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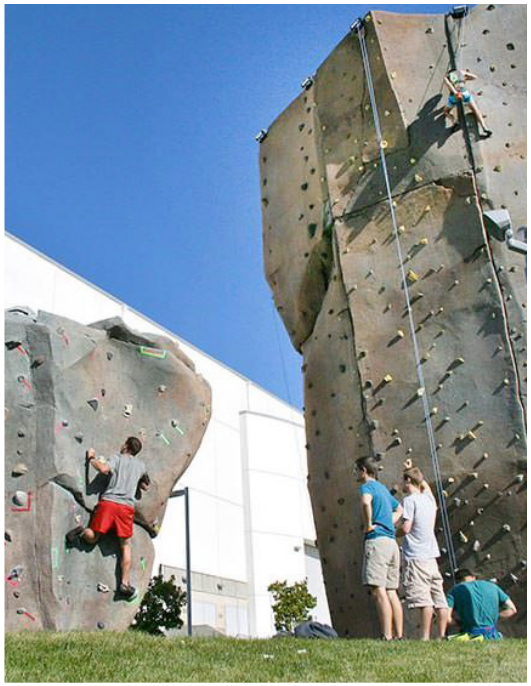
NEW COMMUNITY VISIONS FOR ABANDONED GAS STATIONS







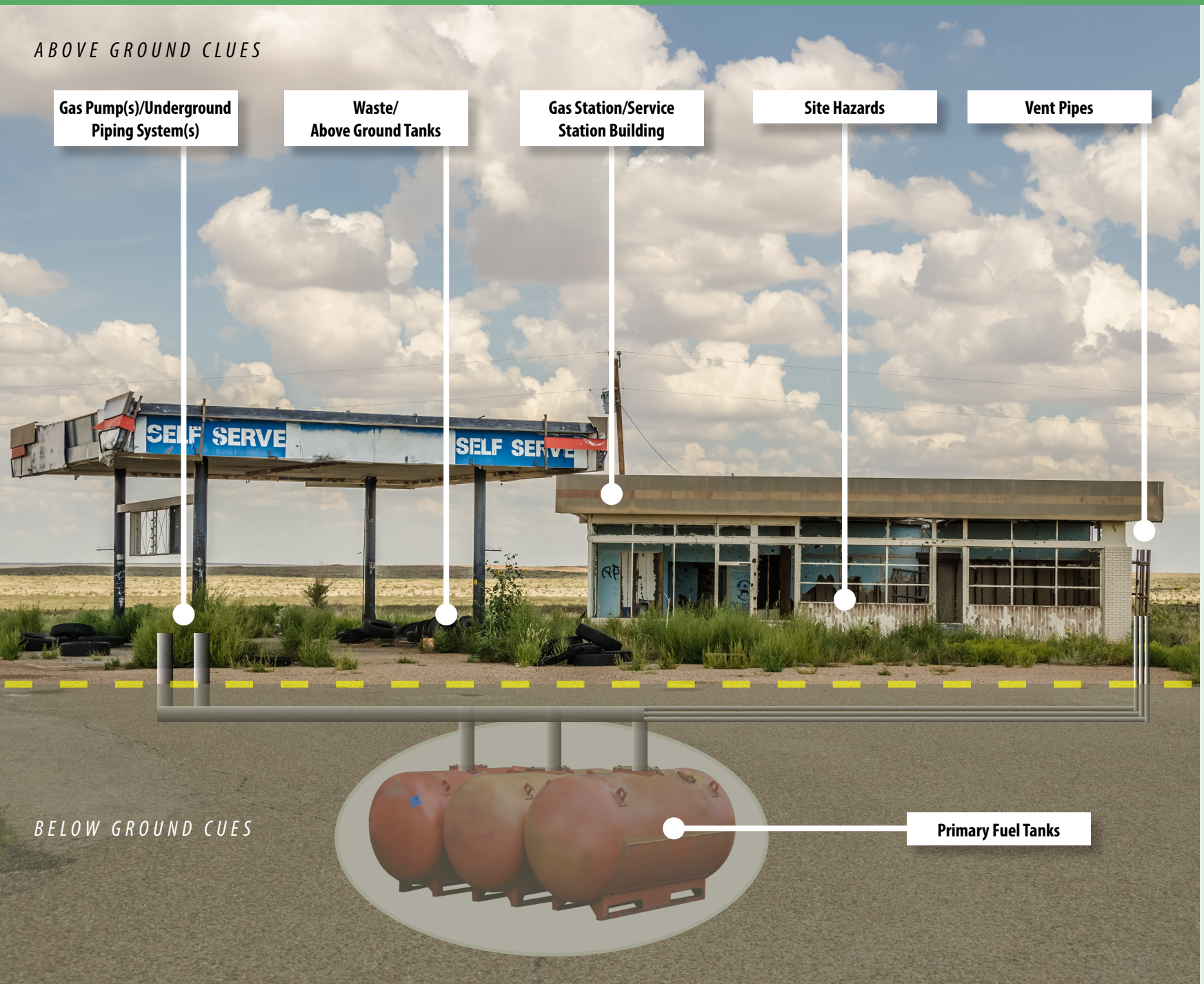


DO YOU SEE SITES LIKE THIS IN YOUR COMMUNITY?

