



Welcome to the CLU-IN Internet Seminar

Implementation of Triad for Petroleum Brownfield's Cleanup and Reuse
Sponsored by: US EPA Technology Innovation and Field Services Division
Delivered: January 26, 2010, 12:00 PM - 1:30 PM, EST (17:00-18:30 GMT)

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Moderator:

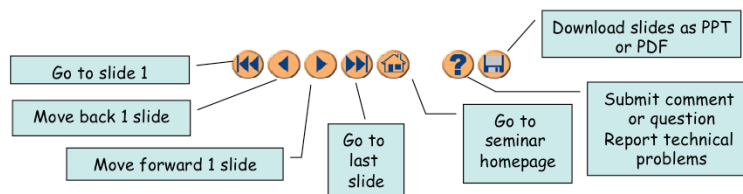
Michael Adam, US EPA Technology Innovation and Field Services Division (adam.michael@epa.gov)

Visit the Clean Up Information Network online at www.cluin.org

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Housekeeping

- Please mute your phone lines, Do NOT put this call on hold
 - press *6 to mute #6 to unmute your lines at anytime
- Q&A
- Turn off any pop-up blockers
- Move through slides using # links on left or buttons



- This event is being recorded
- Archives accessed for free <http://clu.in.org/live/archive/>

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Although I'm sure that some of you have these rules memorized from previous CLU-IN events, let's run through them quickly for our new participants.

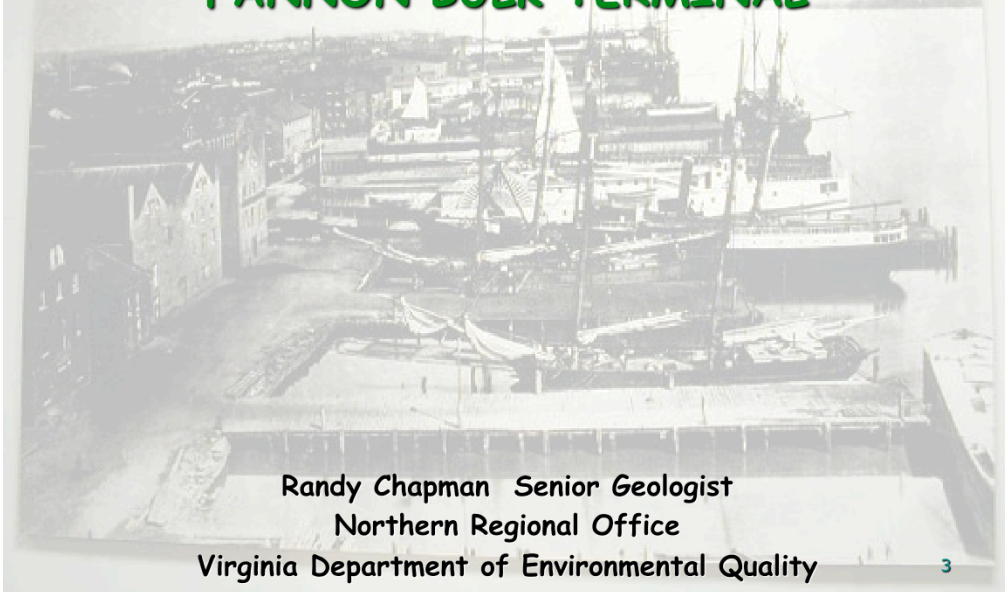
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You should note that throughout the seminar, we will ask for your feedback. You do not need to wait for Q&A breaks to ask questions or provide comments. To submit comments/questions and report technical problems, please use the ? Icon at the top of your screen. You can move forward/backward in the slides by using the single arrow buttons (left moves back 1 slide, right moves advances 1 slide). The double arrowed buttons will take you to 1st and last slides respectively. You may also advance to any slide using the numbered links that appear on the left side of your screen. The button with a house icon will take you back to main seminar page which displays our agenda, speaker information, links to the slides and additional resources. Lastly, the button with a computer disc can be used to download and save today's presentation materials.

With that, please move to slide 3.

□

Petroleum Brownfields: Implementation Experience FANNON BULK TERMINAL



Randy Chapman *Senior Geologist*
Northern Regional Office
Virginia Department of Environmental Quality

BROWNFIELDS: TENETS / PREMISE

- o Brownfields Law - revitalization of sites
- o Enhance public-private partnerships
- o Identify and convey information regarding common misconceptions and successful approaches associated with their revitalization
- o Overcome implementation hurdles which impede the revitalization



Brownfield Restoration and Land Renewal Act

(Code §§ 10.1-1230 through 10.1-1237)

DEQ's Brownfield Program provides a process for non-enforcement containment and clean-up actions, penalty immunity and mitigation in enforcement situations, and limits on liability for certain owners.



Brownfield Restoration and Land Renewal Act

(Code §§ 10.1-1230 through 10.1-1237)

- Voluntary Remediation Program ("VRP")
- Statutory Limited Liability
- Limited Liability through Director Determination
- Brownfield Amnesty Program for Voluntary Disclosure



Brownfield Restoration and Land Renewal Act

(Code §§ 10.1-1230 through 10.1-1237)

- Voluntary Environmental Assessment Immunity
- Civil Charge Mitigation For Self-Disclosed Violations
- Comfort Letters
- EPA Memorandum Of Agreement (CERCLA)
- Federal Enforcement Bar



Brownfield Restoration and Land Renewal Act

(Code §§ 10.1-1230 through 10.1-1237)

