

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

RHODE ISLAND – The Rhode Island Family Life Center/Open Doors (Open Doors) is a non-profit organization whose mission is to strengthen communities by supporting the formerly incarcerated. Open Doors is redeveloping a former brownfields property in Providence's Environmental Justice Focus Zone into 19 affordable efficiency apartments, community space and Open Doors offices. The property was the former Sealtest Ice Cream Factory. After completing Phase I and II environmental assessments on the property, Open Doors applied for and received a \$200,000 EPA Cleanup grant. In 2009, during construction, it was determined that an additional investigation was needed surrounding two abandoned underground storage tanks (UST) on the property. Open Doors worked with the Rhode Island Department of Environmental Management (RIDEM) to remove the USTs and complete assessment activities. All state oversight of the investigation and remediation was funded through RIDEM's Section 128(a) Response Program grant. This project highlights the partnership of cooperative funding partners working together to restore a historic landmark to enhance the beauty and productivity in an economically depressed neighborhood. The \$6 million Open Doors project will open its doors on July 1, 2011.



Artist rendering of the Open Doors center

REGION 2

NEW YORK – HealthNow, the parent company of BlueCross/BlueShield of Western New York, reviewed more than 130 sites and selected a downtown Buffalo brownfield for the location of its new corporate headquarters and operations center. For a hundred years, ending in 1948, the Gas Works site was used by various owners to manufacture gas from coal and oil for residential and commercial lighting, heating and cooking. As a result, the soil and ground water were extensively contaminated with wastes from the gas manufacturing process. Cleanup included the excavation and off-site disposal of thousands of tons of contaminated soil, and the treatment

of contaminated ground water. The New York State Department of Environmental Conservation used Section 128(a) Response Program funding to provide oversight of cleanup activities at the property. Today, construction of the new HealthNow center incorporates the landmark 1848 facade of the original Gas Works facility.

REGION 3

DELAWARE – The Delaware Department of Natural Resources and Environmental Conservation (DNREC) used Section 128(a) Response Program funding to create a Delaware Brownfields Inventory. The inventory was created to ascertain a baseline number of sites in targeted growth areas throughout the state as identified in the 1999 State Strategic Spending Plan. The inventory is organized into the following four subsets for tracking and sharing purposes.

1. When finalized, the inventory will be shared with EPA for tracking purposes. New sites will be added to the inventory as they are identified.
2. The inventory will include all sites that made formal applications to DNREC and were certified brownfields pursuant to Subsection 14.5-Brownfields Determination Criteria of the Hazardous Substance Cleanup Act (HSCA).
3. The initial inventory will focus on Level I areas (i.e., Wilmington, Dover, and Georgetown).
4. The inventory includes a priority list for marketing high profile governmental or public policy involvement sites.

DNREC has recently received owner permission for the first eleven (11) properties to be included in the public inventory.

REGION 4

SOUTH CAROLINA – Cotton Mill Village (a reference to the building's original operations as a textile facility) is an \$8.5 million, 39-unit multifamily housing complex in Rock Hill that consists of 18 mill style single family homes and 21 residential apartment units within the restored mill building. This effort is part of a larger plan to create a gateway leading into Hagins-Fewell, a historic mill neighborhood currently undergoing revitalization after years of neglect. The City of Rock Hill invested over \$1.0 million for infrastructure upgrades including the installation of sidewalks, street lighting, curbs, and neighborhood entrance signs. The restoration of the 46,000-square foot mill building was completed under a Brownfields Voluntary Cleanup Contract with the South Carolina Department of Health and Environmental Control—funded through a Section 128(a) Response Program grant—and financed by IRS Section 42 Federal Tax Credits, which were exchanged under the Tax Credit Exchange Program using American Recovery and Reinvestment Act funds. Other financing included Federal Housing and Urban Development HOME

Program funds, Federal and State Historic Tax Credits, State Textile Mill Tax Credits, and conventional financing. As of January 31, 2011 the property was 90% pre-leased with tenants anxiously awaiting move-in.



Single family homes at Cotton Village in Rock Hill

REGION 5

ILLINOIS – Working with the City of Blue Island and the Illinois Department of Public Health, the Illinois Environmental Protection Agency used Section 128(a) Response Program funds to conduct a site-specific brownfields assessment of vacant lands that are planned for expansion of the Blue Island community gardens project. The area identified for garden expansion lies immediately west of the Indiana Harbor Belt rail line and east of the Canadian National Rail lines. Analytic results from this environmental assessment provided the information necessary to determine that fruits and vegetables grown on the property are safe for consumption. Blue Island is a 4.5-square mile, 170-year-old city of 22,325 people located at the southwest corner of Chicago. Known as the historic heart of the Chicago Southland, Blue Island has been dominated by heavy industry food processing, oil refining, brick making and railroads.



