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Published by:  
Utah Department of  
Environmental Quality

Alan Matheson  
Executive Director

Division of Environmental  
Response and Remediation

Brent H. Everett  
Division Director

Superfund Branch  
VCP/Brownfields Section

Duane Mortensen  
Branch Manager

Bill Rees  
Section Manager

Leigh Anderson  
Editor



# Utah Brownfields Connection

## Park City Heights VCP Site

Park City Heights is located in Summit County. Initially, the site was thought to be undisturbed. However, a surface canal associated with historical mining operations was identified during due diligence activities. This finding created uncertainty potentially impacting future development of the property.



In 2012, the property was purchased by a private developer who entered the site into the Voluntary Cleanup Program (VCP) under the

oversight of the Division of Environmental Response and Remediation (DERR). Further site characterization efforts revealed impacted soil, with lead and arsenic identified as the primary contaminants. A second canal containing impacted materials was also identified. Upon completion of site characterization work, a public comment period was conducted and a remedy was implemented to address contamination across the site. Approximately 89,000 cubic yards of metals impacted soils were excavated and consolidated in an on-site engineered repository. Confirmation samples were collected to verify the cleanup.



A Certificate of Completion was issued in late 2016 after the vegetation on the repository cover was established and a site management plan and environmental covenant were finalized. The property, with the exception of the repository area, is being developed for residential use.

The VCP has been an important tool to help protect public health and the environment and to facilitate development of additional housing in the Park City area.

## Contaminant Spotlight: Trichloroethylene

Trichloroethylene is a man-made chemical that does not occur naturally in the environment. The clear, colorless, nonflammable liquid evaporates quickly and has a sweet, chloroform-like scent. The chemical is used primarily as a large-volume degreasing agent for metal and electronic parts. It also has found use as an extractant for oils, waxes, and fats, a solvent for cellulose esters and ethers, a dry cleaning fluid, a refrigerant and heat exchange fluid, a fumigant, a carrier agent in paints and adhesives, a scourant for textiles, and as a feedstock for manufacturing organic chemicals. In homes, trichloroethylene can be found in typewriter correction fluid, paint, spot removers, carpet-cleaning fluids, metal cleaners, and varnishes. Trichloroethylene also is known as trichloroethene, and is commonly referred to as TCE.

Industrial processes are the main sources of TCE in the environment. It is commonly found in air and water. Once it is released into the air, TCE will break down within a week or less. TCE breaks down more slowly in surface water and soil than in air, and it can pass through the soil into underground water. Most TCE in air comes from metal degreasing activities associated with tool and automobile production. TCE also can enter ground water and surface water from industrial discharges or from improper disposal of industrial wastes at landfills. TCE has been found in many drinking water supplies in the United States.

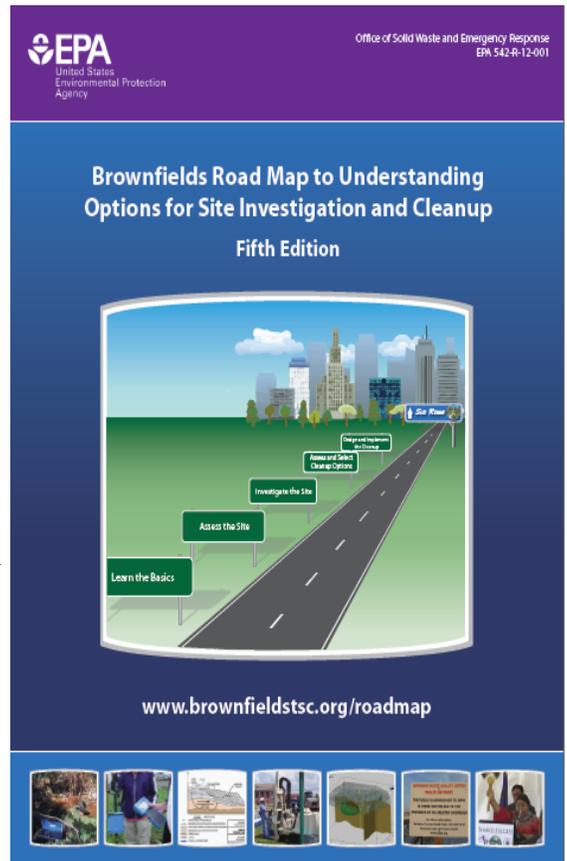
TCE usually is remediated through pump and treat, using either air stripping or granular activated carbon, but there are many innovative cleanup methods—physical, chemical, thermal, and biological—that have been applied successfully to remove TCE from soil and ground water. For further information, please refer to: <https://clu-in.org/>

## Brownfields Road Map

The *Brownfields Road Map to Understanding Options for Site Investigation and Cleanup*, Fifth Edition, provides a general outline of the steps in the investigation and cleanup of Brownfields sites and introduces Brownfields stakeholders to the range of technologies and resources available to them. The Road Map provides valuable information for stakeholders typically involved in or affected by redevelopment of Brownfields sites, whether through public projects, private development, or public-private partnerships.

This edition incorporates a new approach to the Road Map through a streamlined publication and a companion website of technical resources and tools. Stakeholders can use the printed publication to learn about the general phases of the site investigation and cleanup process and gain an understanding of the considerations associated with typical Brownfields sites.

The Road Map website complements the publication by providing direct access to technical resources and tools that provide details about technology applications, methods and other site-specific concerns.



