

US EPA ARCHIVE DOCUMENT



Underground Storage Tanks And Brownfields Sites

40 USTfields Pilots by EPA Region

EPA's USTfields Initiative funds states and tribes to conduct pilot projects in brownfields communities to assess and clean up petroleum contamination from federally-regulated underground storage tanks (USTs) at idle or abandoned commercial properties. Petroleum contamination has generally been excluded from funding under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and has not, therefore, been covered under EPA's Brownfields Program. In 2002, EPA's Office of Underground Storage Tanks (OUST) competitively selected 40 state and tribal USTfields Pilots. In each pilot, the state will work with a local community or the tribe will work with its EPA Region to address identified sites. Each pilot is awarded up to \$100,000 of Leaking Underground Storage Tank (LUST) Trust funds to assess and clean up petroleum-contaminated sites; as a result, the sites will be ready for future reuse.

EPA Region 1

Maine/Portland

In this USTfields Pilot, the State of Maine will work with several local governments to assess and clean up petroleum contamination at old underground storage tank sites. Portland, Westbrook, and Lewiston are Brownfields Pilot communities with leaking tank sites. USTfields Pilot funds will support Portland's brownfields redevelopment efforts at its Bayside areas, allow Westbrook to continue with its waterfront and other revitalization projects, and support Lewiston's efforts to return its downtown and waterfront to productive use. In another community, Hiram, the local government will combine its USTfields Pilot funds with other local, state, and federal resources to assess and clean up an abandoned former service station. Hiram will then use the site for a town park and canoe/kayak launch site on the Saco River.

New Hampshire/Northumberland

The State of New Hampshire will use USTfields Pilot funds to work with the towns of Northumberland, Berlin, and Carroll. As part of the North Country Renewal USTfields Pilot project, the state will target several underground storage tank sites in these towns, all in an economically depressed area in northern New Hampshire. All the cleanup sites are located in or near a residential community. The New Hampshire Department of Environmental Services plans to use the USTfields Pilot funds to assess contamination and help make these sites eligible for the state's Petroleum Reimbursement Fund. Following cleanup, the properties may be used as garages or retail or office space. The State of New Hampshire is a Brownfields Assessment Demonstration Pilot.

New Hampshire/Bradford

The State of New Hampshire will work with the cities of Bradford, Greenfield, and Pelham to determine the environmental status of several underground storage tank sites, perform site assessments, conduct sampling, and leverage funding to cover long-term cleanup and restoration. The Bradford site is near the town center and is over 20 acres in size; several areas of this site are suspected to be contaminated with petroleum from tanks. The Greenfield and Pelham sites also require assessment and remediation. The Bradford site may be reused for recreational purposes, including a baseball field. The State of New Hampshire is a Brownfields Assessment Demonstration Pilot.

EPA Region 2

New Jersey/Hudson County

The State of New Jersey will work with Hudson County to make full use of USTfields Pilot funds. The Hudson County USTfields Pilot project will help to implement the county's long-range economic development plan. The county plans to conduct site assessments and cleanup activities at four underground storage tank sites within its Brownfields Pilot area. The presence of underground storage tanks has limited Hudson County's efforts to revitalize its Brownfields Pilot properties. Hudson County is a Brownfields Assessment Demonstration Pilot and has received Brownfields Supplemental Assistance and Brownfields Cleanup Revolving Loan funds. The county plans to return these sites to productive use, which will improve their appearance, generate jobs, and create tax revenues.

New York/Yonkers

Using USTfields Pilot funds, the State of New York will work with the City of Yonkers to investigate and clean up petroleum contamination from underground storage tanks at three abandoned gas stations. The city is located on the east bank of the Hudson River, and the cornerstone of the city's redevelopment efforts is the four-and-a-half mile Hudson waterfront and the adjoining downtown area where these sites are located. The sites are well suited for commercial use. The cleanup of these sites will remove barriers to their reuse and help bring jobs and economic opportunities to this section of Yonkers. Yonkers is a Brownfields Assessment Demonstration Pilot and has received Brownfields Revolving Loan funds and a HUD Brownfields Economic Development Initiative grant.

