

State and Tribal Response Program Highlights

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

REGION 1

NEW HAMPSHIRE – The Nashua Manufacturing Company mill yard operated as a cotton textile manufacturer in Nashua from 1823 to 1945. After the property had sat vacant for years, the city received a Brownfields Revolving Loan from the Regional Economic Development Center (REDC) of Southern New Hampshire in 2013. The New Hampshire Department of Environmental Services (DES) used Section 128(a) Response Program funding to oversee the cleanup of PCBs, asbestos, and lead paint from the property. In 2014, the former mill property was redeveloped into Cotton Mill Square, a 109 unit, mixed-income apartment complex. The project also created a new, 1,200-foot segment of the Nashua Riverwalk and lowered the floodplain for over 70 downtown properties through restoration of a dam on the Nashua River.



The Nashua Riverwalk and Cotton Mill Square apartment building.

REGION 2

NEW JERSEY – The former Harrison Avenue landfill, located in the Cramer Hill section of Camden on the Cooper River and Delaware River backchannel, has been inactive since 1971 but never capped or officially closed. In 2014, the New Jersey Department of Environmental Protection used Section 128(a) Response Program funding to oversee assessment and cleanup of the property. Cleanup consisted of the removal of buried industrial chemical waste discovered in the southeast portion of the landfill and the excavation and off-site disposal of an estimated 14,000 cubic yards of contaminated soil. The Cramer Hill area is primed to take advantage of its scenic views of Philadelphia and Petty's Island and the redevelopment plan balances active and passive recreation, community gathering spaces, and the restoration of natural river edge habitat. With major investments underway, including development of the \$54 million Salvation Army Ray and Joan Kroc Corps Community Center; public access to the waterfront; infill housing; and streetscape improvements; Cramer Hill has begun a transformation that capitalizes on its natural assets for significant economic and recreational development.

REGION 3

DELAWARE – The 45-acre former Avon Products property, located in Newark, served as a warehouse and distribution center of Avon cosmetic products from 1958 until 2009. Since 2009, the 394,000 square foot building has been vacant. Due to several potential areas of environmental concern on the property, the Delaware Department of Natural Resources and Environmental Control (DNREC) used Section 128(a) Response Program funding to perform environmental assessment activities in 2015. The results indicated that the contamination was below cleanup action levels and that no cleanup was required on the property. A portion of the property will be developed as a liquor store and the remaining portion into mixed commercial and residential uses, including apartments, office space, retail shopping, and several restaurants.

REGION 4

NORTH CAROLINA – Located in the western Piedmont area of North Carolina, the City of Conover was once a manufacturing hub and home to the Broyhill Furniture manufacturing plant. The 26-acre property closed its doors in April 2005 and remained vacant for many years. In 2014, the North Carolina Department of Environment and Natural Resources used Section 128(a) Response Program funding to oversee assessment and cleanup of the property. The assessments revealed petroleum and volatile organic contamination in the soil and groundwater from underground storage tanks located on the property. In response, contaminated soil was removed and the city continues to conduct groundwater monitoring. The property has since been converted into the Multi-Modal Center, a train and bus hub for the region that includes a coffee shop and library. The property also features the 5.5-acre Conover Station Park, which includes walking trails, an engineered wetland tied into McLin Creek to treat urban stormwater runoff, a nature-inspired playground complete with climbing rocks, open space, and an open air pavilion.

REGION 5

MINNESOTA – In 2014, the Minnesota Pollution Control Agency (MPCA) used Section 128(a) Response Program funding to provide technical oversight of the environmental investigation, cleanup and redevelopment of the 0.4-acre Canal Park Brewing Company Site. The property was established around 1909 by filling in a part of Lake Superior near Duluth with fill of unknown origin. A store and some residences originally occupied the property, but in 1961 the Duluth Spring Company developed it for the manufacture of commercial and industrial springs. Remediation of the property included the excavation, stabilization as necessary, and permitted offsite disposal of approximately 4,000 tons of lead-, polynuclear aromatic hydrocarbon (PAH)- and petroleum-contaminated soil. Following cleanup, the property is now home to the 8,500-square-foot Canal Park Brewing Company, which features a new brewpub and restaurant.



Newly constructed Canal Park Brewing Company.

