

# State and Tribal Response Program Highlights

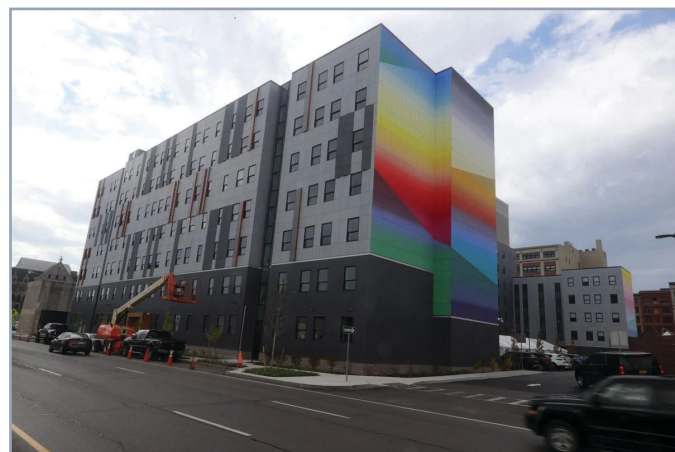
EPA Funding Provided to States and Tribes to Address Contaminated Land in their Communities

## REGION 1

**VERMONT**—A one-acre property built in 1850 along the shore of the Salmon Falls River in the City of Somersworth was originally used as a railroad storage warehouse. The property was used by the railroad until the late 1970s. After sitting vacant for many years, the property became a dry cleaner from the 1980s to the early 2000s. In 2005, the New Hampshire Department of Environmental Services (DES) used Section 128(a) Response Program funding to conduct the first assessment on the property. After several more assessments, in 2017, the New Hampshire DES used Section 128(a) funding to conduct cleanup activities on the property to excavate soil contaminated by volatile organic compounds (VOCs). The city also filed a groundwater management permit with the New Hampshire DES to facilitate long-term monitoring of the remaining dissolved phase contaminants. The city recently sold the property and the construction of a 24-unit condominium building has started on the property. The redevelopment is schedule to be completed in early 2023.

## REGION 2

**NEW YORK**—A former underutilized block in downtown Buffalo was transformed into affordable housing and a much-needed grocery store in the neighborhood. The property originally consisted of several smaller mixed-use properties but served as a parking lot for many decades. As part of the downtown revitalization plan, the city worked with the New York State Department of Environmental Conservation (NYS DEC) to assess and cleanup the site. In 2017, the NYS DEC used Section 128(a) Response Program funding to provide oversight



Construction of the affordable housing apartment building in downtown Buffalo, New York.

of assessment activities, and in 2019, NYS DEC oversaw the excavation and disposal of over 50,000 tons of impacted soil and the removal of three 500-gallon underground storage tanks. In 2021, construction began on a new grocery store and a seven-story building with 201 affordable apartments, with below-market rents. The new complex is next to the Buffalo & Erie County Public Library and the NFTA bus terminal. The grocery store and apartment complex are set to open by the end of 2022.

## REGION 3

**DELAWARE**—A brownfields property in Wilmington's Ninth Ward has a long manufacturing history. Originally built in 1917 as a chemical laboratory for DuPont, the property has served many uses over the years, including a gun powder and dynamite manufacturer and a chemical plating plant. The property ceased operation in 2000 and remained vacant and in disrepair until 2006. In 2008, the Delaware Department of Natural Resources and Environmental Control (DNREC) used Section 128(a) Response Program funding to provide oversight of an emergency action to remove contaminated surface and subsurface soils in the vicinity of old chrome plating tanks and drums and other containers of hazardous chemicals and wastes that remained on the property after the business closed. After extensive cleanup over many years that included: 650 tons of non-hazardous construction debris, 19 tons of hazardous building debris, 3,700 tons of contaminated soil and hazardous waste, and approximately 25,000 gallons of chromium contaminated groundwater, the property was ready for redevelopment. In 2020, the property was redeveloped into the Wilmington Brew Works, one of the first fully operational breweries to open in Wilmington in over 60 years. A wood fired pizza restaurant was redeveloped on a portion of the main building, with office space planned for the remaining portions of the building.