EPA Region 3**Pennsylvania/Lancaster County**

The State of Pennsylvania will work with Lancaster County on an USTfields Pilot project. Lancaster County is expanding its existing Brownfields Assessment Demonstration Pilot to include cleanup efforts on sites contaminated with petroleum from underground storage tanks. Lancaster County's USTfields Pilot will focus on one or more sites within Lancaster's urban communities. The primary site is located within a half-mile of an elementary school and within a quarter-mile of the Conestoga River, a primary tributary to the Susquehanna River. This site is known to contain three registered underground storage tanks and may contain as many as five. This site may contain MTBE contamination. Funds available through Pennsylvania's Land Recycling and other programs may be leveraged where necessary to facilitate the cleanup of the contaminated sites.

Pennsylvania/Philadelphia County

The State of Pennsylvania will work with Philadelphia County on three abandoned corner gas stations with underground storage tanks located in the City of Philadelphia's Federal Empowerment Zone. These three sites are located on corners of struggling commercial corridors in distressed communities and are adjacent to residential communities. There is possible MTBE contamination at these sites. USTfields Pilot funds will be combined with state and local government funds and private sector resources to fully assess and clean up the sites. Possible uses for these sites include a parking lot, office space, and a service station/mini-mart. The City of Philadelphia is a Brownfields Assessment Demonstration Pilot and has received a Brownfields Cleanup Revolving Loan Fund and a Superfund Redevelopment Pilot grant.

EPA Region 4**Alabama/Selma**

The State of Alabama will work with the City of Selma to assess and clean up four sites with underground storage tanks in the city. Each site once had a service station or a convenience store that is now either abandoned or underutilized. One site is known to have MTBE contamination at significant levels, and the other proposed sites may have MTBE contamination as well. The state with the city will use USTfields Pilot funding to conduct environmental assessments and clean up the contamination. All of the properties are located along major transit arteries in Selma and have the potential for reuse due to their prime locations. Selma has a redevelopment plan in place that has used funding from several sources, including a Community Development Block Grant and the Alabama Department of Community Development. Addressing the contamination from underground storage tanks at these sites will help to remove a barrier to the city's redevelopment plans.

Florida/Clearwater

The State of Florida will work with the City of Clearwater to assess and clean up petroleum contamination at the former Clearwater Sheet Metal and Roofing site located in a low-income, minority residential area of the Clearwater Brownfields area. While the underground storage tanks on the property were removed in 1991, petroleum contamination of the soil and groundwater remain. The state and city will use USTfields Pilot funds to perform site assessments and general cleanup of this targeted area. The USTfields Pilot funds could potentially leverage other funds for this redevelopment project, which includes future affordable housing. Over the last three years, the city has emphasized community outreach and has developed an Environmental Justice Action Agenda. The City of Clearwater is a Brownfields Assessment Demonstration Pilot.

Florida/Escambia County

The State of Florida will work with Escambia County on an USTfields Pilot project. The state and county will address sites in the Palafox Corridor and Englewood redevelopment areas, which include numerous brownfields properties and properties perceived to be contaminated with petroleum from underground storage tanks. The state with the county will use USTfields Pilot funds for assessment and cleanup of the tank sites. Residents have formed neighborhood committees to encourage the cleanup of the sites, the construction of parks, and the

relocation of businesses and industry for employment. Escambia's long-term goal is to revitalize these sites into commercial and/or light industrial centers surrounded by improving residential neighborhoods.

Florida/St. Petersburg

The State of Florida and the City of St. Petersburg will use USTfields Pilot funds to assess and clean up petroleum contamination from underground storage tanks at two properties in the city: the former Atherton Oil Company and the former Blue Star Cab facility. The reuse of these properties once they are cleaned up would be in accordance with a redevelopment plan that was prepared in 1993. The city hopes to reuse the Atherton site, which formerly stored and distributed petroleum products, and surrounding properties for commercial or light industrial use. These properties are in the 22nd Street South District, which was the cultural, entertainment, and retail area for the African-American community of St. Petersburg until the 1950s and contains historic properties. In addition to USTfields Pilot funding, the city has received funds from other federal sources and from the State of Florida brownfields program.

