



EPA's Petroleum Brownfields Action Plan: Two Years Later

Fall 2010

In fall 2008, the U.S. Environmental Protection Agency (EPA) published its *Petroleum Brownfields Action Plan: Promoting Revitalization And Sustainability* (Action Plan) prepared by the Office of Underground Storage Tanks (OUST) and the Office of Brownfields and Land Revitalization (OBLR). The Action Plan listed four initiatives (subdivided into 17 specific actions) that would guide the Agency as it stepped up its efforts to foster the cleanup and reuse of petroleum-contaminated brown-field sites.

The Agency accomplished a great deal in the second year of the Action Plan. A list of the accomplishments and ongoing activities is provided below. The Action Plan and other information on petroleum brownfields are available on EPA's petroleum brownfields Web site <http://www.epa.gov/oust/petroleumbrownfields>.

Accomplishment Highlights

During the last year, EPA:

- Initiated a workbook to guide communities to address petroleum brownfield sites.
- Began a study of the universe of petroleum brownfield sites.
- Actively supported targeted geographic projects (corridors) to redevelop petroleum brownfield sites in defined areas.
- Explored the reuse of petroleum-contaminated land for renewable energy projects.
- Joined several new EPA initiatives that promote the reuse of contaminated sites.
- Participated in national, state, and tribal conferences, workshops, and meetings to promote the cleanup and reuse of petroleum brownfields.

Details on these activities below.



Old abandoned gas station site becomes art studio, Sarasota, FL



Initiative 1:

Better Communication And Outreach To Petroleum Brownfield Stakeholders



EPA Continues To Promote The Reuse Of Petroleum Brownfields Among Area Planners
OUST continues to work with EPA's Smart Growth program to promote the reuse of petroleum brownfields among area planners. Smart Growth America (SGA) a coalition of groups working to improve the ways we plan and build towns, cities, and metro areas, integrated petroleum brownfields information and resources into its Vacant Properties Campaign (VPC). Workshops were conducted in Wisconsin and Ohio, and, based on its workshops, SGA is currently preparing *Roadmap To Area-Wide Underground Storage Tank Redevelopment*, which is designed to provide an educational and outreach tool for practitioners and advocates and serve as a reference for state and local level policymakers and administrators.

Initiative 1:

Better Communication And Outreach To Petroleum Brownfield Stakeholders (continued)

OUST Initiated A Petroleum Brownfields Universe Study

In the summer of 2010, OUST initiated a study to help define the makeup of the petroleum brownfields universe. The study will identify the broad range of petroleum brownfield sites and provide a general estimate of such sites. The results of this effort will help provide a broader understanding of petroleum brownfields to more stakeholders. The publication is scheduled to be released at Brownfields 2011 in April.

OUST And OBLR Champion The Reuse Of Petroleum Brownfields At Conferences, Meetings, And Workshops

Representatives of OBLR and OUST have provided information and materials and conducted conference sessions and meetings for petroleum brownfields stakeholders at the national, state, tribal, and local levels. OBLR and OUST provided materials and conducted three informative sessions on petroleum brownfields at the 2009 Brownfields Conference and participated in both the 2009 and 2010 Tribal/EPA Underground Storage Tanks meetings. Representatives of both programs are participating in the 2010 Tanks Conference in Boston and planning for Brownfields 2011 in Philadelphia.

Initiative 2:

Provide Support To State, Tribal, And Local Governments



EPA Is Creating A Unique Community Engagement Workbook

A workgroup is reviewing the first draft of *Process For Risk Evaluation, Property Analysis, And Reuse Decisions (PREPARED) Workbook*, a workbook, including work sheets, that will define terms and describe processes to help guide communities and their partners to address petroleum brownfield sites. A draft of the workbook was discussed at a three-day workshop in July in New York City. An expanded draft is the highlight of a workshop on community engagement at the Tanks Conference in Boston.

