

State and Tribal Response Program Highlights

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



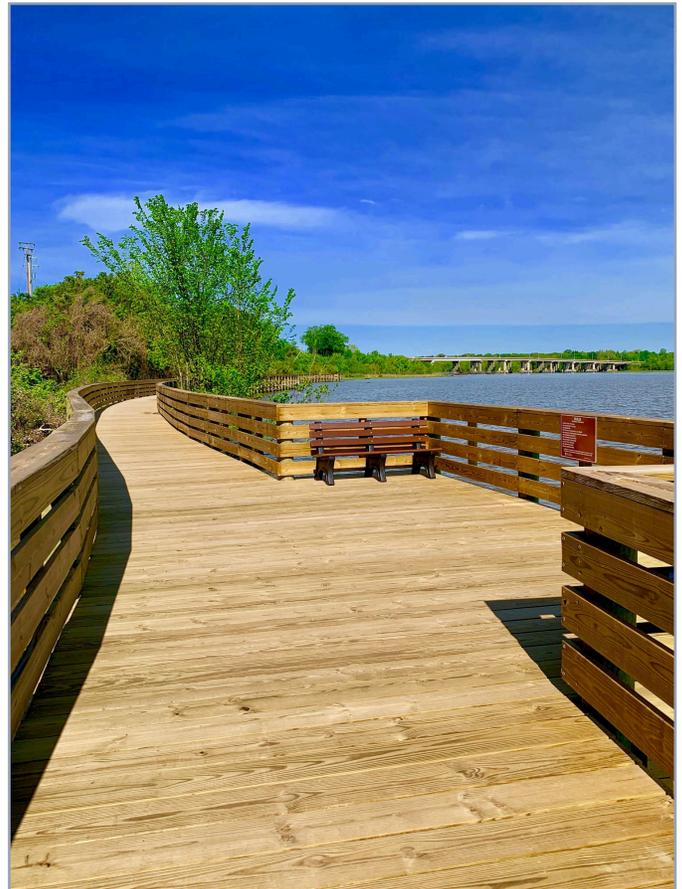
Meriden Green public park.

REGION 1

CONNECTICUT – The Meriden HUB site encompasses approximately fourteen acres in Meriden’s downtown. The property historically served as the main location of Meriden’s industrial and commercial activity. Following the decline of these businesses, the region’s first indoor mall was constructed on the HUB site in the 1970s. Harbor Brook flowed through the center of the property, and severe flooding in the 1990s caused approximately \$26 million in damage resulting in the mall’s closure. From 2007 to 2017, the Connecticut Department of Energy and Environmental Protection used Section 128(a) Response Program funding to provide oversight of assessment and cleanup activities of several parcels within the larger site. The environmental site investigations found petroleum, asbestos, polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), lead, polycyclic aromatic hydrocarbon (PAHS) and other metals. Cleanup activities included excavation of soil, off-site disposal of the impacted soil and placement of clean backfill. The City of Meriden received more than \$14 million in state and federal funding to implement flood control systems at the HUB site. The Harbor Brook Flood Control and Linear Trail Project incorporated the redesign and replacement of bridges and channel improvements to reduce flooding in the downtown. Completed in 2018, the HUB site, now called Meriden Green, includes access to open space and other public amenities such as a farmer’s market that provides residents with fresh and healthy foods. Also completed was a public park with gathering places and links to the regional greenway system. Adjacent to the Meriden Green is the new Intermodal Transportation Station, and private development along the perimeter is currently being constructed.