Mississippi/Jackson

The State of Mississippi and the City of Jackson will work together on an USTfields Pilot project. The city owns approximately 45 acres of land known as Le Fleur's Bluff along the Pearl River. Currently, only eight buildings are in use on the land; past site use has included an automobile maintenance garage and refueling operation. The city received funding from EPA for a Targeted Brownfields Assessment pilot and was awarded additional funding through a HUD Brownfields Economic Development Initiative grant for the Le Fleur's Bluff area. USTfields Pilot funds will be used to determine the number and location of all underground storage tanks within the 45-acre zone and the extent of petroleum and MTBE contamination. When the cleanup work is complete, the city hopes to build an amphitheater for music and arts festivals.

North Carolina/Concord

The State of North Carolina will work with the City of Concord to assess and clean up petroleum-impacted tank sites with USTfields Pilot funds. The City of Concord is a Brownfields Assessment Demonstration Pilot. The city has embarked on a multi-phase revitalization project for Concord's Cabarrus Avenue corridor called the "Gateway to Center City." Cabarrus Avenue is the primary entrance into Center City and runs through several neighborhoods and commercial areas that are considered threatened or fragile. The entire project includes significant design, transportation, land use, and marketing issues aimed at redeveloping the corridor. The city is aware of at least five underground storage tanks located on the five parcels that comprise the targeted section of the Cabarrus Avenue design; it suspects that two additional tanks may be present. Cleaning up the tank sites will require environmental assessments of the properties and remediation of contamination.

South Carolina/Greenville

The State of South Carolina will use USTfields Pilot funds to assess and clean up tank sites west of the downtown area in the City of Greenville. The West Greenville/Reedy River Corridor, which includes over 3,000 acres along the Reedy River, is in the center of Greenville's Brownfields Assessment Pilot study area. The city is developing a revitalization plan for the West Greenville neighborhood and, in partnership with Greenville County and Clemson University, is developing a master plan for a 16-mile stretch of the Reedy River. Six properties with known or suspected petroleum contamination from underground storage tanks have been identified. The state with the city will use USTfields Pilot funds for environmental assessment, cleanup, and monitoring activities at these sites. The city will actively promote redevelopment of the properties, consistent with the master plan for the area, after the assessments and any needed cleanups are completed.

Tennessee/Kingsport

Using USTfields Pilot funds, the State of Tennessee will work with the City of Kingsport and Sullivan County to address the E.J. Smith and the Mullins & Quillen properties as well as a site in Midway. The E.J. Smith property is located at the entrance to Kingsport and was used as a bulk petroleum distribution terminal for over 50 years. One underground storage tank site located on the property is heavily contaminated and contains MTBE. The Mullins & Quillen property is adjacent to E.J. Smith, and two underground storage tanks are believed to be located on the site. The Midway site is located along a main state highway between Kingsport and Johnson City and is next to a children's daycare center. Three underground storage tanks are located on the property. USTfields Pilot funds will be used to assess and clean up these petroleum-contaminated sites. The City of Kingsport and Sullivan County will provide labor, equipment, and disposal services throughout the project.

EPA Region 5

Illinois/Freeport

The State of Illinois will work with the City of Freeport to assess and clean up multiple underground storage tank sites that are located near a proposed large riverwalk park and navigable waters. There is a strong possibility of

petroleum, MTBE, and other contamination at these sites. USTfields Pilot funds will be used to conduct site investigations and to clean up the soil and groundwater. Several of these sites will be reused for a recreational trail, and the remaining areas will be marketed for other redevelopment. The City of Freeport is a Brownfields Assessment Demonstration Pilot, and one of the properties chosen for the USTfields Pilot project is a Targeted Brownfields Assessment site.

Illinois/Waukegan

The State of Illinois and the City of Waukegan will partner in an USTfields Pilot project. The city's revitalization plan outlines the redevelopment of industrial and underutilized properties in the downtown area and of hundreds of acres along a lakefront. USTfields Pilot funds will be used at an abandoned underground storage tank site with MTBE contamination to assess and remediate the soil and groundwater. After the site is cleaned up, it will be added to a larger land parcel owned by the city and will be used for low-income housing. The City of Waukegan is a Brownfields Assessment Demonstration Pilot.