EPA Initiated An Area-Wide Planning Pilot Program

EPA's new Brownfields Area-Wide Planning Pilot Program is designed to support the coordination of public and private groups when planning for the cleanup and reuse of potentially contaminated sites within a defined local area. Because petroleum sites are often among the potentially contaminated sites, OUST assisted OBLR in the review and selection of the initial round of Area-Wide Planning Grant applications. Grant awards are expected to be announced in late September. For more information on EPA's Brownfields Area-wide Planning Grant program see http://www.epa.gov/brownfields/areawide_grants.htm.

TAB Grants Assist Local Communities With Petroleum Brownfields

EPA's Technical Assistance to Brownfields Communities (TAB) grants provide geographically-based technical assistance and training to communities and other stakeholders on brownfields issues with the goal of increasing a community's understanding and involvement in brownfields cleanup and revitalization. TAB grantees have provided assistance to many communities, some of them affected by petroleum. Assistance has included help in preparing grant proposals, performing site inventories, reviewing historical information, assisting with the design of the investigation/sampling/field analysis, and cleanup and redevelopment planning. For more information on TAB grants, see http://www.epa.gov/brownfields/tools/tab_bifold.pdf

Initiative 2:

Provide Support To State, Tribal, And Local Governments (*continued*)

EPA Promotes And Supports Targeted Geographic Redevelopment (“Corridors”)

OUST worked with EPA Regions and states during the last year to foster projects that will demonstrate what can be accomplished when coordinated remediation and revitalization efforts by several public and private entities are applied to a defined geographic area, such as a transportation route or “corridor.” The intent is to focus attention and resources on the area.

In Virginia, military base realignment is the impetus for revitalization along a 10-mile stretch of U.S. Route 1 where EPA Region 3, OUST, and the Virginia Department of Environmental Protection have been actively supporting the assessment of numerous petroleum sites. In Alabama, Region 4 and numerous other federal and state programs continued to coordinate their actions and resources along a section of U.S. 80 known as the Selma to Montgomery National Historic Civil Rights Trail (<http://www.adem.state.al.us/PressReleases/2009/ADEMNationalHistoricTrail.pdf>). In Dillon, South Carolina, Region 4 and the state are providing technical assistance to market available LUST sites to a prospective purchaser. In Florida, Region 4 and other federal and state agencies assisted in identifying sites and performing site assessments along the Tamiami Trail (US Highway 41); see <http://www.epa.gov/region04/bflr/tamiamitrailfactsheet102709.pdf>. The U.S. Health and Human Services’ Health Resources Services Administration announced a new grant program for health care services in underserved neighborhoods (see <http://www.hhs.gov/news/press/2010pres/08/20100809a.html>) for which the reuse of a petroleum site in Sarasota FL may serve as a model (see <http://www.heraldtribune.com/article/20100629/ARTICLE/6291034/2416/NEWS?Title=Convenience-store-to-become-health-clinic>).

Initiative 3:

Explore Policies To Facilitate Increased Petroleum Site Revitalization



EPA Is Studying Public Policies Related To Petroleum Brownfields Revitalization

OUST and the EPA Office of Policy have a cooperative agreement with the Environmental Law Institute (ELI) to study and analyze local and state statutes, regulations, and policies that either impede or foster the revitalization of petroleum brownfield sites. ELI’s report titled “Stimulating Community Health and Wealth: The Opportunities Presented by Petroleum Brownfield and Vacant Property Development” discusses policies that affect petroleum sites; the article appeared in the ECOS Green Report for November 2009. ELI also developed the Petroleum Brownfields Resource Center to share materials relevant to this project; see: http://www.eli.org/program_areas/PetroleumBrownfieldsResourceCenter.cfm.

