

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 newly redeveloped Festival Pier is located on the Blackstone/Pawtucket River in the City of Pawtucket. From 1922 through 1977, this former brownfield was the location of a petroleum storage terminal, which was dismantled and later donated to the City of Pawtucket. The undeveloped pier remained vacant for decades with a poorly paved parking lot and no improvements. The Rhode Island Department of Environmental Management (RIDEM) used Section 128(a) Response Program funding to conduct assessment and cleanup activities. Releases of petroleum had resulted in petroleum-related contamination in the soil and groundwater. RIDEM completed cleanup activities in spring 2015, which included removing contaminated soil, capping the entire property to prevent direct exposure to residual contamination, and planting hybrid poplar trees to remediate subsurface soils and groundwater. Redevelopment includes a public recreation area on the riverfront with access for fishing, a greenway with picnic areas, and a new boat ramp and a canoe/kayak launch. With these improvements, the community can use the Festival Pier park for events, including the annual Dragon Boat Races, and can advance its long-term plan to redevelop the waterfront and promote economic viability to the area.



Festival Pier Master Plan.

REGION 2

NEW YORK – The Greyston Bakery has produced gourmet desserts in the City of Yonkers for more than 20 years. The bakery recently expanded its operations by cleaning up an adjacent manufactured gas plant near the Hudson River. The New York State Department of Environmental Conservation (NYSDEC) used Section 128(a) Response Program funding to provide assessment and cleanup activity oversight. Remediation included the design and installation of a soil vapor extraction system under the building and the installation of a coal tar recovery system. In addition, the bakery capped the entire property to prevent contamination of the groundwater and, ultimately, the Hudson River. To accommodate this, the bakery designed the mechanical systems and components to run overhead instead of underground. Following cleanup, the bakery constructed a new \$9 million facility, which more than tripled the bakery's capacity and allowed the company to expand its existing 50-person staff. Today, the bakery actively recruits and hires employees who have had difficulties finding employment in the past, and uses profits to support the Greyston Foundation's other community projects. The bakery is a focal point for the community, located next to the downtown area where most employees can walk to work or use mass transit.

REGION 3

WEST VIRGINIA – The former Shepherdstown Municipal Dump, located in Jefferson County, was used as the town dump until the 1960s, after which it became overgrown with underbrush and trees. The West Virginia Department of Environmental Protection (WVDEP) used Section 128(a) Response Program funding to provide oversight of assessment and cleanup activities at the property. Assessments revealed lead, arsenic, and pesticides in the soil and groundwater. The town removed contaminated soil in accordance with the soil remediation standards of the WVDEP. As part of the certificate of successful cleanup completion issued by WVDEP, institutional controls were put in place to restrict groundwater use and to maintain non-residential use of the property. Beginning in 2015, the town started developing the property into the Shepherdstown Public Library. The new 12,000 square foot library will include a community room to host receptions and feature local artisans; a second floor dedicated to children's

learning and activities; a reader's garden; and expanded computer work stations. In addition, the library will contain solar panels on the rooftop combined with a section of living roof. The modern library will increase downtown Shepherdstown's walkable area.



Artist rendering of the new Shepherdstown library.

REGION 4

TENNESSEE – The Tennessee Section 128(a) State Response Program collaborated with the Center for Creative Land Recycling (CCLR), the Environmental Protection Agency (EPA) Region 4, and Memphis BioWorks to host a full-day Brownfields 101 Redevelopment workshop in Memphis. Attendees heard from the EPA, the Tennessee Section 128(a) State Response Program, CCLR, private sector environmental consultants and lawyers, and a successful Brownfields grantee, the City of Knoxville. The attendees learned about case studies, environmental assessment and cleanup, All Appropriate Inquiries, legal and regulatory requirements, liability, and resources at the federal, regional, and state levels. This workshop was held at no cost to attendees and had 59 people attending. Memphis BioWorks, an EPA Environmental Workforce and Job Training Grantee, provided the meeting space near downtown Memphis.

REGION 5

WISCONSIN – A 4.25-acre property near the capitol building in Madison was in industrial and commercial use since the early 1900s. Historically, the property was used for manufacturing leather products before transitioning in the middle of the century to auto sales and service, a machine shop and a gas station. The City of Madison purchased the property in 2011 to remediate and redevelop this highly visible Gateway property. The Wisconsin Department of

Natural Resources (WDNR) used Section 128(a) Response Program funding to provide oversight of the assessment and cleanup of the property. Soil analytical results showed that the entire block consisted of soil and fill materials containing widespread petroleum and metals contamination associated with industrial use and 16 underground storage tanks (USTs). The city removed the USTs and contaminated soil. In June 2013, the city sold the property to a developer to construct a \$65 million, 10-story mixed-use project anchored by a 50,000 square-foot grocery store with a rooftop garden. In 2015, the city initiated the redevelopment that also includes 175 to 240 residential units – including 45 units for lower-income residents. A second phase will provide 22 owner-occupied residences and 65,000 square feet of retail and commercial and office space. Construction is well underway and area residents are eagerly awaiting its completion.