Indiana/Indianapolis

The State of Indiana will work with the City of Indianapolis to clean up abandoned gas station sites with underground storage tanks and petroleum contamination. The state and city propose to use USTfields Pilot funds to perform site assessments and conduct cleanup efforts at these sites, which are located within residential areas of the city. The city's long-range goal is to redevelop the sites into commercial, residential, and green space properties. The city has leveraged additional resources from the community and state grant and loan programs for this work.

Indiana/South Bend

Using USTfields Pilot funds, the State of Indiana will form a partnership with the City of South Bend to assess multiple underground storage tank sites with petroleum contamination. South Bend is engaged in a major commercial corridors revitalization project, which includes an examination of the redevelopment potential of abandoned properties located on or near the corridors. USTfields Pilot funds will be used to perform assessments at underground storage tank sites; other funds, both private and public, will be sought for the actual cleanup and redevelopment of these sites.

Michigan/Detroit

The State of Michigan will work with the City of Detroit to address multiple abandoned sites containing underground storage tanks and petroleum contamination. The city has determined that pilot funds would best be used to perform assessments and cleanups at a number of sites that have the greatest human health risks but also demonstrate potential for redevelopment. Once these sites are cleaned up, the city plans to sell them for redevelopment. Most of the sites are zoned for commercial use; others will be put to residential use. The sites are in a residential Environmental Justice area. The city is a Brownfields Assessment Demonstration Pilot and the recipient of state program and other cleanup and redevelopment funding.

Michigan/Kalamazoo

The State of Michigan and the City of Kalamazoo will partner in this USTfields Pilot project. Kalamazoo is a Brownfields Assessment Demonstration Pilot and already has in place a systematic approach for acquiring and cleaning up abandoned properties. The state and city will use the USTfields Pilot funds at two high-priority underground storage tank sites; the funds will be used to assess the sites and remove petroleum-impacted soils. One site is a potential Habitat for Humanity property while the other will be marketed to developers for industrial or commercial use.

Minnesota/Minneapolis

The State of Minnesota and the City of Minneapolis will work together to assess and clean up underground storage tank sites with petroleum and MTBE contamination. The Minnesota Pollution Control Agency, in partnership with the Minneapolis Community Development Agency, will use the USTfields Pilot funds to complete environmental assessments at seven sites within Minneapolis that are located in empowerment zones. These sites are all former gasoline stations that are no longer in service. The completion of environmental work will foster the reuse of these currently underutilized sites. The city agency owns the sites and is focused on reusing them for more housing and the economic development of Minneapolis' communities.

Ohio/Youngstown-Boardman

The State of Ohio will work with the City of Youngstown and Boardman Township in Mahoning County to clean up multiple sites with abandoned underground storage tanks. Using USTfields Pilot funds, the state and its local partners will conduct a cleanup program at abandoned properties with potential petroleum contamination. The township and the city will reuse these sites for construction of an access bridge and roadway. This project could become a redevelopment model for the rest of the county and state.

EPA Region 6

Louisiana/Baton Rouge

The State of Louisiana and the City of Baton Rouge will use USTfields Pilot funds to assess and clean up several properties containing underground storage tanks in the North Boulevard Corridor section of the city. The North Boulevard Corridor, a principal route from downtown to the suburbs, is lined with some of the first gasoline stations and auto repair facilities in Baton Rouge. Based on the age of the properties and historical information, it is anticipated that most of the documented underground storage tanks still exist on site. Local residences are in close proximity to the sites. After the sites are cleaned up, the city plans to improve nearby properties and enhance the Corridor, which will lead to a new state office Capital Complex. Baton Rouge is a Brownfields Assessment Demonstration Pilot.