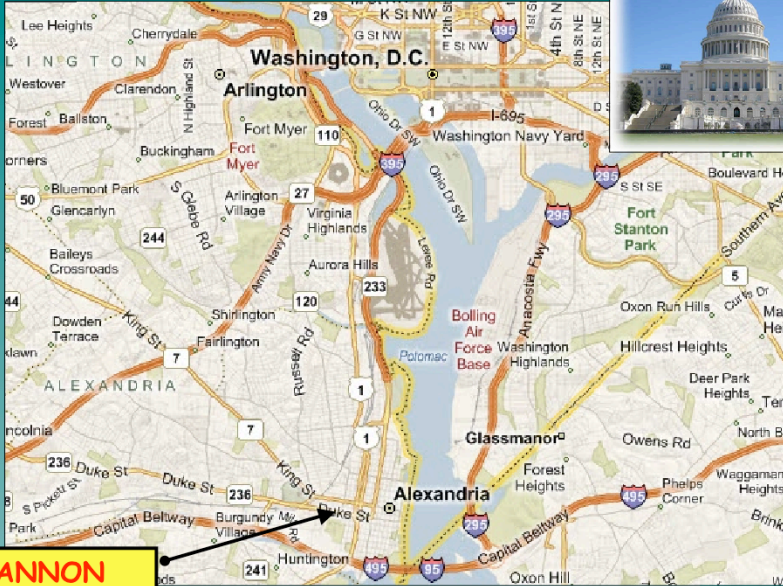
- o Low interest loans for Brownfield cleanups are available through the Virginia DEQ or through the Virginia Resources Authority
- o Please contact Walter Gills at (804) 698-4130 for assistance



Brownfield Restoration and Land Renewal Act

(Code §§ 10.1-1230 through 10.1-1237)

- o However, since this is a petroleum site, we are able to utilize monies from the Virginia Petroleum Storage Tank Fund (VPSTF) for some of the Revitalization, Remediation, and Restoration work.



**FANNON
PETROLEUM**

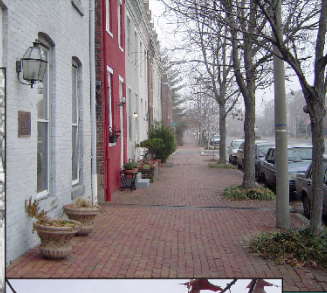


- o Fuel Depot since late 1800's
- o Most recent facility since 1962

- o ASTs and USTs
- o > 500,000 gallon capacity
- o Early 1980's release



THE NEIGHBORHOOD



THE EARLY 80's

Fannon Log

5-6-82 2 hrs. at Fannon with Ed C.
 requested the property, looked at site, spoke with Ed
 about fuel in the street, several blocks from Fannon.

5-9-82 Spoke with Dave Fannon. Convined him to bring in a
 tank he had dirt cover during to determine if
 any petroleum is in the groundwater.
 Tank installed

5-14-82 1 hr. at Fannon with Ed C.
 They had removed the dirt in driveway. Some petroleum
 was observed, but not nearly the quantity seen
 by Ed C. & Guy B. on 5-10-82.

*Not the item most contribute contamination was at
 a street tank. Since they were just lying around
 as a tank.*

NDUM
 State Water Control Board
 Hamilton Street P. O. Box 11142 Richmond, VA. 23290

CT Fannon Oil Company - PC 82-757

P&P Central
 Steve Crouther *SC*
 August 11, 1982

S: F11a

The following is a summary of events of PC 82-757. This P&P investigation
 was begun by Ed Carlson and later picked up by myself after Ed's resignation.

In May 6, 1982, Ed Carlson and I inspected Fannon Oil Company. In previous
 petroleum had been discovered in a street trench several blocks from
 O11. Ed and I spoke with Mr. Dave Fannon and convinced him that some
 investigation was necessary as to whether or not petroleum was in the groundwater
 property. On May 10, 1982, a trench was installed on the property of
 O11 and petroleum was found to be in the groundwater.

F. Fannon eventually hired a geological consultant to determine the extent
 of contamination. On May 25, 1982, Bill Murray of Johnston and Associates,
 delivered to the SWCB a plan for installation of monitoring wells around
 property of Fannon Oil. By June 15, 1982, construction of these wells was
 near completion. Samples were collected by Johnston and Associates on June 21,
 1982, to be analyzed for petroleum type.

Issue: April 30, 1982 & May 1-2, 1982 P&P 1

- April 30, 1982:**
- 0815 **PIEDMONT REGION:** Virginia Wood Preser
 P82-754 site at their 2000 Peyton Street, Rich
 cleaned up by company personnel.
 - 0915 **NORTHERN REGION:** Arlington Co. Fire Dept. reported a minor spill (less than 5 gal.)
 P82-755 of unleaded gasoline into a tributary to Four Mile Run. Wayne Chrismore to investi-
 gate.
 - 1150 **WEST CENTRAL REGION:** Received complaint that Hollingsworth and Vane Co. might be
 P82-756 improperly disposing of sewage sludge. SHD notified.
 - 1245 **NORTHERN REGION:** Alexandria Fire Dept. reported that a city work crew had struck
 P82-757 an underground oil line near Cameron Run. Wayne Chrismore to investigate.
 - 1420 **PIEDMONT REGION:** A major train derailment near the James River was reported by
 P82-758 Tim Perry, PHO. Initial investigation revealed no hazardous materials were in-
 volved and no water pollution was occurring--some diesel fuel was spilled.
 Martha Hunter and Pete Trexler on scene Friday night.

On June 30, 1982, Mr. Murray met with Ernie Watkins and myself. At this
 time Ernie expressed the need for actual site clean-up to begin. Mr. Murray
 explained that clean-up could not (should not) begin until all monitoring wells
 are installed and their groundwater study of the property is complete.

On July 27, 1982, I spoke with Mr. Murray. He explained that additional
 monitoring wells were installed on the Fannon property. One of the wells was
 showing as much as 40 inches of petroleum. He stated that in approximately
 two weeks recovery wells would begin to be installed.