For more information on the updated EPA document, please visit:

<http://www.brownfieldstsc.org/roadmap/index.cfm>

## Orem City Area-Wide Planning Grant

Orem City received an EPA Brownfields Program Area-Wide Planning grant in January 2017. The grant will help the city work with the community and other stakeholders to develop an area-wide plan and implementation/re-development strategy for the Geneva Road Area (GRA), which has been an important industrial corridor and employment center for Orem City and Utah County since the 1940s.

The major goal of this area-wide project is to create a community-driven vision and master plan for the renewal of the GRA. This includes a strategy to identify and address Brownfields along Geneva Road.

## Northwest Oil Drain Cleanup

*Note: While this site has not been designated as a Brownfield, the information in this article is important to note as it highlights the importance of working with stakeholders to assess and clean up contaminated property.*

The Northwest Oil Drain (NWOD) was originally constructed in the 1920s by Salt Lake City to discharge water from the city to the Great Salt Lake. Through the years, the canal system has been modified to its present configuration and location. The open section of the canal currently begins in the vicinity of the Rose Park area. The NWOD is an important part of Salt Lake City's current infrastructure.

During the 1990s, removal of sediment from the canal for flood control purposes was deferred due to sediment characterization studies that showed hydrocarbon impacts. In 1998, the EPA conducted field studies to characterize the various components of the NWOD system, including the open flowing portions of the oil drain.

The EPA presented the results to the DERR and a group of private industries and municipalities for discussion. This led a group of stakeholders to form the Northwest Oil Drain Working Group (WG). After further discussion, the WG agreed to remove the accumulated sediment in the canal. The canal segments addressed by the WG extended from Boy Scout Drive to the canal confluence with the "City Drain" and are also known as Segments 1 through 3.

In 2011, the WG reached agreement with the EPA to conduct additional removal of sediment from Segments 1 through 3. As part of this, the WG engaged the EPA and the DERR to discuss a remedial strategy prior to implementing field work. The parties agreed on an acceptable approach. The approach consisted of draining the canal in sections through a dike and bypass pump system and removal of hydrocarbon impacted soils to an approved off-site facility. Impacted sediment was easily observed and a confirmation sampling strategy demonstrated the effectiveness of the removal work. The WG and agency representatives met consistently to discuss solutions to identified issues.

Sediment from Segments 1 through 3 has been excavated and conditions in the NWOD have improved as a result of the work. This is a good outcome and demonstrates the importance of working with stakeholders to address challenging environmental issues.



**Removal of Impacted Sediment**



**Restoration of the Canal**

### **EPA National Brownfields Conference:**

*The 2017 Brownfields Training Conference will be held in Pittsburgh, Pennsylvania, December 5 – 7, 2017. Save the date! Attendees will enjoy opportunities to participate in training events, observe success stories first hand during mobile workshops, listen to experts regarding best practices for meeting Brownfields challenges, and network with thousands of other stakeholders.*

*Workshops will include How to Leverage Financing to Spur Brownfields Redevelopment and Community/Economic Development, How to Address Environmental Challenges Present with Brownfields Assessments and Cleanups, and a discussion panel with experts on designing healthy, resilient and sustainable communities.*

*Registration opens June 1, 2017. For more information on this conference, visit:*

[www.brownfields2017.org](http://www.brownfields2017.org)

### **Voluntary Cleanup Program Statistics:**

*89 VCP applications have been received and 46 Certificates of Completion have been issued since the program began in 1997. Approximately 1,196 acres have been returned to beneficial re-use.*

### **Enforceable Written Assurance Statistics:**

*The DERR has received 114 EWA applications and issued 94 EWAs since the program began in 2006.*

## Technical Assistance to Brownfields:

The EPA's Technical Assistance to Brownfields (TAB) Program funds technical assistance to communities and other stakeholders on Brownfields issues with the goal of increasing understanding and involvement in Brownfields cleanup and revitalization, and helping to move Brownfields sites forward toward cleanup and reuse.

Kansas State University (KSU) received grant funding to provide TAB services in EPA Regions 5, 6, 7 and 8, which includes Utah. For more information about KSU's TAB Program, please visit: [www.ksutab.org/](http://www.ksutab.org/)



### DIVISION OF ENVIRONMENTAL RESPONSE AND REMEDIATION

195 North 1950 West  
Salt Lake City, Utah, 84116

Telephone: (801) 536-4100  
Fax: (801) 359-8853

For questions or suggestions regarding this or future newsletters, please contact:

Leigh Anderson  
Telephone: (801) 536-4127

## Targeted Brownfields Assessment

The former Henries Drycleaner site is located near downtown Salt Lake City in a redevelopment area. However, uncertainty regarding past uses of the property and the lack of environmental data have created an obstacle to future redevelopment efforts.



The Western Region Nonprofit Housing Corporation (Corporation), a prospective purchaser, approached the DERR to discuss the property and available resources to assess possible environmental issues at the site.

After an initial meeting, the DERR suggested an EPA-lead Targeted Brownfields Assessment (TBA) as a tool that would allow the Corporation to gather information about the property in advance of the purchase.

In spring 2016, the DERR and the Corporation approached the EPA and requested a TBA. The Corporation completed a formal application and the EPA accepted the site for a TBA. The EPA and the DERR then proceeded to work with the Corporation to establish a project schedule and the Phase I and Phase II Environmental Assessments were initiated. The Phase I Environmental Assessment was completed in fall 2016 and the Phase II Environmental Assessment was completed in winter 2017. A final report was also completed providing the Corporation with important information regarding potential impacts as well as a path forward to address the identified issues.

## About Our Organization

The VCP/Brownfields Program is administered through the Division of Environmental Response and Remediation (DERR), 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](http://www.environmentalresponse.utah.gov)