REGION 6

OKLAHOMA – A former gas station located in Grandfield has been transformed into a new health clinic serving the rural population. The property was selected for construction of a new Health Care Facility in Tillman County by the County Commissioners, and registered into the Oklahoma Corporation Commission (OCC) Brownfields Program. The OCC used Section 128(a) Response Program funding to conduct an environmental assessment that revealed the gas station had been closed properly, with tanks removed, and no harmful levels of contamination were present. Construction of the Health Clinic was completed in 2014. Employing six nurses and clerical staff members and one physician, the clinic serves citizens from three Oklahoma Counties (Comanche, Cotton, and Tillman) and provides a health care resource that was previously unavailable in the area.

REGION 7

IOWA – Prior to development of the Iowa River Landing, the Coralville riverfront area was an industrial park plagued by contamination. In 2013, the Iowa Department of Natural Resources used Section 128(a) Response Program funding to oversee assessment and cleanup of the property. Cleanup included the removal of 197,000 cubic yards of arsenic-impacted soils and fills, 74 cubic yards of lead-contaminated soils, and treatment of 103,000 gallons of petroleum-impacted groundwater. The effort also included recycling 25,000 tons of concrete and asphalt for sub-base for city streets and trails. The Iowa River Landing was designed by the City of Coralville to remove blight, combat sprawl, reclaim the Iowa River area, and improve one of the community's most traveled gateways. Today, Iowa River Landing is a 180-acre, mixed-use development perched along the Iowa River. The Landing is anchored by the 286-room Marriott Hotel and Conference Center and also includes more than 330,000 square feet of retail, office, residential and entertainment space, and the University of Iowa Health Care medical clinic.

REGION 8

COLORADO – The intersection of Denver's 33rd Avenue and Holly Street continues to grow into something the community can be proud of, with more development opportunities coming in the near future. The 2.6-acre property operated as a shopping center from the late 1950s until May 2008, when gang-related arson destroyed the remaining businesses. In early 2009, the Colorado Department of Public Health and Environment used Section 128(a) Response Program funding to oversee an environment assessment that revealed no cleanup was required. In 2012, the Anschutz Foundation pledged \$5 million to build the Jack A. Vickers Boys and Girls Club, which opened in 2013 and now serves area youth. As of June 2015, the Roots Elementary Charter School was selected to be the next development partner and construction of the school will begin in 2016.

REGION 9

ARIZONA – Approximately 20 miles of existing light rail line serves the cities of Phoenix, Tempe and Mesa. A new, 3.1-mile extension along Main Street in Downtown Mesa opened in Summer 2015. Three stations along the new extension connect passengers to high-quality housing developments and employment, as well as shops, restaurants, museums, and other cultural attractions. Construction of the new extension began in 2012. Approximately 40 percent of the parcels along the route were used for automotive and industrial operations, contaminating these properties with hazardous substances and petroleum products. Over 60 brownfields were eventually identified within the project area, ranging from 1/8 acre to over 5 acres. The Arizona Department of Environmental Quality used Section 128(a) Response Program funding to oversee assessment and cleanup activities. The Centrica technology campus project, an adaptive reuse of a former retail power center, is a centerpiece of redevelopment along the new rail line extension. Centrica is the first of two major adaptive reuse projects in the area; next to Centrica, a former mall is currently being redeveloped into a corporate campus.

REGION 10

IDAHO – A former gasoline service station in Emmett's historic downtown district has been transformed into the WheatHeart Station Bakery and Deli. Originally developed in 1915 as a residential building, the property went into use as a gasoline service station and auto repair shop sometime after 1923. The property operated as a service station until 1995, then was leased as retail and office space. In 2012, the Idaho Department of Environmental Quality used EPA Section 128(a) State and Tribal Response Program funding to conduct Phase I and II environmental assessments on the property. Soil and groundwater sampling confirmed that no contamination in the subsurface of the property was evident. In 2014, after a year spent repairing, rebuilding, and remodeling the 0.06 acre property, the WheatHeart Station opened for business as a bakery, deli, and photo gallery. The station employs up to three people depending on the season. WheatHeart supports local business by providing coffee from 'The Roastery' in neighboring Boise.



A former corner gas station is now home to Wheat Heart Station.