Abandoned gas stations are located across the country. Contact your State UST Program for help in transforming the site into a community benefit after cleanup for reuse.

CLUES AND CUES FOR ABANDONED GAS STATIONS

Abandoned gas stations are a common type of brownfield. Use these clues and cues to help your community plan a safe environmental cleanup and reuse of the site with help from your state.



What you are likely to find at an abandoned gas station:

Gas Pump(s)/ Underground Piping System(s):

- A Gas pump or fuel dispenser connects to the underground piping system and one or more underground storage tanks.

Waste/Above Ground Tanks:

- Waste tanks for oils or lubricants used in hydraulic lifts may be near the gas station service bay.
- Propane, Kerosene, Heating Oil may be or were near the building or property boundary.

Gas Station/ Service Station Building:

- Older buildings may contain lead-based paint, asbestos, or hazardous building, insulation and flooring materials, lighting or other hazardous components. Past vehicle care and repair or spills may contaminate site or building areas.

Site Hazards:

- Illegal dumping, burning trash or other activities at vacant gas stations may create areas of contamination and hazard.

Vent Pipes:

- Piping connections to vent pipes carry vapor and volatile fuel components.

Primary Fuel Tanks:

- Underground storage tanks (UST) may be made of steel, fiberlgass, plastic or concrete. They may range in size and be buried at varying depths. They may be buried in bare earth or in bedding material and covered with a concrete slab.

CHECKLIST FOR ACTION ON A CONTAMINATED SITE

Apply the information from the Clues and Cues page, review the checklist questions below and seek help to determine the actions needed.

This abandoned gas station likely had or has five underground storage tanks, underground piping and five above ground vent pipes.

An **Underground Storage Tank** is one or more tanks and any underground piping connected to the tanks that have at least 10 percent of their combined volume underground.
The **federal UST regulation** applies only to USTs storing petroleum, petroleum blended with biofuels, and certain other hazardous substances.

☐ GAS PUMP(S)/ FUEL DISPENSER AND UNDERGROUND PIPING SYSTEM:

Do you see pumps or fuel dispensers, aprons or canopies? They connect a piping system and tanks and carry fuels that can leak and contaminate a site.

☐ PRIMARY FUEL TANKS:

There may be no visual sign that an UST is present. **Do you see an underground storage tank pad or fill points?** Underground Storage Tanks hold large amounts of fuels and use, spills or leaks can release fuels, contaminate soils, groundwater and create soil vapor hazards.

☐ WASTE/ABOVE GROUND TANKS:

Do you see above-ground tanks on the property? Waste tanks (above-ground or underground) for oils or lubricants for hydraulic lifts may be in the gas station service bay. Kerosene, propane or heating oil tanks may be in or near the building or property boundary.

☐ VENT PIPES:

Do you see any vent pipes near the building or the edge of the property? Counting the number of vent pipes can help identify the number of tanks.

☐ GAS STATION/ SERVICE STATION BUILDING:

Does the building condition suggest an old gas station? There may be lead-based paint, asbestos, PCBs or hazards in building materials, floor tiles, insulation, caulk or leaded gasoline from leaks onsite.

☐ SITE HAZARDS:

Do you see staining of soil or pavement, smell hydrocarbons or solvents or see debris? Fuels, illegal dumping, burning and building deterioration can contaminate the property.

SEEK EXPERTS FOR HELP WITH NEXT STEPS FOR YOUR COMMUNITY

Contact State and Tribal UST and Brownfield Programs for their help.

PLAN A SAFE REUSE

- **Who can help?** State UST and State Brownfields Programs.
- Assessments before buying or acquiring property helps protect future owners from some environmental liability. State UST Programs can identify other environmental liability considerations.
- **What did the site assessment show?** An abandoned gas station site may have other past uses, not only fuel sales. Building contamination may include lead-based paint; asbestos; polychlorinated biphenyls (PCBs) in ballasts, expansion tanks, caulking, and seam sealants; other wastes or illegal dumping and leaded gasoline.
- **What reuse does the community envision?** Cleaning soil, groundwater and buildings can help ensure cleanup is safe for reuse.

SOIL AND GROUNDWATER CLEANUP

- State UST and Tribal UST Programs **can oversee cleanup** of soil and groundwater.
- States can help and oversee cleanup to protect soil and groundwater from a range of fuel, metals, PCBs and other wastes from illegal dumping.

CONTACT EPA FOR FREE HELP

- Targeted Brownfields Assessments (TBA)
- Technical Assistance to Brownfields Communities (TAB)
- Assessing Brownfield Sites Fact Sheet
- Tribal UST Program
- State and Territorial UST Resources
- Site Reuse Assessment

GAS STATION REUSE EXAMPLES

Residential Reuse


Park, Greenspace, Garden or Recreational Reuse

Commercial Reuse