THE EARLY 80's

per year is 15-18 million gallons. In one January 3-4 years ago he sold 4 million gallons. They've been selling fuel since 1962 at that rate 1000-2000 gallons of fuel could easily have been lost per year, years ago oil was only .04 a gallon and there were no environmental regulations at all. He feels they may have 50,000 gallons in all & a 2 year recovery project.

5/26/83

Don Downs advised 14,700 gallons recovered as of 5/15 5/25. No decision made on pressure testing gas tanks yet.

6/21/83 Called Dave Fenner

Advised samples collected from ground were negative for blue dye. He advised 15,420 gallons of prod.

Feb 7, 1985 I talked with Don Downs. He advised that they will be putting in a higher volume recovery pump to cover the cone. Recovery has declined to 3 gal hour. They are awaiting warmer weather to facilitate the exchange. I requested they let me know when it occurs so I can be there as of Jan 15, Fenner has recovered 27,184 gallons of product.

1.25 hrs spent 79 miles on pool car
 5/12/84 Called Don Downs. As of May 15, 23,737 gallons have been recovered. Hander well logs have been showing a steady decline of product levels.
 9/12/84 26,468 gallons cumulative product recovery. Elevation of recovery rate is R.W. Higher than well in Hander to clean

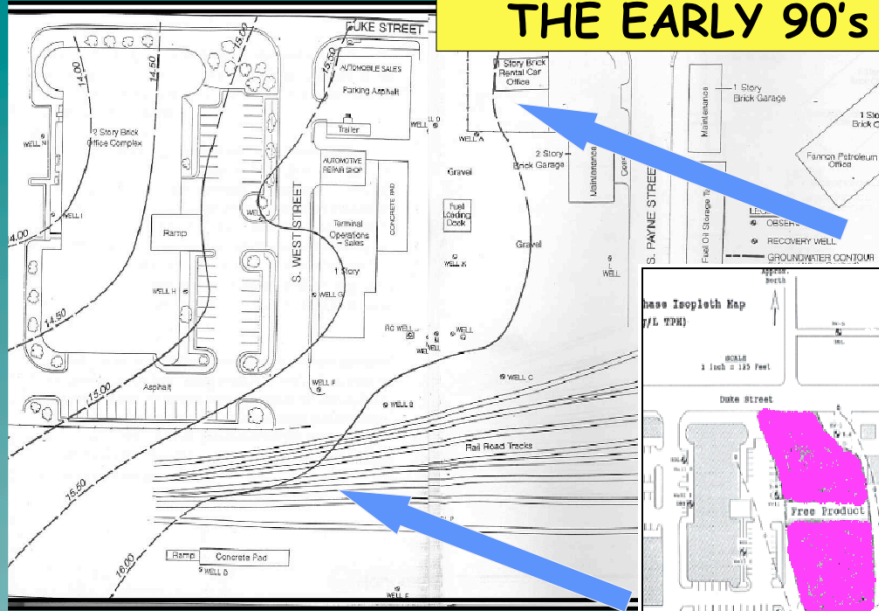
FENNER PETROLEUM
 1200 DUKE STREET
 ALEXANDRIA, VIRGINIA
 TANK INVENTORY

Number of Tanks	Above (AG) or Below (BG) Ground	Tank Size Gallons	Contents
7	AG	18,000	Kerosene
10	BC	30,000	Fuel Oil
6	BC	8,000	Motor Oil
1	BS	30,000	Ethanol
2	BC	30,000	Regular Unleaded Gasoline
2	BS	2,000	Kerosene
2	DG	2,000	Diesel
1	EG	10,000	Methanol
1	DG	2,000	89 Octane Unleaded Gas
1	EG	4,000	89 Octane Unleaded Gas
1	BC	4,000	Super Unleaded Gasoline
TOTAL: TANK NUMBER AND VOLUME			
52		580,000	

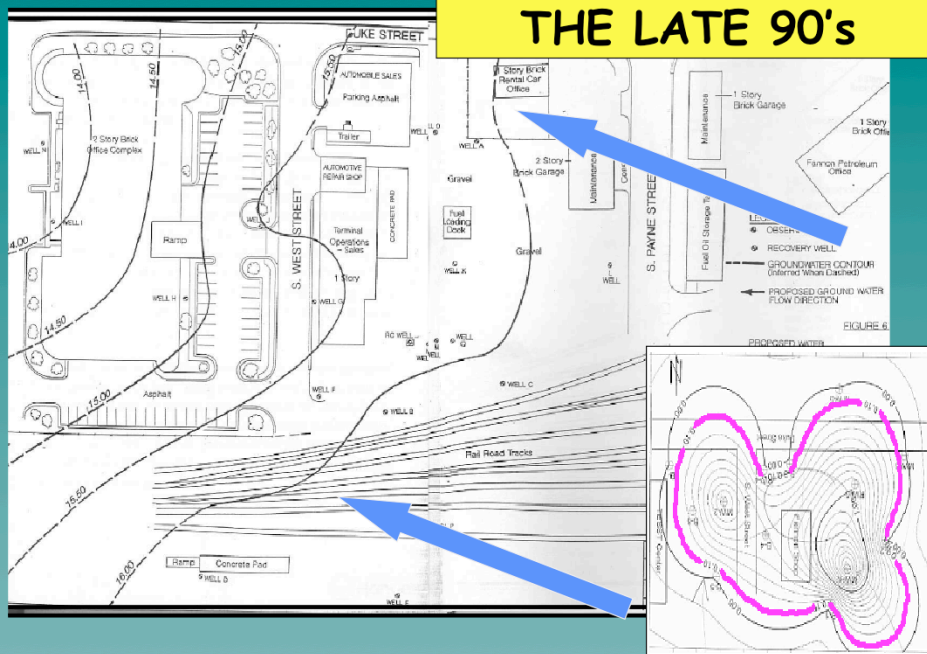
INITIAL ASSESSMENT



THE EARLY 90's



THE LATE 90's



EARLY 2000'S

- We needed a change -



THE NEEDS

- Needed to define extent and severity of plume with high confidence.
- Needed to identify all problem areas that required remediation.
- Needed to know what would be left behind.
- Needed concurrence / acceptance from affected parties (City, Owners, Citizens).
- Needed to address RISK.
- We looked to our needs for solutions

THE SOLUTION

We found it in the form of...

