

# State and Tribal Response Program Highlights

EPA Funding Provided to States and Tribes to Address Contaminated Land in their Communities



The courtyard at the new Corsair apartment complex.

## REGION 1

CONNECTICUT – A 3.2-acre former industrial/commercial property in downtown New Haven was redeveloped into an apartment complex. Historically, a gasoline station, automobile repair shops, World War II airplane parts manufacturer, an electronic parts manufacturer, a dye works, an iron works, a restaurant, and residential dwellings were located there. The Connecticut Department of Energy and Environmental Protection (DEEP) used Section 128(a) Response Program funding to provide oversight and review of investigation and cleanup activities at the property. Environmental assessments revealed that soil was mixed with significant quantities of coal ash and polluted with polycyclic aromatic hydrocarbons (PAHs), arsenic, cadmium, lead, chlorinated solvents, and petroleum hydrocarbons. Widespread chlorinated solvent pollution in the soil and ash presented significant soil vapor issues that were addressed in the remedial action plan to support the site's proposed development. DEEP approved two engineered controls to render the soils inaccessible to direct human contact and minimize migration of liquids through soils. In addition, the site has a six-part sub-slab depressurization system removing chlorinated solvent vapors from beneath the buildings. The property was redeveloped into the Corsair luxury apartment complex, named after a World War II era fighter plane. Propellers from this airplane were manufactured at the property. The project was completed in 2018 and includes 235 apartments. Adjacent land uses are a mix of residential, commercial and recreational, including city-owned sports fields and a skating rink.

## REGION 2

NEW YORK – The City of Glen Cove had a vision for revitalizing a 214-acre area of environmentally challenged and underutilized properties into a regional tourist destination. The revitalization area straddles Glen Cove Creek, a 1.1-mile federal navigation channel that empties into Hempstead Harbor. Portions of the area were contaminated with mercury and other contaminants, while other portions of the property were contaminated primarily with total petroleum hydrocarbons (TPHs) and polycyclic aromatic hydrocarbons (PAHs). The New York State Department of Environmental Conservation (NYS DEC) used Section 128(a) Response Program funding to provide oversight for the assessment and cleanup of the contaminated areas. The city also used an EPA Brownfields Assessment cooperative agreement, Cleanup cooperative agreement, and a Revolving Loan Fund (RLF) cooperative agreement from Nassau County to conduct the work. Phase one has been initiated and the redevelopment area will include waterfront restaurants, boutiques, new maritime attractions, a hotel conference center, and a pedestrian promenade along the water's edge with ties to downtown Glen Cove.

## REGION 3

PENNSYLVANIA – A 13-acre waterfront brownfield property in the Borough of Catasauqua is being redeveloped into a mixed-use municipal and public complex with assistance from the Pennsylvania Department of Environmental Protection's (DEP) Section 128(a) Response Program funding. The Crane Iron Co., one of many ironmaking companies established in the region during the heart of the Industrial Revolution, operated at the property from 1839 to 1921, turning out 450 tons of iron daily. The property changed hands several times over the subsequent decades and stood vacant since 2004. Due to the property's past industrial activity, its soils were contaminated with heavy metals and organic compounds. The Pennsylvania DEP provided technical assistance to facilitate remediation and worked with the Lehigh Valley Economic Development Corporation, the Borough of Catasauqua, and other municipal stakeholders to initiate redevelopment planning. Now known as the Catasauqua Iron Works, a new 38,000-square-foot municipal building complex was completed in August 2017. The new complex is now home to the borough's offices, police and fire departments. The remaining 10 acres will include retail shops, restaurants, an open-air farmers' market, and 200 residential units with cobblestone walkways to provide a community gathering place.

## REGION 4

**SOUTH CAROLINA** – A former manufacturing plant in Williamsburg County is now the location of an American flag manufacturing company. The South Carolina Department of Health and Environmental Control (DHEC) used Section 128(a) Response Program funding to provide oversight of assessment activities at the property, revealing that no environmental cleanup was needed. In 2017, the property was redeveloped into the Valley Forge Flag Co. The company entered into a contract with Wal-Mart to sell its American Flag line of products, creating nearly 150 jobs. The company also sells its flags at other national retailers including Home Depot, Target, and Costco.



*Newly redeveloped Overland Industrial Park.*

## REGION 5

**OHIO** – In May 2016, a multinational manufacturer of automobile parts announced that it would invest \$75 million at a facility in Toledo to make axles for the Chrysler Corporation's new Jeep Wrangler. The choice of location could not have been more symbolic. The new facility is located on the same property as a factory that once assembled the original Jeep used in the Second World War. The factory continued to produce automobiles until it closed in 2001. Environmental testing revealed that the property was contaminated with industrial chemicals and harmful byproducts. With the assistance of two Clean Ohio grants and oversight from the Ohio Environmental Protection Agency (EPA) using Section 128(a) Response Program funding, the city remediated environmental contamination at the property and redeveloped it as the new Overland Industrial Park. The property is now equipped with bioswales and other stormwater controls to minimize the amount of runoff reaching the adjacent Ottawa River. This redevelopment heralds the beginning of a new era for Toledo, reversing years of job loss. The initial building was expanded and by 2020, it is anticipated that the plant will employ nearly 350 workers with the capacity to produce one million axles per year and serve other automobile manufacturers. This new facility demonstrates that advanced manufacturing can return to an urban area under the right conditions.

