

State and Tribal Response Program Highlights

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

REGION 1

VERMONT—A 0.3-acre property just outside of downtown Vergennes was first developed in the late 1800s as a commercial and residential use. From about 1940 to 2017, the property operated as a gas station and auto repair shop. In 2018, the Vermont Department of Environmental Conservation (DEC) used Section 128(a) Response Program funding to conduct an environmental assessment on the property. In 2020, the Vermont DEC provided oversight of the removal of two underground storage tanks (USTs). In 2021, the property was transformed into a three-unit apartment building.



The Avenel Performing Arts Center.

REGION 2

NEW JERSEY—For many decades, the 27-acre General Dynamic's Electro Dynamic and Electric Boat facility employed over 1,000 specialized workers in Woodbridge. In 2000, the facility shut down operations and the property sat vacant for many years. In 2016, the New Jersey Department of Environment Protection used Section 128(a) Response Program funding to provide oversight of the assessment and cleanup of the property. The cleanup consisted of the excavation and removal

of polycyclic aromatic hydrocarbons (PAH) contaminated soil. After cleanup was completed, the property was redeveloped in a phased approach. In 2018, the Station Village apartment complex containing 500 units and 25,000 square feet of retail space open. The Avenel Performing Arts Center that can accommodate up to 225 guests with multiple performance space opened in 2020.

REGION 3

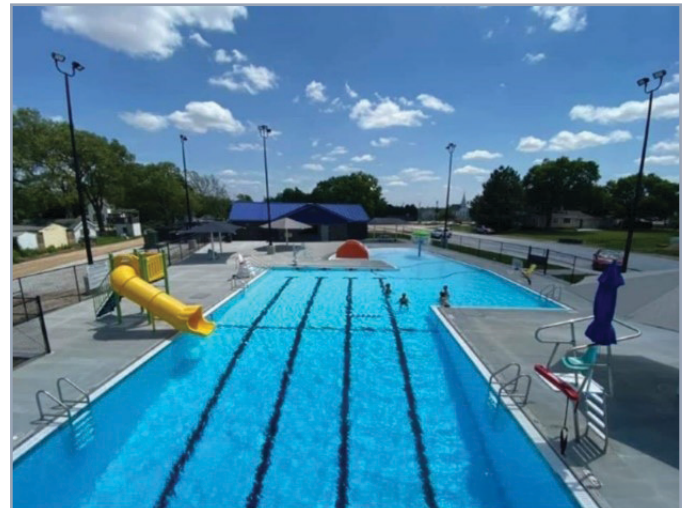
MARYLAND—From 1890 to 1952, a 0.1-acre property in Baltimore contained residential rowhomes. From the mid-1950s to early 1970s, the property was used as a gas station and automotive repair shop. However, the property was abandoned at that time and sat vacant for many decades. In the 2019, the Maryland Department of the Environment used Section 128(a) Response Program funding to provide oversight of the assessment of the property. No cleanup was required, and after the state provided the approval to move forward with redevelopment, the surrounding neighborhood expressed interested in using the property. The property has been turned into a wildflower garden with three raised vegetable garden beds, and a beekeeping operation.

REGION 4

FLORIDA—From the 1920s until the 1960s, ash from municipal incinerators, and later yard trash, was dumped at an old landfill near the Palm Beach International Airport. The dumping stopped in 2000 at the 8.83-acre property. After sitting idle for several years, in 2014 the Florida Department of Environmental Protection (DEP) used Section 128(a) Response Program funding to conduct an initial assessment on the property. The Florida DEP spent the next five years providing oversight on the property as it was cleaned up. Cleanup included the removal of contaminated soil and groundwater pump and treat systems. In 2020, a new Wawa convenience store was built on the corner and several other small retail stores were built on the other portion of the property.



Architectural rendering of the Snelling Yard Redevelopment.



The Blue Hill Aquatic Wellness Center.

REGION 5

MINNESOTA—The Snelling Yards property formerly operated as a city vehicle and snowplow storage lot for the City of Minneapolis. In 2016, the city reorganized its vehicle storage plan, and the Snelling Yards property was no longer needed. In 2018, the Minnesota Pollution Control Agency (MPCA) used Section 128(a) Response Program funding to conduct multiple environmental assessments on the property. The MPCA put an environmental covenant and easement in place that requires a vapor mitigation system on any structures built onsite. In 2022, a redevelopment started on the Snelling Yards property, which is slated to be open in the fall of 2022, and will consist of 100 senior affordable housing units, 90 workforce affordable rental housing units, green common space, and neighborhood connection to the bike and pedestrian greenway.