Louisiana/Westwego

The State of Louisiana plans to work with the City of Westwego, which is located across the river from New Orleans, to help restore its dilapidated downtown commercial center. The state with the city will use USTfields Pilot funds to assess and clean up petroleum contamination at a former service station, which is in a prime location in the commercial center. The city has already demolished the service station building. Once the site is cleaned up, the city can move forward with its redevelopment plans, which include building a consolidated government complex to house all of the city's government offices.

Texas/Houston

Using USTfields Pilot funds, the State of Texas will work with the City of Houston to assess and clean up the W.S. Bellows Construction Equipment Yard site. The property, located two miles northeast of downtown Houston in a minority residential neighborhood, is an eyesore and a potential environmental threat to the surrounding communities. There are four underground storage tanks with potential petroleum contamination on the site. After the site is cleaned up, the city will finance the construction and redevelopment of a recreational facility and soccer field. The City of Houston is a Brownfields Showcase Community.

EPA Region 7

Iowa/Clinton

The State of Iowa will work with the City of Clinton to assess and clean up petroleum and MTBE contamination from underground storage tanks at properties within the city's Liberty Square Redevelopment Brownfields Assessment Demonstration area. Within the 220-acre pilot area, there are multiple underground storage tank sites, many of which are contaminated. The city's redevelopment goal for the area includes a mix of commercial and light industrial manufacturing businesses and green space areas.

Iowa/Des Moines

Using USTfields Pilot funds, the State of Iowa will work with the City of Des Moines to assess and clean up underground storage tank sites with petroleum and MTBE contamination in the Drake neighborhood of the city. As part of its Neighborhood Based Service Delivery Program, the city's Economic Development and Community Development departments are working with the community to remove blight, decrease crime, beautify the area, promote cultural diversity, and improve the overall quality of life. The Drake neighborhood is a Brownfields Showcase Community. After the area is cleaned up, the neighborhood association will develop an inventory of mixed use, commercial, and pedestrian-friendly residential properties available for redevelopment.

Missouri/St. Louis

The State of Missouri and City of St. Louis will use USTfields Pilot funds to assist with the assessment and cleanup of abandoned gas stations in two of the city's northern neighborhoods that are part of a Federal Empowerment Zone and a larger comprehensive revitalization plan. The cleanup will provide health and environmental benefits as well as help mitigate illegal dumping and criminal activities occurring at these sites. Local non-profit community development corporations will be involved in the redevelopment of this area. The city is a Brownfields Assessment Demonstration Pilot and Brownfields Showcase Community.

EPA Region 8

Colorado/Denver

The State of Colorado will work with the City and County of Denver (CCD) to assess and clean up four properties with underground storage tanks that have known or suspected petroleum releases located within CCD Brownfields Showcase Community boundaries. Two of the properties are located in Northeast Park Hill, and two are in Sunnyside Acres. Both communities have high unemployment and poverty rates. After the Northeast Park

properties are cleaned up, the area will be redeveloped into a neighborhood shopping center and affordable housing. Through the USTfields and Brownfields work, these areas will see benefits such as new jobs and economic stimulation.

Montana/Billings

The State of Montana will partner with the City of Billings to assess abandoned gas stations located in the First Avenue South Corridor. First Avenue South is a main traffic artery, and the sites along it contribute to the degradation of the area, identified by Billings as a focus for redevelopment. The targeted properties border an area that is part of the City of Billings Economic Redevelopment Project, which is currently underway. Once assessed, the sites will be ranked, and five will be selected for continued cleanup based on potential human health and environmental threats. The city would like to redevelop the low-income area to contain residential properties and commercial businesses.

Crow Tribe (Montana)

The Crow Tribe will use USTfields Pilot funding to address underground storage tanks at the Pryor Trading Post, an abandoned gas station in Pryor, Montana. The Crow Tribe will work with Little Horn Bank and EPA Region 8 to complete this project. After the site is cleaned up, the Tribe will redevelop the abandoned gas station building into a community center.