## REGION 4

**NORTH CAROLINA**—The 2.5-acre Dillon Supply Company property, a longstanding Raleigh business, operated as a steel fabrication facility, a foundry, a forklift repair/maintenance shop, and other industrial operations for nearly 100 years. The property stopped operations in the early 2000s and remained underutilized for many years. In 2015, the North Carolina Department of Environmental Quality (DEQ) used Section 128(a) Response Program funding to conduct an environmental assessment.

The assessment revealed asbestos and lead-based paint contamination, and petroleum hydrocarbon contaminated soil. The North Carolina DEQ provided oversight of the asbestos and lead abatement and the excavation of petroleum-contaminated soil. After cleanup, the property was transformed into a 17-story, \$100 million office, retail, and residential complex within walking distance of Union Station and the Contemporary Art Museum (CAM) of Raleigh. With a nod to its past, The Dillon is a beacon of success for downtown Raleigh. Since it opened its doors in 2019, The Dillon has opened several new restaurants and attracted retail stores in the neighborhood.

## REGION 5

**MICHIGAN**— A former warehouse on Paint Creek in Rochester sat vacant and dormant for over 20 years. In 2017, Frank Rewold & Sons Construction Company worked with the city to purchase the property for their new headquarters building. In 2018, the Michigan Department of Environmental Quality used Section 128(a) Response Program funding to oversee the cleanup of the property. The cleanup activities included the excavation and removal of nearly 5,500 tons of contaminated soil and buried debris from the property. The cleanup and redevelopment efforts also included a vapor mitigation system installed beneath the building to prevent exposure to occupants, a direct contact barrier to prevent contact with contaminated soils, and a 50,000-gallon stormwater system that collects and treats 80 percent of rain before it reaches Paint Creek. In 2021, the company opened its new 50,000 square-foot headquarters building in time for the company's 100-anniversary celebration. The building was cited as an example of economic development and environmental stewardship working together.

## REGION 6

**TEXAS**— The former Holmes Road Dump, also known as the "Sunnyside Landfill," was used by the City of Houston from the early 1900s until the early 1970s. After it was capped, the 240-acre former landfill sat dormant for more than five decades. In 2021, Texas Railroad Commission used Section 128(a) Response Program funding to conduct an environmental assessment on the property. The assessment revealed that the property needed an updated methane venting system and a reinforced cap. In 2022, the property was approved to be transformed into a solar power farm. Sunnyside Energy will turn the former landfill into the largest urban solar farm in the United States. Over 70 megawatts of solar panels will be installed over 224 acres. In addition to solar, a bio-digester and battery storage will contribute to the energy performance. The project will generate electricity to supply over 12,000 homes and will provide power discounts for low-income residents. The city will break ground in early 2023, with the plan to have the system fully operational by July 2023.

## REGION 7

**MISSOURI**—A property in downtown Kansas City was built in the 1890's and used for various retail and manufacturing businesses before serving as a Folgers Coffee Co. plant for more than seven decades. The property contains two buildings that were both used to turn out coffee in the familiar red Folgers cans. In later years, the plant switched to packet production, until it shut down in 2012. In 2016, the Missouri Department of Natural Resources (DNR) used Section 128(a) Response Program funding to conduct an environmental assessment that identified lead-based paint and asbestos in the buildings and soil contamination on the property. The environmental issues at the property were remediated, with an emphasis on salvage and recycling rather than sending waste to landfills. After asbestos and lead-based paint abatement was conducted in 2019, it was determined that an engineered barrier (i.e., paved parking lot) and use restrictions would be protective of human health and the environment for its intended use. In 2020, the property was redeveloped as the Roaster's Block, an apartment complex containing 169 rental units, a mix of studio, one-, two- and three-bedroom apartments. The basement of the north building was redeveloped for non-residential purposes, including storage, office, and a fitness center, while the south building includes underground parking in both the basement and sub-basement floors. A swimming pool and courtyard were constructed between the buildings. Original heavy timber, brick and concrete were repurposed in the redevelopment of the property.