REGION 2

VIRGIN ISLANDS – To operate and expand its brownfields program, the Virgin Islands (VI) continues to make progress to establish a Voluntary Cleanup Program (VCP), which will address the cleanup and/or redevelopment of brownfields within the VI. The VCP will return brownfields to useable conditions. Cleanup will be performed under a new memorandum of agreement created between the Department of Planning and Natural Resources Division of Environmental Protection (DPNR-DEP) and the participant. Following the enactment of the Virgin Islands Brownfield Revitalization and Environmental Restoration Act in 2008, the program is finalizing the signatures for the promulgation of its final drafted rules and regulations. DPNR-DEP used its Section 128(a) Response Program funding to inventory 141 properties and assessed 20 properties. Currently, the program is working to hire a professional services contractor to assist the division with conducting Phase I and Phase II environmental assessments.



Portion of the Hopewell Riverwalk trail.

REGION 3

VIRGINIA – The City of Hopewell developed a plan to redevelop a former commercial building located on a bluff overlooking the confluence of the Appomattox and James Rivers. The city received an EPA Brownfields Assessment Grant to conduct a Phase I Environmental Site Assessment of the property to identify environmental impacts from past uses of the property. The city also worked with the Virginia Department of Environmental Quality (DEQ); the Virginia DEQ used Section 128(a) response program funding to provide oversight of the assessment activities. The assessment revealed that there was no contamination and the property was ready for reuse. The results led to redeveloping the building into an up-scale restaurant with breathtaking views of the rivers. Site improvements included renovation of the building, and construction of an updated parking area that meets new stormwater development standards. The city estimates that over 100 jobs have been created. The city is now poised to take the next step and link property along the riverfront from the nearby city owned marina to the Historic Downtown area. The River Walk trail in the City of Hopewell, will be part of a larger 22-mile Riverwalk Trail led by the Friends of the Lower Appomattox River..

REGION 4

NORTH CAROLINA – Hosiery production contributed significantly to the Town of Hickory's emergence as a leading manufacturing city in the early 20th century. The hosiery industry has declined steadily since the early 1990s. Most of the hosiery mills in Hickory have shut down, including the Hollar Mill and the Moretz Mill. In the late 2000s, the town, Lenoir-Rhyne University, local developers and other community stakeholders began working together to coordinate redevelopment plans for properties in the downtown area. As a part of the plan to make Hickory's major gateways and transportation corridors more functional and aesthetically pleasing, both mill sites received state and federal historic preservation tax credits and state mill tax credits. The North Carolina Department of Environmental Quality used Section 128(a) response program funding to provide oversight of environmental assessment activities in 2016. The assessments revealed some contaminated materials, which were either removed from the property or encapsulated under pavement. In 2018, Hollar Mills was redeveloped into an organic, farm-to-table restaurant and an events venue, a frozen yogurt store, and a brewery. In addition, a bike store and specialty gift shop were recently opened. More than 190 office and e-commerce jobs are slated for Moretz Mills over the next three years. These projects also have helped spur additional development in the area, including the Lenoir-Rhyne University Physician Assistant Program building currently under construction, and the Transportation Insight Corporate Campus is building its company's headquarters adjacent to the mills.

REGION 5

WISCONSIN – The City of Janesville has a long history of manufacturing. Janesville's General Motors (GM) assembly plant was once the oldest in America and employed nearly 7,000 people at its peak in 1970. Industry trends forced the plant to close in 2008, leaving residents without an economic anchor and city officials without a clear path forward. In addition, an 80,000-square-foot parking deck spanning the adjacent river presented a major obstacle. The deck had begun to deteriorate over the years, creating potential contamination issues and a flood risk for businesses and residences. The massive structure also limited waterfront accessibility, preventing redevelopment and public improvements to activate the waterfront. The Wisconsin Department of Natural Resources used Section 128(a) response program funding to provide oversight of the assessment and cleanup activities. In 2018, the parking deck and the former GM plant were both demolished. The city developed its own locally driven revitalization plan, known as the Rock Renaissance Area Redevelopment and Implementation Strategy (ARISE). ARISE developed a detailed plan to turn sites near the parking deck and along the river into a downtown destination, stimulating activity and reinvestment, complete with a riverwalk, pedestrian bridge across the river, multifunctional communal areas, spaces for new business and housing opportunities. Portions of the improvements planned for the west side of the river were completed in 2018. The construction of the pedestrian bridge is scheduled for 2019 and completion of the Town Square is slated for 2020.