EPA Region 9

California/Los Angeles

The State of California will work with the City of Los Angeles to investigate and clean up petroleum contamination at four sites in the San Pedro community. The primary site, N. Gaffey Street, is at the entrance to San Pedro and has at least three underground storage tanks. Other sites are abandoned gas stations with multiple tanks. The project will help the community ready the underutilized and contaminated sites for reuse, such as the gateway park planned for the N. Gaffey Street location. Los Angeles is a Brownfields Showcase Community, a Targeted Site Assessment Pilot, and a Job Training Pilot.

Nevada/Mineral County

The State of Nevada will work with Mineral County to assess and clean up underground storage tanks at three sites in the downtown area of Hawthorne, the county seat. Hawthorne is a small, rural community in the corridor between Reno and Las Vegas and at the "gateway" to Yosemite National Park. The county plans to redevelop the cleaned up sites into retail shops and other services as part of Hawthorne's downtown revitalization plan. The community strongly supports the redevelopment of these sites to address the negative impact they have on existing and potential businesses.

Gila River Indian Community (Arizona)

The Gila River Indian Community will assess and clean up petroleum contamination at the St. John Mission site, which is a historic mission in Komatke, Arizona. The mission is located within the Gila River Indian Community, which is a federally-recognized tribe. In 1998 the tribe utilized an underground storage tank locator service and identified and removed two underground storage tanks. At one of the tank sites, a release was confirmed when a groundwater sample indicated petroleum contamination. The tribe plans to renovate the site into a Diabetes Education Center. The tribe is a Brownfields Showcase Community.

EPA Region 10

Idaho/Smelterville

The State of Idaho and the City of Smelterville will use USTfields Pilot funds to assess and clean up four sites with underground storage tanks in the downtown area of Smelterville. Petroleum and MTBE contamination at the sites threaten an adjacent residential area. The four sites are part of a downtown revitalization plan, and the city wants to return these commercial properties to new business uses to stimulate the economy. Other local organizations have committed additional funding and in-kind assistance to this project. Smelterville is located within the Bunker Hill Superfund site.

Washington/Rosalia

The State of Washington will work with the Town of Rosalia to assess and clean up the Old Jensen Texaco Station on Whitman Street in Rosalia. This site has two to four underground storage tanks. The rural town is economically depressed, and the unused site is considered a roadblock to redevelopment. USTfields Pilot funds will be used to perform a site assessment and clean up petroleum contamination. The town is hoping to redevelop the station into a visitor's center, automobile and farm implement museum, and outdoor learning center for children in time for Washington's Bicentennial Lewis and Clark Celebration in 2004.

Washington/Seattle

The State of Washington will work with the City of Seattle and King County to assess and clean up three petroleum-contaminated properties in the city and county. The three properties contain underground storage tanks, some of which are adjacent to schools and residential neighborhoods. Pilot funds will help to leverage other local, state, and federal resources for assessment, cleanup, and reuse. Cleanup and reuse of these sites will allow for significant community benefits, including housing, retail, green space, and cultural resources. King County/Seattle is a Brownfields Showcase Community.

Washington/Tacoma

The State of Washington will work with the City of Tacoma to assess and clean up petroleum contamination from four underground storage tanks at the Tacoma Gas Station Park. One or more of these tanks has leaked petroleum products into the soil and groundwater, which is a health threat to surrounding communities. The communities and the local government are active at the site and have committed significant financial and in-kind resources to its remediation and reuse. The community will work to redevelop a pocket park, which may include a play area, a half basketball court, paths, benches, and landscaping.

Metlakatla Indian Community (Alaska)

The Metlakatla Indian Community is the only Federal Indian Reservation in Alaska. The reservation is located on the Annette Island Reserve. In 1997 the Metlakatla Indian Community received a grant from EPA for an Integrated Waste Management Pilot Project to complete tribal codes and ordinances for the management of underground storage tanks and an inventory of tanks located in the community. USTfields Pilot funding will address multiple properties with tanks in sensitive environments. Several of these sites are near residential areas and may have MTBE contamination. One of the proposed properties is an ideal location for a tourism-based enterprise. The Metlakatla Community has been designated by HUD as an Enterprise Community and is a Brownfields Showcase Community.

EPA has not yet negotiated the Cooperative Agreements with states and tribes to fund these pilots; therefore, activities are subject to change.