## REGION 6

**KICKAPOO TRIBE OF OKLAHOMA** – The Kickapoo gymnasium is an important cultural site for the Kickapoo Tribe. The gymnasium was the first building constructed on tribal trust land, and from 1960-2010 was used for community meals, dances, a recreation area, and a place to participate in traditional activities. In 2010, the gymnasium was closed because drinking water samples indicated the presence of lead and the building sustained substantial damage from a leaking roof. In 2015, the Inter-Tribal Environmental Council (ITEC) completed an environmental assessment of the gymnasium that revealed the presence of asbestos and mold. Using Section 128(a) Response Program funding, the Kickapoo Department of Environmental Protection (KDEP) hired a contractor to help prepare a cleanup proposal; and in December 2016, the KDEP successfully applied for an EPA Brownfields Cleanup grant to address the gym's environmental concerns. The cleanup project began in October 2017 and is scheduled for completion in September 2020. Redevelopment plans for the property include a place for cultural gatherings and youth events, as well as a modern Kickapoo Tribal Heritage Center.



*New Two Lights apartment building in Kansas City's Crossroads Arts District.*

## REGION 7

**MISSOURI** – A former municipal parking lot was transformed into a 25-story glass tower with 296 luxury apartments in Kansas City's Power and Light District. Environmental assessments showed that soil at the property was not contaminated; however, the assessments identified benzene and naphthalene above default target levels (DTL) in the groundwater. The Kansas Department of Health and Environment used Section 128(a) Response Program funding for remediation. After cleanup was completed, Missouri's Brownfields/Voluntary Cleanup Program (BVCP) issued a Certificate of Completion for the property in 2015. The \$120 million luxury apartment building opened in May 2018 and is

expected to be fully leased by the end of the year. The building boasts a beautiful glass exterior and an interior inspired by the Kansas City Crossroads Arts District, featuring pieces by famous people with ties to the area. The first floor includes 15,000 sq. ft. of office space and 3,100 sq. ft. of retail space, while the eighth floor amenity level spreads over 15,000 square feet.

## REGION 8

**SPIRIT LAKE NATION** – In the Summer of 2018, the Spirit Lake Environmental Protection Agency used a U.S. EPA Brownfields Cleanup cooperative agreement to clean up nine residential houses in Sheyenne, North Dakota. The tribe also used Section 128(a) Response Program funding to assess and clean up three residential homes in other parts of the reservation. The nine homes in Sheyenne were originally obtained from the U.S. Air Force; however, the homes were eventually vacated due to their worsening condition and concerns about asbestos-containing materials. The three other homes had already burnt down, presenting health and environmental risks. All twelve remediated properties will be used as new residential housing and restored open space. Spirit Lake Nation has now used EPA Brownfields funding to complete thirty-seven cleanups since 2006. Said Arthur Carmona from the Spirit Lake EPA, “Spirit Lake would like to thank the [U.S.] EPA Brownfields Program for providing the tribe with grants that have allowed us to remove environmentally damaged homes within our reservation.”

## REGION 9

**GILA RIVER INDIAN COMMUNITY** – The Gila River Indian Community (GRIC) is located on the southern border of the Phoenix metro area. Situated within the GRIC, the San Tan Industrial Park was once home to facilities that included an liquid aluminum manufacturer, a mineral processing plant, and two distributors of bulk agricultural chemical products. The GRIC Department of Environmental Quality (DEQ) used Section 128(a) Response Program funding to conduct Phase I and II environmental assessments and provide oversight during the park’s closure. The GRIC DEQ Waste Program reviewed facility closure plans and provided active site monitoring during demolition, environmental sampling, and waste remediation. Upon completion of soil remediation at the former minerals processing facility, the entire 60-acre industrial park was successfully returned to use as green space to be enjoyed by the tribal community.



*Meeting between the Tribe, EPA, and AMCCO.*

## REGION 10

**YAKAMA NATION** – The Yakama Nation is located in Washington State in the Columbia River basin. The tribe established its Brownfields Response Program in 2009 with EPA Section 128(a) Response Program funding. The Yakama Nation’s Fisheries Program (YNF) has collaborated with regulatory agencies and recently achieved successes in two states bordering the Columbia River. After lengthy discussions with the Washington Department of Ecology, the YNF attained its goal of developing a Cleanup Action Plan for the former Reynolds Aluminum Plant in Longview, Washington. The Plan includes the monitoring of pore water (water contained within pores in soil or rock) for fluoride along the Columbia shoreline. For the first time ever, the Washington Department of Ecology will use a fluoride screening level that is protective of aquatic life. The Yakama Nation was also involved in an ongoing dispute with the responsible party over costs associated with the contamination of the Astoria Marine Construction Company (AMCCO) property in Astoria, Oregon. The tribe collaborated with EPA to recover past costs. Furthermore, the tribe, EPA, the State of Oregon, and AMCCO are working on finalizing an agreement to cover future costs.