Construction at the Gateway redevelopment project.

REGION 6

NEW MEXICO – In 1950, the Luna Lodge was built in Albuquerque during the golden age of Route 66 tourism. The 28-room lodge is a typical motor court style of the time and remains largely unaltered. The National Register of Historic Places listed the Lodge in 1998. Luna Lodge was vacant for several years and is in an area that the City of Albuquerque targeted for revival. The New Mexico Department of the Environment used Section 128(a) Response Program funding to conduct an assessment on the property that revealed no contamination. New Life Homes, a nonprofit agency that provides permanent housing for clients with special needs and other disabilities, rehabilitated Luna Lodge into affordable apartment units. The facility includes a community room and a training kitchen that serves as a small business incubator and a resource for residents looking to learn food industry skills. The restoration project, completed in 2014, preserves the historical significance and Pueblo Revival style architecture of Luna Lodge. The redeveloped site features a 30-unit apartment complex that provides affordable housing.

REGION 7

SANTEE SIOUX TRIBE OF NEBRASKA – The Santee Sioux Tribe of Nebraska is using the Section 128(a) Response Program funding to continue the development of their Tribal Response Program. The tribe is developing an inventory of properties and a public record, obtaining technical training for staff members, and conducting outreach and education to engage the community in environmental and brownfields issues. The tribe developed a Preliminary Environmental Site Assessment form to assist with the development of the inventory. The tribe is also in the process of conducting Phase I assessments on 16 potential brownfield properties listed on the inventory. To increase public awareness and public interest, the Santee Sioux Tribal Office of Environmental Protection (OEP) developed a communications plan, a website (www.santeeoep.com), a Santee Sioux OEP Facebook Page ([Santee Sioux Office of Environmental Protection](https://www.facebook.com/SanteeSiouxOfficeofEnvironmentalProtection)), and a twitter account ([@SanteeSiouxOEP](https://twitter.com/SanteeSiouxOEP)).

REGION 8

COLORADO – Since April 2014, with assistance of the Colorado Department of Public Health and Environment's (CDPHE's) Section 128(a) Response Program funding, Re:Vision International has been working to acquire and redevelop a former brownfields in southwest Denver, with the goal of creating the Westwood Food Hub. Re:Vision is a 501(c)(3) non-profit organization whose mission is to “work with people in marginalized neighborhoods to develop leaders, cultivate community food systems, and grow resilient local economies.” Their main focus is to “increase the access to healthy food in low-income neighborhoods by helping residents build a community food system that increases local food production, distribution, and processing.” CDPHE performed an asbestos and lead-based paint hazard assessment survey, and installed temporary ground water wells with soil and groundwater sampling. While CDPHE found asbestos and lead-based paint building materials, sampling results showed no soil or groundwater contamination above standards. The redevelopment of the property into the Westwood Food Hub will create the first development of its kind in Colorado and includes many public benefits. The Food Hub will give community members in this low income, food desert neighborhood access to locally grown, organic produce at an affordable price. In addition, the food hub will provide jobs in the neighborhood.

REGION 9

AMERICAN SAMOA – Built in 1963 on government land in the Village of Utulei, the Rainmaker Hotel was a thriving hotel until the late 1990s when it eventually went out of business. The two-story hotel contained 225 rooms along with five bungalows on the beach. In 2009, the American Samoa Environmental Protection Agency (AS-EPA) responded to a complaint regarding public health concerns on the abandoned property. Scattered debris was found inside and outside the hotel structure, and the outdoor pool was used as a dumpsite for household trash. AS-EPA used Section 128(a) Response Program funding to oversee assessment and cleanup activities. Assessment activities revealed that the building was contaminated with asbestos. In September 2015, AS-EPA oversaw the removal and proper disposal of over 30 cubic yards of asbestos-containing waste material. After the cleanup was completed, AS-EPA reviewed and approved the demolition application for the Rainmaker Hotel. The total area of the site is 6.82 acres, which when remediated, will be redeveloped into a community park, a relocation site for American Samoa's Jean P. Haydon Museum, and a Samoan Cultural Center.

REGION 10

IDAHO – The owners of a homegrown Idaho company, Einstein's Oilery, purchased a commercial property in Nampa that had a historic use as a retail fueling station. The Idaho Department of Environmental Quality (IDEQ) used Section 128(a) Response Program funding to conduct assessment activities that revealed extensive petroleum contamination. Einstein's Oilery is implementing a soils management plan with oversight from IDEQ. The property requires, excavation in several areas, removal of petroleum-contaminated soil, and an oil/water/sediment separator for the stormwater collection system. The company is also integrating a soils management plan into an environmental covenant that has been developed for the property. The covenant restricts future land uses to non-residential and contains an excavation restriction. The company is still developing final redevelopment plans with assistance from the community. While it is important to identify environmental issues prior to acquiring property, this project shows how development can occur when contamination is discovered, using tools such as an environmental covenant.