- o Membrane Interface Probe
- o TRIAD Philosophy
- o Redevelopment

MIP SURVEY

Client Login

SmartData Solutions

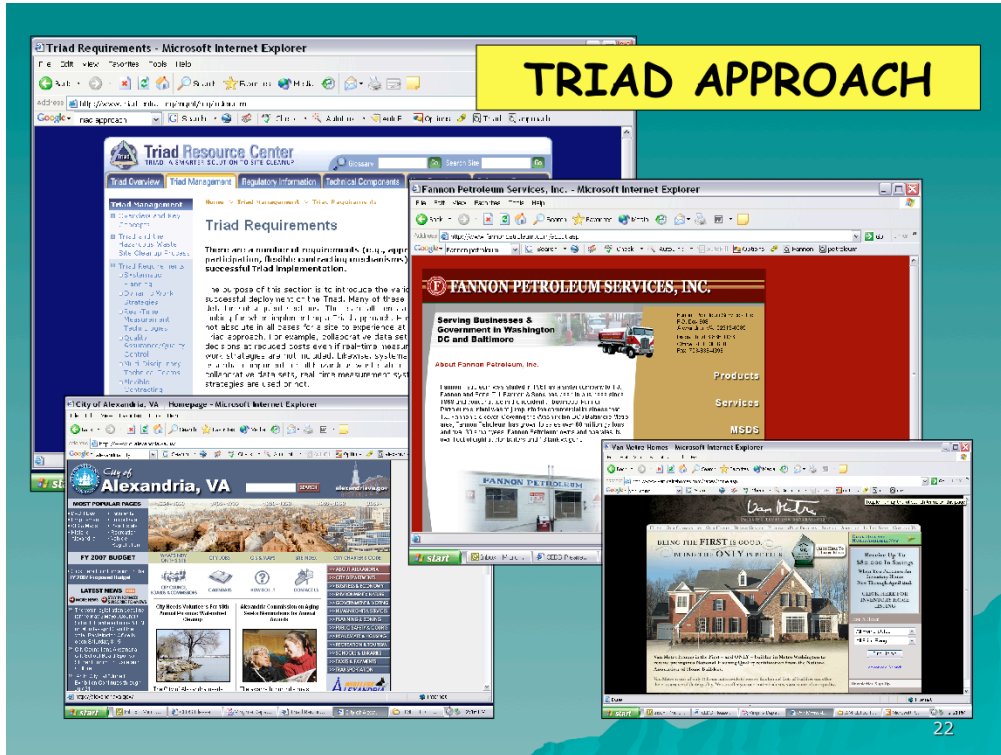
Membrane Interface Probe

- Continuous vertical profile of subsurface
- High data density – 20+ data points/ft
- Real time information
- Simultaneous chemical and geological information
- Limitations: DL, compounds, DPT

SmartData Solutions for the Environment

- Real Time mapping of underground environmental contamination
- Easy to understand reports and 3D visualization packages
- Faster and better informed decisions for site management

TRIAD APPROACH



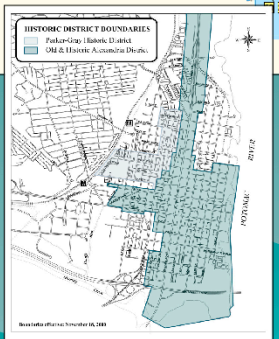
REDEVELOPMENT PLANS



**VAN METRE COMPANIES
FANNON PROPERTY - DUKE STREET
ALEXANDRIA, VIRGINIA
20 YEAR ECONOMIC BENEFIT ANALYSIS
February 2005**

Multi-family Units	60
Retail Square Feet	0
Parking Spaces	140
Real Estate Valuation Upon Completion	\$45,000,000
City of Alexandria Economic Benefits	
Year 1	
Property Taxes	\$447,750
Affordable Contribution	\$84,888
Tap Fees	\$60,000
Total	\$1,182,750
20 Year Total	

REDEVELOPMENT PLANS



Sum of Co
Year 1

20 Year

THE PROCESS

CITY OF ALEXANDRIA
 Environmental Health & Safety Services
 201 King Street, Suite 210
 Alexandria, Virginia 22304
 (703) 746-3300

T & ES PERMIT

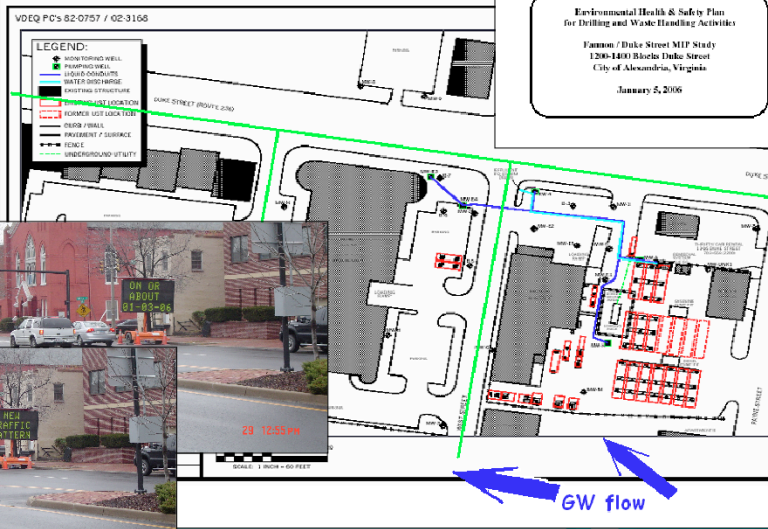
CASE NUMBER:	ISSUED DATE:	EXPIRES:	STATUS:
LOCATION:	PROJECT NAME:	EDUCATION:	

PROJECT DESCRIPTION:
 General description of project, including all work to be performed in the vicinity of the permit area.