Former St. Rose de Lima Church is now the Southern Rep Theatre. Photo by Little Fang Photos.

REGION 6

LOUISIANA – On September 6, 2018 an Awards Ceremony was held at the Rose Collaborative Site in New Orleans. The former St. Rose de Lima Church and school buildings had been vacant since the aftermath of Hurricane Katrina in 2005. In 2017, the Louisiana Department of Environmental Quality's (LDEQ) used Section

128(a) response program funding to oversee the environmental assessments that included soil and groundwater sampling and asbestos and lead paint surveys. Cleanup activities included the removal, confirmatory sampling, and regulatory closure of diesel and heating oil underground storage tanks at the property. In 2018, a No Further Action – At This Time (NFA-ATT) letter was issued by LDEQ. After cleanup was completed, the Alembic Community Development and Rose Community Development Corporation, a community-based organization transformed the property into a hub for arts, education and entrepreneurship. The redevelopment concluded a long effort on the part of community leaders and 6th and 7th Ward residents to preserve and reinvigorate the historic, vacant St. Rose de Lima Church campus. The church is now home to the Southern Rep Theatre.

REGION 7

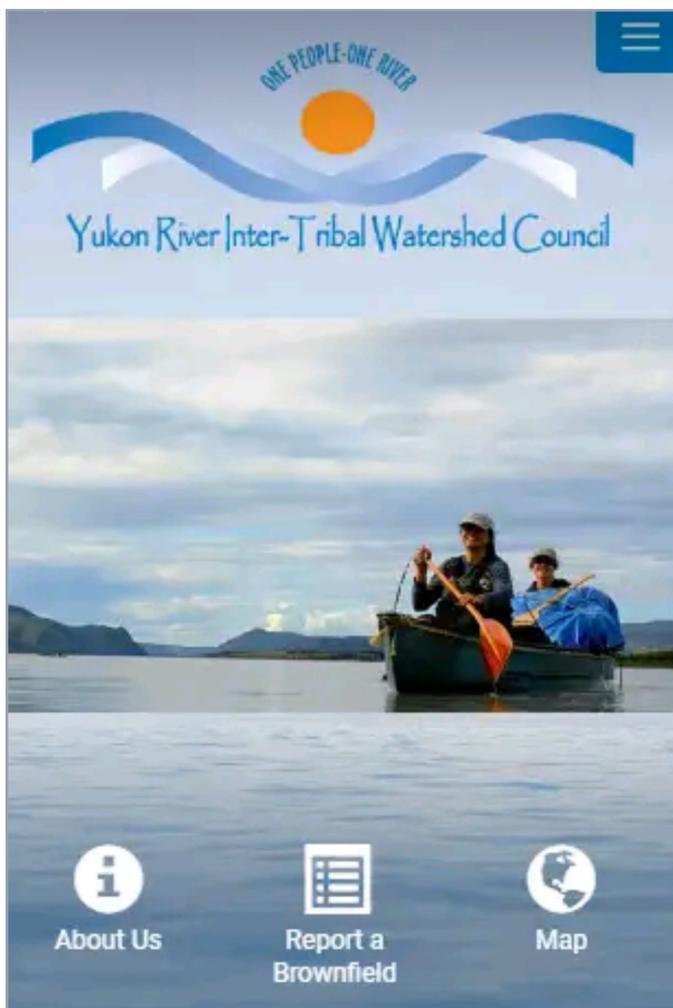
MISSOURI – Built in 1919, the historic Arcade Building belongs to an elite group of pre-World War II (WW II) skyscrapers in downtown St. Louis. Due to steel rationing during WWI, reinforced concrete was used in the Arcade's construction, and for years held prestige as the world's tallest structure built from reinforced concrete. Once a popular shopping destination and home of numerous offices, operations at the Arcade ceased in 1979. The Missouri Department of Natural Resources (MDNR) used Section 128(a) response program funding to provide oversight of the cleanup of the building's asbestos and lead contamination. Completed in 2018, the 19-story historic property now features 282 total living units; including 201 affordable housing artist lofts, 81 market value units, and three floors of underground parking. It will also feature a rooftop deck for residents. With views of the Mississippi river and the Gateway Arch. In addition, Webster University is the primary tenant of the new Arcade, having committed to a 20-year lease on the first three floors of the building. The Webster University space includes classrooms, an auditorium, offices and a street-level art gallery. Funding for the project included financing through federal New Markets Tax Credits, federal and state historic tax credits, federal low-income housing tax credits, and public and private loans.

