

Summer 2013

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Utah Brownfields Connection

Salt Lake City Intermodal Hub VCP Site

In the mid-1990s, the U.S. Environmental Protection Agency (EPA) designated the Gateway District in downtown Salt Lake City as a Brownfields Showcase Community. This designation helped Salt Lake City leverage support for assessment and redevelopment of Brownfields and various blighted properties within the Gateway District. One such site was an 18-acre railyard, currently known as the Intermodal Hub.



The Utah Department of Environmental Quality (UDEQ), Division of Environmental Response and Remediation (DERR) partnered with Salt Lake City to assess and cleanup the Intermodal Hub under the Voluntary Cleanup Program (VCP). Contaminants of concern at the site included petroleum products and metals in the soil. Working with Salt Lake City, the DERR phased the assessment and cleanup to assist with the relocation of Amtrak to the site and to allow the development of the transportation hub to move forward. The design of the Intermodal Hub was an important component of the remedy to protect public health and the environment.



The Intermodal Hub cleanup was completed in 2007 and a Certificate of Completion was awarded to Salt Lake City. Currently, the site is a transportation hub that serves multiple forms of transportation, including Amtrak, Greyhound Bus and Utah Transit Authority light rail and commuter rail service. The Intermodal Hub has been a catalyst, along with the Gateway Shopping Mall, Utah Transit Authority projects, and current ongoing development in helping to revitalize this portion of downtown Salt Lake City.

EPA ARC Grant Applications:

The next round of EPA Assessment, Revolving Loan Fund and Cleanup (ARC) grants should commence later this summer. The deadline for the submission of applications is typically in the fall.

The DERR will provide notice of the dates relating to the next round of grants and will forward the guidelines to communities across the state as the information becomes available. The DERR is a technical resource and is willing to assist applicants by providing feedback on the grant proposals and issuing letters of support.

For communities seeking to apply for these competitive grants, the following tips are provided by the EPA.

- Read the grant guidelines and address all required criteria and sub-criteria in the listed order.
- Contact partners and the State early to get letters of support, commitments, and input.
- Tie the proposal into ongoing master planning efforts and economic development initiatives.
- Assume that the reviewer knows nothing about the community, its social and economic history or its present state.
- Provide examples of past achievements to demonstrate a real commitment behind stated goals.

For more Brownfields and ARC grant tips, information, and helpful tools, please visit: www.epa.gov/brownfields

Bushnell Army Hospital Cleanup Update

Utah State University (University) purchased the former Bushnell Hospital and Intermountain Complex located in Brigham City in December 2010, with the goal of establishing a new regional campus at the site. Previously, the property was a former Army hospital and later became a school for Native American children. The property has been vacant and the various buildings on the property abandoned since closure of the school in 1984. As a result, criminal activity occurred on the site over the years, which required local police response and resources. This also added to the perception of blight and deterred development of the property.

The site was investigated under the EPA Superfund Program to evaluate possible soil and groundwater contamination. Based on the results, the site was not included on the National Priorities List. As part of the University's all appropriate inquiry, asbestos containing material (ACM) was identified in several historical buildings. To address the ACM, the University worked with the DERR and applied for an EPA Brownfields Cleanup grant in 2011. The University was awarded a Cleanup grant and seven buildings were targeted for asbestos removal. The University worked with the DERR and the Division of Air Quality (DAQ) to develop a strategy to address the site. The ACM abatement and demolition was completed in accordance with DAQ rules and cleanup under the grant was considered complete by EPA in April 2013. The property is currently ready for redevelopment, as the University seeks to develop the new regional campus.



Voluntary Cleanup Program

There are a number of properties where soil and groundwater have either been or may be impacted by past uses. In this case, the property owner or a prospective purchaser will often request a meeting with the DERR to discuss the tools available to address the contamination. From the DERR's perspective, there is a benefit to the citizens of Utah and the environment in having owners and prospective purchasers proactively conduct a voluntary cleanup. In addition to addressing environmental concerns at these sites, such activities promote the redevelopment and reuse of previously contaminated properties.

Completion of a VCP project results in the issuance of a Certificate of Completion (COC). The COC provides a release of liability under Utah Code Ann. § 19-8-113. The COC is transferable to subsequent property owners and also protects future lenders who make a loan secured by property covered by the COC.

For more information regarding the VCP, please visit the following link:

<http://www.superfund.utah.gov/vcp.htm>

EPA Brownfields Program

Since its inception in 1995, EPA's Brownfields Program has grown into a proven, results-oriented program that has changed the way contaminated property is perceived, addressed, and managed. EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse Brownfields.

A Brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 Brownfields in the United States. Investigating, cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped open land, and both protects and improves the environment.

Initially, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfield "pilot" projects. Through passage of the [Small Business Liability Relief and Brownfields Revitalization Act](#), effective polices that EPA had developed over the years were passed into law. The Brownfields Law expanded EPA's assistance by providing new tools for the public and private sectors to promote sustainable brownfields cleanup and reuse. The following postcard developed by EPA provides further information on the benefits of the Brownfields program.

The EPA Brownfields Program Produces Widespread Environmental and Economic Benefits



EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Revitalizing brownfield sites creates benefits at the site and throughout the community.