*The redeveloped Roaster's Block apartment complex in Kansas City, Missouri.*



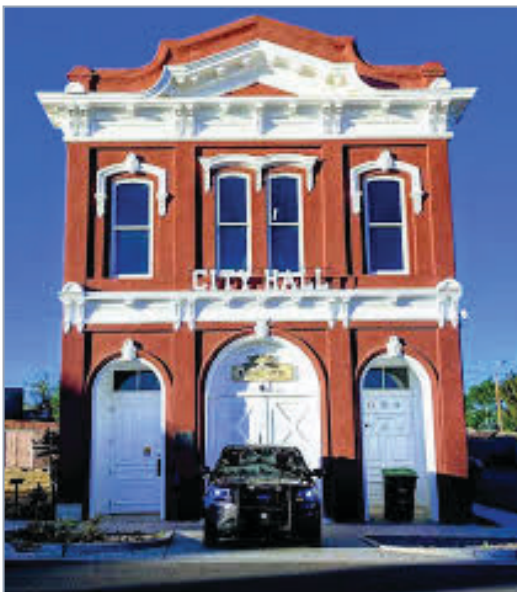
## REGION 8

### CONFEDERATED SALISH AND KOOTENAI TRIBES—

The former 100-acre Flathead Post & Pole facility operated on the Confederated Salish and Kootenai Tribes' (CSKT) Reservation from the late 1960s until it stopped operation in 1987. The buildings on the property were deconstructed in the 1990s, but the remnants of the industrial past remained vacant and unused for several decades. In 2018, the CSKT used Section 128(a) Response Program funding to conduct an environmental assessment on the property. Assessment activities revealed pentachlorophenol (PCP) contamination in surface soil from the former sawmill and wood treatment operations. In 2021, the tribe used an EPA Brownfields Cleanup grant to excavate and remove approximately 196 cubic yards of soil and 250 cubic yards of wood waste impacted by PCP. Following excavation activities, the disturbed area was contoured to match surrounding topography, and the clean soil was reseeded with a native grass mix. In addition to soil removal efforts, a Groundwater Restriction Zone was drafted as an institutional control against future groundwater use in the plume area. The tribe is currently planning the redevelopment of the property to include a boat launch for access to the Flathead River, walking and nature trails, a traditional roundhouse for cultural events and gatherings, and a community garden for the surrounding neighborhood.

## REGION 9

**ARIZONA**—The Tombstone City Hall building was originally constructed in 1882. Throughout the years, the building has served as the fire station, jail, and city officials' offices. The building was added to the National Register of Historic Places in 1972. However, in 2007, due to mounting structural stability and



*The redeveloped Tombstone City Hall building in Arizona.*

indoor air quality safety concerns, the city moved its offices from the building to another location. After sitting idle for many years, in 2018, the Arizona Department of Environmental Quality (DEQ) used Section 128(a) Response Program funding to conduct an environmental assessment on the property. In 2020, the city conducted asbestos and lead-based paint abatement and initiated the restoration of the building. The building was restored and now serves as the Tombstone Marshall's Office.

## REGION 10

**OREGON**—Cully Park embodies a city-community partnership to restore a landscape that was altered beyond recognition. Prior to the city's acquisition, the Cully Park property was the 25-acre Killingsworth Fast Disposal landfill. The landfill was permanently closed in 1990 and fell under the Orphan Landfill designation where it was taken over by the Oregon Department of Environmental Quality (DEQ). The city purchased the property in 2002 and implemented a master plan in 2009. In 2011, the Oregon DEQ used Section 128(a) Response Program funding to conduct the first environmental assessment on the property. The Oregon DEQ oversaw the cleanup and the design of the landfill liner and cap installation. The design closely evaluated soil cap thicknesses, tree and plant selection, and planting locations to help protect the landfill liner and extraction system infrastructure. Cully Park opened in 2019 and features a playground, trails, fitness course, picnic areas, youth soccer field, Native Gathering Garden, community garden, dog park, and habitat restoration. The entry road was rebuilt as a green street. The \$12 million renovation was funded by a variety of public and private funding and dramatically improved the Cully neighborhood surrounding the park.



*Cully Park in Portland, Oregon, formerly the Killingsworth landfill.*