REGION 8

COLORADO – In 1954, Stanley Aviation built a 22-acre campus anchored by a 100,000-square-foot manufacturing facility on the southeast edge of Denver's Stapleton Airport. Known for its innovative design and manufacturing of ejector seats for American military aircraft, Stanley Aviation thrived for the better part of 50 years. By the mid-2000s, the once-largest employer in Aurora began to stagnate and, after 2009, the property sat idle and vacant. The Colorado Department of Public Health and Environment used Section 128(a) response program funding to provide oversight of the assessment and cleanup activities at the property. The cleanup included the removal of asbestos in the buildings and the excavation and disposal of soil contamination. After extensive remediation and more than two years and \$30 million worth of redevelopment and construction, the Stanley Marketplace opened in 2017. The Marketplace features 54 independently owned Colorado businesses—including restaurants, breweries, yoga studios, clothing stores, barbershops, hair salons, with collaborative office space located on the second floor. Five hundred workers are employed by these businesses. The redevelopment has also become home to various arts and other festivals, features an 18,500-square-foot event center and is home to a 7-acre urban farm located on remediated garden plots.

REGION 9

NEVADA – A former petroleum brownfields in the Town of Gardnerville has been transformed into a town information center. The gas station included two maintenance bays was originally constructed in 1961 and operated until it closed in 2012. The Nevada Department of Environmental Protection used Section 128(a) response program funding to conduct assessment and cleanup activities on the property. An asbestos and lead-based paint assessment was conducted on the former gas station building and fuel island canopy. The assessments revealed that there was no asbestos or lead contamination or a risk to human health risk. However, one 1,050 gallon heating oil underground storage tank (UST), one 500 gallon waste oil UST, and one above-ground kerosene tank were closed and removed from the property. The redevelopment of the property has been an important revitalization priority for the Town of Gardnerville for several years, as the location is a highly-visible property that serves as a gateway to the historic core of Gardnerville. The existing building was remodeled and refurbished in 2018. In August 2018, the property opened as Gardnerville Station, an information center, office, and community meeting facility operated by the Town of Gardnerville.



YRITWC Mobile App.

REGION 10



YUKON RIVER INTER-TRIBAL WATERSHED COUNCIL (YRITWC) – Located in Anchorage, Alaska, the Watershed Council is a consortium of 74 Tribes and First Nations along the vast area of the Yukon River watershed. YRITWC has created an inventory of contaminated sites for 44 participating communities. To simplify collection of brownfield data, YRITWC has developed a mobile phone application using Section 128(a) response program funding. The advantage of a mobile application is that any person can go to the site, make observations, take pictures, record GPS coordinates, and instantly save or update the information on their mobile phones. The more brownfield sites that are registered, and the more up-to-date the information is, the better the chances are that the site can be cleaned up in a timely manner. This tool is available for free from play.google.com; search for YRITWC. Every additional use of this tool improves local knowledge of potential health and environmental threats and could play a role in accelerating addressing sites of concern. The 'app' makes it a snap to collect and update data in the field. For more information visit: www.yritwc.org/webinars.