PERMIT CODES:
 Environmental Health & Safety
 License Type and Policy Number
 License Number

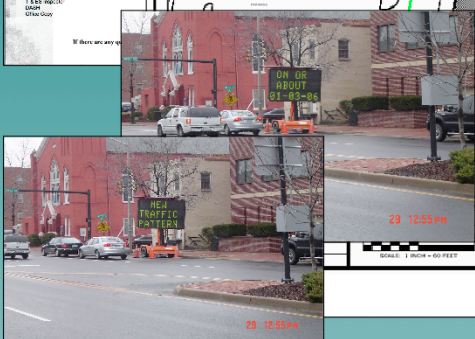
START DATE: 1/11/06
END DATE: 12/31/06
TIME: 10:00 AM - 5:00 PM
ISSUANCE: 1/11/06
POST BY: 1/11/06

NOTES:
 1. All work shall be in accordance with the applicable codes and regulations.
 2. The permit holder shall be responsible for obtaining all necessary permits from other agencies.
 3. The permit holder shall be responsible for maintaining the permit area in a safe and sanitary condition.
 4. The permit holder shall be responsible for providing adequate signage and safety measures.
 5. The permit holder shall be responsible for providing adequate traffic control measures.
 6. The permit holder shall be responsible for providing adequate lighting measures.
 7. The permit holder shall be responsible for providing adequate security measures.
 8. The permit holder shall be responsible for providing adequate fire protection measures.
 9. The permit holder shall be responsible for providing adequate first aid measures.
 10. The permit holder shall be responsible for providing adequate emergency services.



Environmental Health & Safety Plan
 for Drilling and Waste Handling Activities

Fannon / Duke Street MIF Study
 1200-1400 Blocks Duke Street
 City of Alexandria, Virginia
 January 5, 2006



THE MIP SURVEY

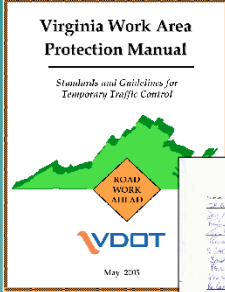
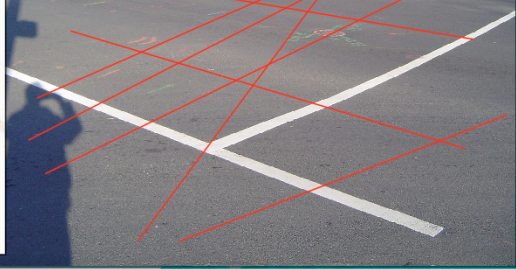


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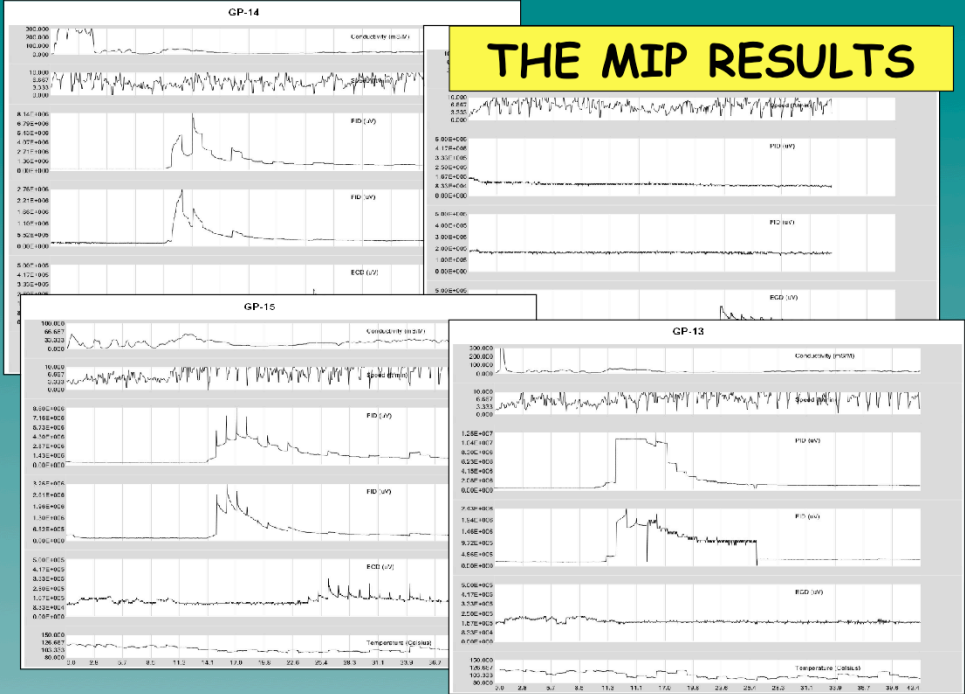
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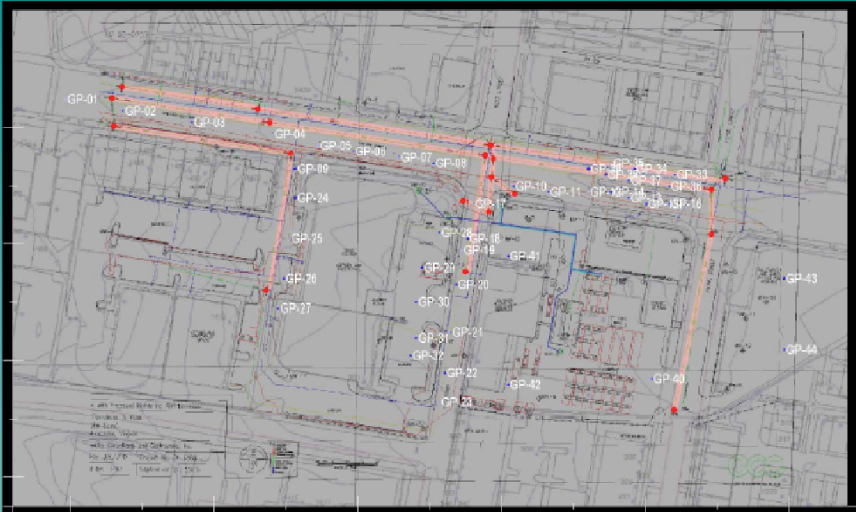
THE MIP SURVEY



