfields Program. IDEM is a Section 128(a) Response Program grantee. Following additional investigative activities, a Comfort Letter was issued in April 2011 to address the prospective purchaser's liability issues, facilitate the real estate sale, and ultimately foster the redevelopment of the site. Since that time, the company has invested more than \$4 million to completely renovate the main building into an up-to-date world headquarters with offices for more than 80 employees.

REGION 6

ABSENTEE-SHAWNEE TRIBE – The Absentee-Shawnee Tribe, through its Section 128(a) - Response Program funding, developed a brownfield property inventory. The tribe has successfully returned many of the properties in the inventory back to productive use. For example, the Lillard Brownfield Project, funded through the EPA Brownfields Program Cleanup grant has been cleaned up and is awaiting a Certificate of Completion from the Oklahoma Department of Environmental Quality's Brownfield Program, a tribal partner. Approximately 90 percent of site debris was recycled and 667 tons of soil were removed from the site and recycled at local facilities. Reuse of the property as commercial retail has recently been completed. Another project, the tribe's former finance building, is now the new home of the tribe's museum, gift shop and cultural resources offices after mold and asbestos concerns were remediated.

REGION 7

MISSOURI – The Peabody Opera House re-opened in October 2011 after a \$79 million renovation. This 68,180-square foot Art Deco building was built in 1934 as a municipal opera house – a landmark in St. Louis. The last concert was hosted in 1991 and the building became a dark and depressing eyesore. While no Recognized Environmental Concerns were identified in the Phase I Report, asbestos-containing material (ACM) and lead-based paint (LBP) were found throughout the building. The site was enrolled in the Section 128(a) Response Program funded Missouri Brownfields/Voluntary Cleanup Program for oversight of the remediation process.

During the redevelopment, ACM and LBP were either removed and disposed of, or encapsulated – with the exception of some decorative features containing LBP on the walls and ceilings of the building. These decorative features were preserved in the unlikely situation that the structure is ever used for residential purposes. The Peabody Opera House now hosts many events—a mix of concerts, comedy, touring Broadway shows, and family events—in the main 3,500-seat theatre.



The Grand Lobby at the Peabody Opera House.

REGION 8

SOUTH DAKOTA – The South Dakota Department of Environment and Natural Resources used section 128(a) Response Program funding to assist the City of Huron in assessing the buildings and site of the former Huron University for redevelopment into a community facility. In addition, 128(a) funds were used to assist in the development of cleanup plans for the site. To allow for redevelopment, six major structures and a series of tunnels had to be demolished, and a number of underground fuel tanks also had to be removed. Through fund raising efforts, private business contributions, the New Markets Tax Credit program, and other local and federal resources, the city assembled a financing package and began construction of the \$12.8 million community facility in fall 2011. When this revitalization project is complete in May 2013, it will offer the citizens of Huron use of a new water park, picnic shelters, playground equipment, opportunities to take college and vocational classes, use of the community meeting rooms, expanded youth programming, and a picturesque walking trail that encompasses the site.



Site plan for the Central Park in Huron.

REGION 9

CALIFORNIA – The Department of Toxic Substances Control (DTSC) successfully used Section 128(a) Response Program funding to support the implementation and continual enhancement of the EnviroStor data management system and public website. DTSC's EnviroStor system manages data and documents for over 12,000 cleanup sites and hazardous waste facilities throughout California. EnviroStor assists DTSC staff, the public, the Legislature, and federal, state and local agencies by providing a brief history of cleanup activities, contaminants of concern, and planned cleanup activities. The EnviroStor website provides the public with an online search and Geographic Information System (GIS) tool for viewing maps of site locations and surrounding properties. The EnviroStor system accommodates electronic submittal of information and provides numerous reporting features to empower project managers with better tracking and site cleanup oversight tools.

REGION 10

OREGON – The residents of Monroe will soon enjoy a brand new library with approximately six times the space of the current facility. It will have more seating and storage space, quiet study areas, a children's learning space, and a larger collection of educational materials and tools such as books, CDs, DVDs, and computers. Before construction could begin, the city needed to determine that the proposed site was uncontaminated and "construction ready." The site was an old railroad spur next to a business that stored and distributed agricultural chemicals. The South Benton Library project organizers came to the Oregon Department of Environmental Quality (DEQ), a Section 128(a) Response Program grantee, for assistance. DEQ used its EPA Brownfields Program Assessment grant funding to complete an environmental assessment in January 2011, which found no environmental concerns at the new library site. Construction began shortly after Benton County received an Oregon Community Block Grant; the new library is scheduled to open in early 2013.