REGION 6

TEXAS—A former fish hatchery operated on a 4.6-acre property in East Austin, just north of Lady Bird Lake, from 1950 to 1970. The property sat vacant for several decades until trails were added to the site in the mid-2000s. In 2016, the Texas Commission on Environmental Quality used Section 128(a) Response Program funding to provide oversight of assessment activities on the property. Assessment activities determined the site to be acceptable for residential use. The local community came together to design a garden using perma-culture design principles to create a sustainable and self-sufficient agricultural ecosystem. Low maintenance fruit trees were also planted to create a “food forest,” which provides residents with access to fresh foods.

REGION 7

NEBRASKA—The City of Blue Hill was in dire need of a new pool. The community pool that opened in 1964 had multiple issues including the mechanical building not being structurally sound; the pool leaking large amounts of water; a bathhouse that was not Americans with Disabilities Act compliant; and community funds being wasted on temporary repairs instead of a long-term solution. Additionally, many parents expressed concerns that their children had to cross a busy highway to access the pool. The city proposed a location for a new pool at South Sycamore Street on the south side of the community that would provide safer access for everyone. The proposed location was occupied by a 26,000 square-foot former grade school that had been sitting vacant since 2002 and was contaminated with asbestos-containing materials (ACM). In 2016, the Nebraska Department of Environment and Energy (NDEE) used Section 128(a) Response Program funding to complete an updated ACM Survey to ensure that all building materials suspected of containing asbestos were properly analyzed and helped defray costs associated with the asbestos abatement. The building was safely demolished after the asbestos abatement was completed in 2017. The small community was able to raise nearly three million dollars for the pool project, and the new Blue Hill Aquatic Center officially opened on June 1, 2021.



The Fort Peck Wellness Center.

REGION 8

FORT PECK TRIBE—The Fort Peck Wellness Center is an effort that began in 2001. Local high school students worked with the Harvard Medical School and began studying the underlying issues causing a disparity in life expectancy among members of the Fort Peck Tribes. The average life expectancy of an individual living on the Fort Peck Reservation is 59 years, compared to 78.5 years for the state of Montana and nationwide. In the years after the study, a small wellness center was created in Poplar and school-based programs provided children with health care services. The community began to outgrow the original wellness center. In 2019, the Fort Peck Tribe used Section 128(a) Response Program funding to conduct an environmental assessment on a vacant property. The assessment determined that no cleanup was required. In 2021, the new 50,000-square foot facility replaced the smaller center and includes a healthcare clinic with medical, dental, and therapy rooms. A pool, gym and workout equipment encourage physical fitness, while cultural arts, education and dance programs foster tribal traditions. The center was designed to promote health through every stage of life, providing services for healthcare, physical fitness, childcare, and cultural arts and education.

REGION 9

CALIFORNIA—Since 1963 a 15-acre property on the Samoa Channel in the Arcata Bay has served as pulp mill. After changing ownership many times, the mill ceased operations in 2008 and sat idle for many years. Starting in 2015, the California Department of Toxic Substances Control (DTSC) used Section 128(a) Response Program funding to provide oversight of assessment and cleanup activities. In 2018, Humboldt County used an EPA Brownfields Cleanup Grant to remove soil contaminated with volatile organic compounds (VOC), lead, and other metals. After cleanup activities were completed, the property is now used by commercial and industrial tenants. The Pacific Flake Sea Salt company renovated one of the onsite buildings and now operates on the property.

REGION 10

SHOSHONE-BANNOCK TRIBES—The Shoshone-Bannock Tribes continue to address affordable housing needs for the community by conducting assessments on potentially contaminated and idle residential properties. In 2020, the tribe used Section 128(a) Response Program funding to conduct fourteen environmental assessments on residential properties. The assessments are typically conducted on older residential structures that have lead-based paint, asbestos, or mold. The tribe uses the results from the assessments to abate the hazardous substances, so they can move to remodeling, upgrading, and reusing the structures for much needed housing.