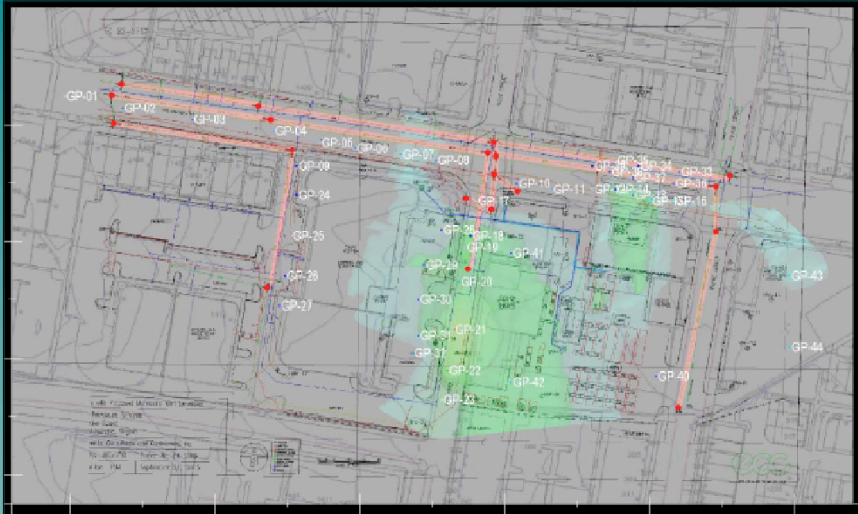
THE MIP RESULTS

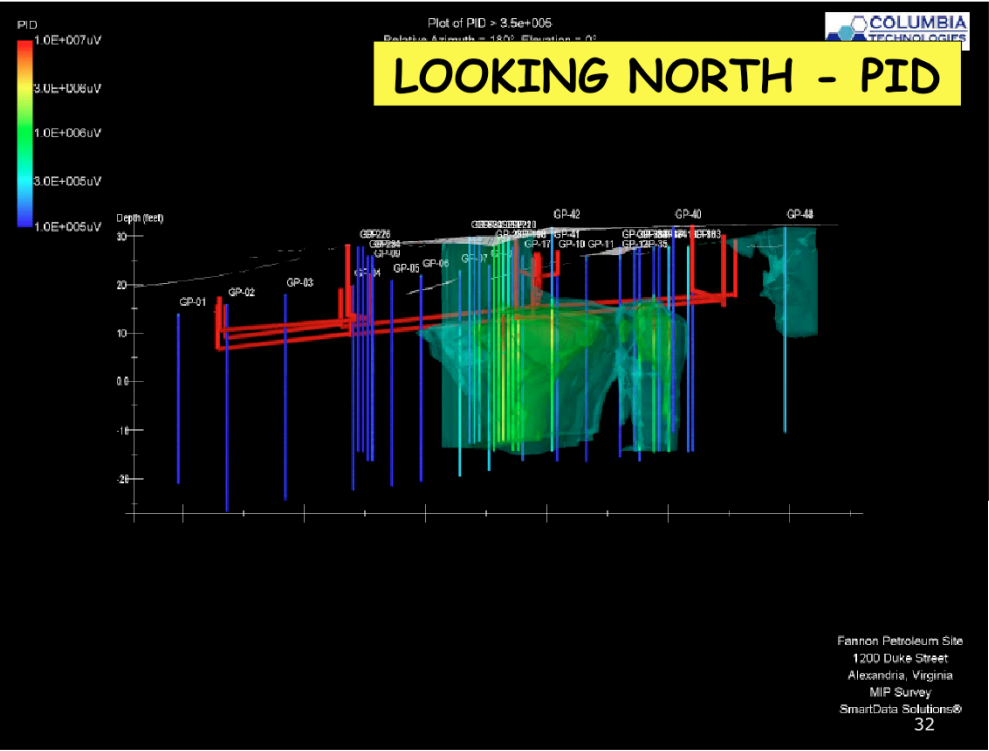


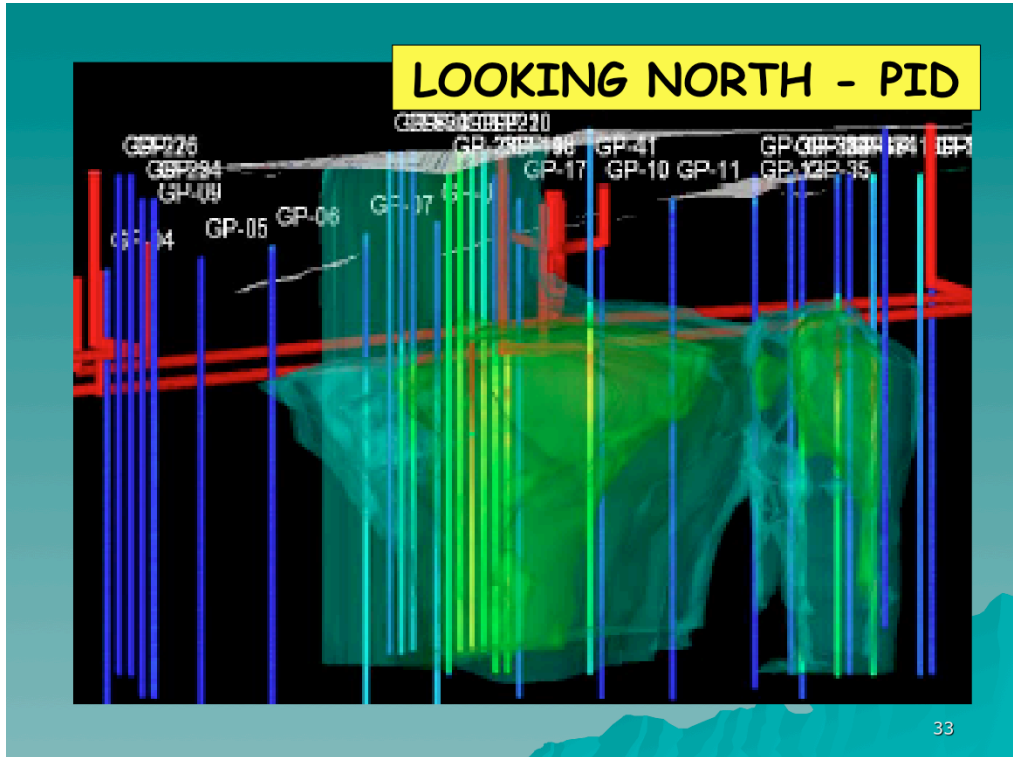
UTILITIES & MIPs



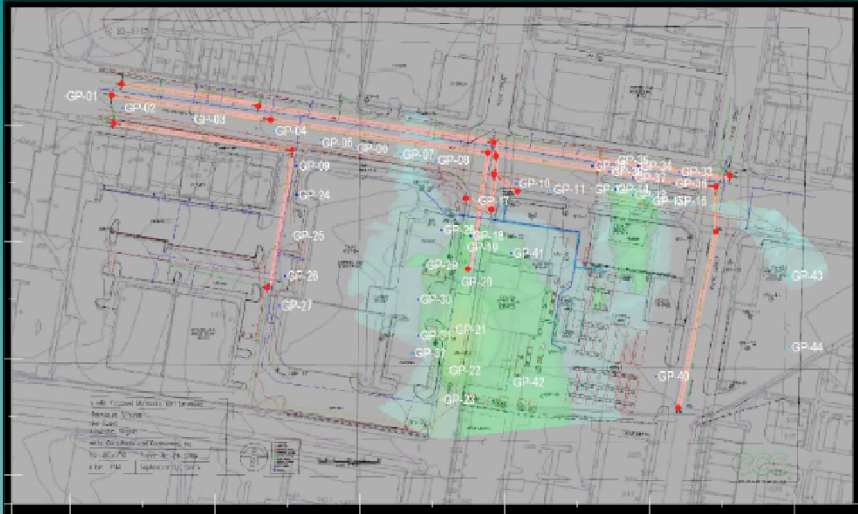
MIP RESULTS - PID

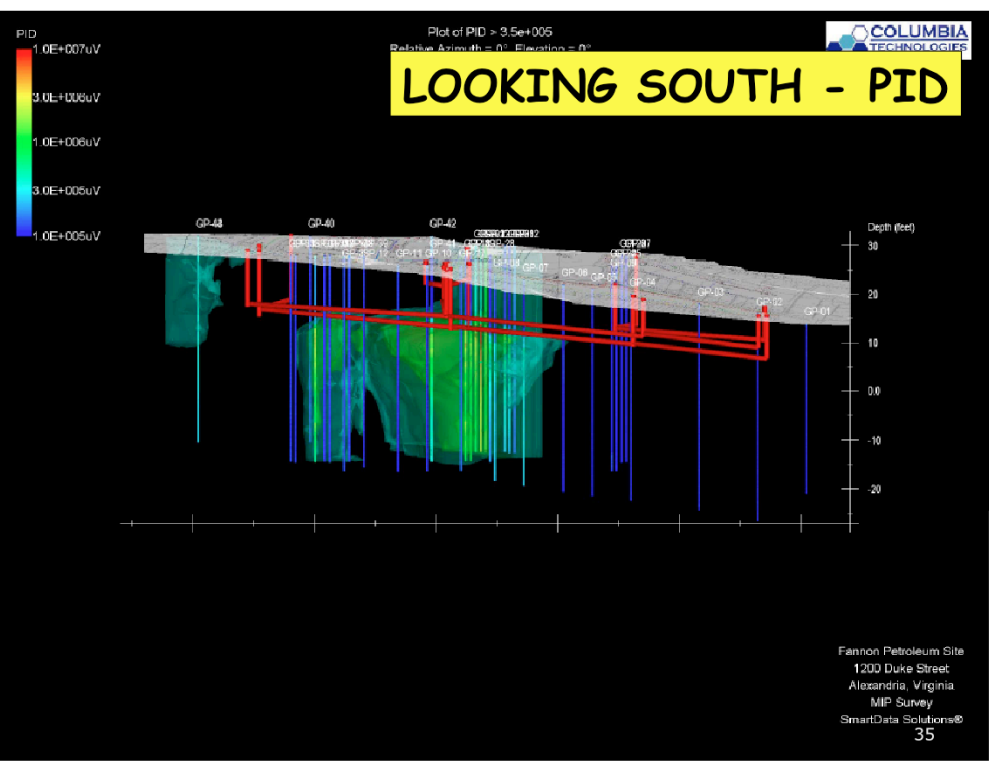






MIP RESULTS - PID





COMPARISON OF RESULTS

- MIP results closely correlated with plume defined by traditional methods.
- MIP identified previously unknown vector.
- Plume appeared to intersect sanitary / storm sewer system.
- Logical explanation for historic discovery.
- Once source area removed, additional impacts should be reduced.