EPA Undertakes An Integrated Cleanup Initiative

OUST and OBLR are participating in the EPA Office of Solid Waste and Emergency Response’s Integrated Cleanup Initiative to identify and implement improvements to the Agency’s land cleanup programs. The Initiative will identify and implement opportunities to accelerate cleanups, address a greater number of contaminated sites, and put these sites back into productive use while protecting human health and the environment. The Integrated Cleanup Initiative is examining opportunities for improvements across all of EPA’s land cleanup programs, including the Superfund, Brownfields, Federal Facilities, Resource Conservation and Recovery Act, and UST programs. The Initiative will seek to provide affected communities with the transparency of information they need to understand the progress of cleanup activities at local sites and to hold those responsible for cleanup accountable. See <http://www.epa.gov/oswer/integratedcleanup.htm> for more information.

Initiative 4:

Forge Partnerships To Promote Investment In And the Sustainable Reuse Of Petroleum Sites



RE-Powering America's Land -- A Study Of Alternative Fueling Stations At Petroleum Brownfield Sites

EPA's Office of Solid Waste and Emergency Response is implementing the RE-Powering America's Land Initiative (see www.epa.gov/oswercpa/). To support this effort, the U.S. Department of Energy's National Renewable Energy Laboratory (NREL) and OUST continue to collaborate on a study that explores the feasibility of siting alternative fueling stations at former gas stations or petroleum brownfield sites. Because these sites are often located near transportation infrastructure in high-traffic areas, they may present opportunities to support the nation's use of alternative fuels and renewable energy. NREL will present a poster outlining this work at the National Tanks Conference and prepare a report later this year.

New EPA Initiative To Benefit Urban Waters

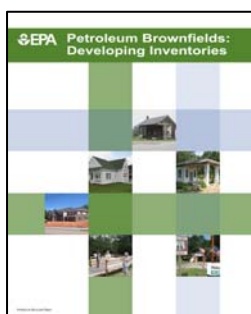
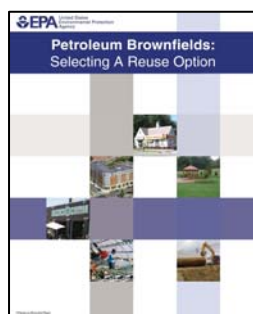
In spring 2009, EPA Administrator Lisa Jackson charged the Agency with launching an Urban Waters Initiative (UWI) to protect America's waters. The goal of the UWI is to restore and protect urban water bodies by engaging communities in activities that foster increased connection, understanding, and ownership of their waters and surrounding land. As part of the UWI, EPA is partnering with a number of other federal agencies to implement a series of pilots throughout the Nation. EPA also seeks to increase collaboration with state and local agencies and community-based organizations in an effort to deliver assistance to underserved urban water communities so that they can build the capacity needed to restore and protect their waters. OUST is supporting the UWI by participating in a cross-agency workgroup and focusing on efforts that will support the cleanup and reuse of petroleum brownfields near urban waters. Please visit <http://epa.gov/ow/urbanwaters/> to learn more about the UWI.

Providing Technical Assistance To Sustainable Communities Brownfields Pilots

In a Partnership for Sustainable Communities (see <http://www.epa.gov/dced/partnership/index.htm>), EPA joined with the U.S. Departments of Housing and Urban Development (HUD) and Transportation (DOT) to support brownfield pilot projects that aim to clean up and redevelop potentially contaminated sites in coordination with communities' efforts to develop public transportation and affordable housing. The UST Program is supporting this effort by providing assistance for four of the pilot projects: Fairmount Line in Boston, MA; Smart Growth Redevelopment District in Indianapolis, IN; Riverfront Crossing District in Iowa City, IA; and Westside Affordable Housing Transit-Oriented Development in National City, CA. All of these pilots have identified potential petroleum brownfields cleanup challenges. These projects will help communities plan for the eventual assessment, cleanup, and sustainable redevelopment of sites and the associated long-term quality of life improvements. Pilot projects are expected to be completed in winter 2011. Visit <http://www.epa.gov/brownfields/sustain.htm> for more information.

For more information on petroleum brownfields, visit EPA's petroleum brownfields Web site:

www.epa.gov/oust/petroleumbrownfields



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