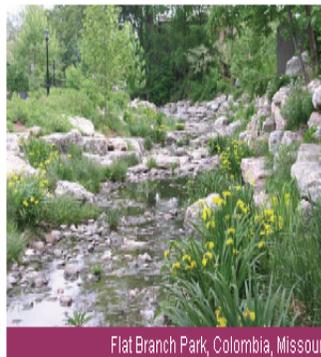
For example, through fiscal year 2012, on average, \$17.79 are leveraged for each EPA Brownfields dollar expended; on average, 7.30 jobs are leveraged per \$100,000 of EPA Brownfields funding expended on Assessment, Cleanup and Revolving Loan Fund cooperative agreements.

Brownfields Program Accomplishments as of June 2013 Including State and Tribal Program:

- Properties Assessed: 20,449
- Cleanups Completed: 872
- Acres Made Ready for Reuse: 39,906
- Dollars leveraged: \$20.1B
- Jobs Leveraged: 90,017

Since FY 2006, Accomplishment Report by [State and Tribal Response Program](#) Using CERCLA Section 128(a) Funding:

- Enrolled over 42,000 properties
- Completed more than 68,800 cleanups
- Made over 644,000 acres ready for reuse



Flat Branch Park, Columbia, Missouri

Five pilot studies conducted by the Brownfields Program on Environmental (Air and Water) Benefits from Brownfield Redevelopments, indicate brownfield sites tend to have greater location efficiency than alternative development scenarios resulting in a 32 to 57 percent reduction in vehicle miles traveled, thus reducing pollution emissions including green house gasses. These same site comparisons show an estimated 47 to 62 percent reduction of stormwater runoff.

Additional study funded by the Brownfields program to assess the impact of Brownfields grants on residential property values, concluded residential property values increased between 2 and 3 percent once a nearby brownfield was assessed or cleaned up. The study further concluded that cleaning up a brownfield can increase overall property values within a one mile radius by \$0.5 to \$1.5 million. Also, initial anecdotal surveys indicate a reduction in crime in recently revitalized brownfield areas.

Opportunity to expand assessment program and achieve leverage funds and jobs has increased. Policy clarification provides the use of site assessment dollars for environmental site assessments in conjunction with efforts to promote area-wide planning among areas and corridors of brownfield sites. The use of funds for these purposes is particularly important to help those economically distressed areas. Moreover, in certain instances when environmental site assessments reveal immediate threats to the environment or human health, a more programmatic use of EPA Removal funds to address these threats could be implemented.

DERR Community Outreach:

The DERR held an Environmental Engineer's workshop on April 26, 2013 and a Brownfields Redevelopment Workshop in Spanish Fork on May 9, 2013. These forums provided an opportunity to discuss the tools and resources available to address Brownfields in Utah. The DERR also met with representatives of Richfield City, Cedar City and Sandy City over the past few months to discuss opportunities in their respective communities.

If your community is interested in meeting with the DERR to discuss Brownfields or would like to request a workshop or presentation to learn about the tools and resources available to address Brownfields in Utah, please contact Bill Rees, the VCP/Brownfields program coordinator, at 801-536-4167.

Voluntary Cleanup Program Statistics:

78 VCP applications have been received and 38 Certificates of Completion have been issued since the program began in 1997. Approximately 873 acres have been returned to a state of beneficial re-use.

Enforceable Written Assurance Statistics:

The DERR has received 70 EWA applications and issued 57 EWAs since the program began in 2006.

Clean-Up Information Website

The CLUIN Web Site provides information about innovative treatment and site characterization technologies to the hazardous waste remediation community. It describes programs, organizations, publications, and other tools for federal and state personnel, consulting engineers, technology developers and vendors, remediation contractors, researchers, community groups, and individual citizens.

The site was developed by EPA but is intended as a forum for all waste remediation stakeholders. For more information please visit: <http://www.clu-in.org/>



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Manti Targeted Brownfields Assessment

The MIBA Building is located at 47 North 100 East, Manti, Utah. The facility was constructed in the early 1940s during World War II for the manufacture of parachutes. The site is an important part of the City's long-term growth strategy, but blight associated with past uses of the property and the lack of environmental data created uncertainty for the City to determine how to best use the property.



To assess future development options, the City approached the DERR at the League of Cities and Towns Annual Conference, held in September 2012, to discuss the property and available resources to assess possible environmental issues at the site. After the initial meeting, the DERR conducted a site visit and met with City officials. The DERR suggested an EPA-lead Targeted Brownfields Assessment (TBA) as a tool that would allow the City to gather information about the property.

In October 2012, DERR and Manti City approached EPA and requested a TBA. Manti City completed a formal application and EPA accepted the site for a TBA in November 2012. EPA and the DERR then proceeded to work with the City to establish a project schedule and the Phase I and Phase II Environmental Assessments were initiated. The Phase I Environmental Assessment was completed in January 2013 and sampling was conducted in February, 2013. A final report for the site investigation was submitted to Manti City in April 2013. Based on this work, the City now has information available regarding the current conditions on the property, and can prepare and work with stakeholders in the future to seek solutions for cleanup and future development.

About Our Organization

The VCP/Brownfields Program is administered through the Division of Environmental Response and Remediation, Superfund Branch. The DERR is charged with protecting public health and Utah's environment through cleanup of chemically contaminated sites, by ensuring that underground storage tanks are used properly and by providing chemical usage and emission data to the public and local response agencies. For more information about us, please see our website.

We're on the Web!

www.environmentalresponse.utah.gov