Blue Island Community Gardens Project

REGION 6

TEXAS – The 12-acre Discovery Green—a park located in the heart of downtown Houston—became an anchor for over \$500 million in downtown redevelopment. Originally primarily an industrial area in the 20th century, its occupants included dry cleaners, filling stations, auto service and repair facilities, and machine and maintenance shops. During the 1970s, a gas pipeline company acquired 32 blocks of downtown Houston and developed an expansive, mixed-use commercial complex with large office buildings, a shopping complex, and a luxury hotel. The remaining blocks, which included the current location of Discovery Green, became surface parking lots to service the development. In 2004, a public-private partnership to secure the site for a downtown park was initiated by a group of civic leaders and the City of Houston. The site was entered into the Texas Commission on Environmental Quality's (TCEQ) Voluntary Cleanup Program—funded through a Section 128(a) Response Program grant. When cleanup at the site was accomplished, TCEQ issued a certificate of completion and construction on the park began. Discovery Green opened in 2008 as a place for people to gather, interact and participate in healthy outdoor activities. Discovery Green welcomed more than three million visitors and hosted more than 800 public and private events in its first three years.



Discovery Green Park in the heart of downtown Houston

REGION 8

SOUTHERN UTE TRIBE – The Southern Ute Tribe recently completed the transformation of a vacant 10-acre brownfield property into a 21,000+ square foot multi-purpose/chapel facility in Ignacio, Colorado. Redeveloping the site, formerly known as "Ute Park Buildings," was a priority for the tribe for years. Standing in the way were three old buildings, long abandoned because of extensive asbestos and lead contamination. In 2008 the Southern Ute Tribal Response/Brownfields Program used Section 128(a) Response Program funding to conduct Phase I and II environmental assessments, develop a cleanup plan, and ultimately demolish the buildings and properly dispose of the lead and asbestos contaminated materials. Further, the tribe's Response/Brownfields

staff, working with their qualified environmental contractor, certified the cleanup as complete and issued a letter to the Tribal Lands Division and Bureau of Indian Affairs summarizing the action and stating that the site has no land use restrictions going forward. With cleanup complete the tribe finalized its redevelopment plans in 2009 and completed construction of the new facility in winter 2010-11. In recent months the tribe began using the new facility as a gathering space, learning center, office space, and area for elders and the elder committee's activities. For additional information, visit the project Website at: <http://www.southern-ute.nsn.us/cpm/chapel-project>.



The former Ute Park Buildings site is now home to a multi-purpose/chapel facility

REGION 9

TOHONO O'ODHAM NATION – The Tohono O'odham Nation is using Section 128(a) Response Program funding to increase the tribal program's capacity to skillfully identify, investigate, inventory, and prioritize potentially contaminated properties. The Nation's Brownfields Program also provides review, coordination and oversight for projects including information gathering, community involvement, and environmental education. The Nation's Brownfields Program is serving as a liaison between the Nation and EPA's Abandoned Mine Lands Team on a pre-feasibility assessment identifying development opportunities for a utility-scale solar energy facility on 280 acres of mine-scarred tribal land near Tucson, Arizona. A Targeted Brownfields Assistance application for project technical assistance is in the tribal review process. As of January 2011, Phase I environmental site assessments were completed for the former Vekol Mine, Copperosity Mine and O'odham Construction site.

REGION 10

CONFEDERATED TRIBES OF COOS, LOWER UMPQUA, AND SIUSLAW INDIANS – Under its Section 128(a) Response Program, the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians in cooperation with the U.S. Navy, Air National Guard, Bureau of Indian Affairs, and the Oregon Department of Environmental Quality, recently completed an interim remedial action at the U.S. Navy inholdings at Coos Head, Oregon. The U.S. Navy worked with the Confederated Tribes to develop an expedited work plan and response to the threats posed by polychlorinated biphenyls (PCBs), dioxin and fuel. The cleanup action removed approximately 300 cubic yards of soil contaminated with PCBs, dioxin and fuel resulting from a transformer explosion. Sediment was also removed from storm drains that pass through the transformer explosion area and continue to the Confederated Tribes' land holding. After cleanup activities, the excavated area was backfilled with clean soil and seeded.



Cleanup activities at the U.S. Navy inholdings at Coos Head