UTILIZING THOSE RESULTS

- Some adjustments to construction plan (e.g. depth of structures)
- Negotiated environmental redevelopment actions which could be potentially be reimbursed under VPSTF
- Plans and permits continued through local approval process
- Results presented to /discussed with local officials and community

ECONOMIC DELAYS

City	Month over Month % Chg (Nov. to Dec.)	Year over Year % Chg (Dec '06- Dec '07)
Miami	↓ -2.64	↓ -17.50
Las Vegas	↓ -2.92	↓ -15.34
Phoenix	↓ -3.49	↓ -15.27
San Diego	↓ -3.41	↓ -14.96
Los Angeles	↓ -3.08	↓ -13.70
Detroit	↓ -1.84	↓ -13.56
Tampa	↓ -1.63	↓ -13.33
San Francisco	↓ -3.20	↓ -10.80
Washington DC	↓ -2.54	↓ -9.41
Minneapolis	↓ -2.02	↓ -8.01
Cleveland	↓ -1.08	↓ -6.36
New York	↓ -1.02	↓ -5.60
Chicago	↓ -0.98	↓ -4.52
Denver	↓ -1.78	↓ -4.47
Atlanta	↓ -1.54	↓ -3.42
Boston	↓ -1.68	↓ -3.36
Dallas	↓ -1.32	↓ -2.35
Seattle	↓ -1.21	↑ 0.49
Portland	↓ -0.64	↑ 1.22
Charlotte	↓ -0.59	↑ 2.34
Composite 10 City	↓ -2.21	↓ -9.82
Composite 20 City	↓ -2.10	↓ -9.08

Redevelopment
 scheduled for...
~~Summer 06... Fall 06...~~
~~Winter 06... Spring 07...~~
~~Summer 07... Fall 07...~~
~~Winter 07... Spring 08?~~

-9.41%

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SUMMER 2007 - TANKS EXCAVATED



REMEDICATION SYSTEM RELOCATED

REDEVELOPMENT 2007 / 2008



REDEVELOPMENT 2007 / 2008



REDEVELOPMENT 2008 / 2009



ACTIONS DURING REDEVELOPMENT

- Excavation and removal of 28 USTs
- Excavation and disposal of 35,317 tons of petroleum impacted soil
- Recovery and disposal of 1,000 gallons of free-phase petroleum
- Ongoing subsurface remediation at down-gradient adjacent property
- Continued reduction in amount of subsurface contamination
- Post CAP monitoring in near future

CURRENT SITUATION

- o RP continues under CAP and VPSTF
- o Developer obtained Bonifide Prospective Purchaser (BFPP) letter
- o Developer purchased land in May 2008
- o Condos and Townhomes available for occupancy Fall 2009

THINGS IN OUR FAVOR

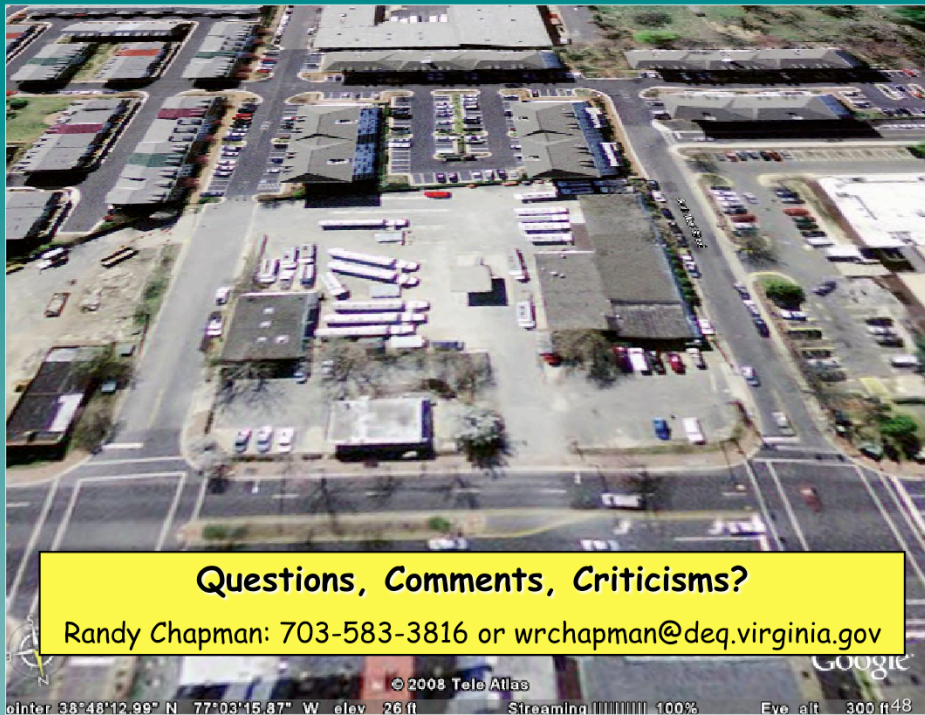
- o DEQ Petroleum Program approved by EPA
- o Regulatory and Technical combined
- o Technical and Money combined
- o Risk Based cleanup allows technical flexibility
- o DEQ has local presence
- o Lower Geo / Hydro difficulty (not rocket science)

THINGS IN OUR FAVOR

- o Value of property
- o Involvement of local government
- o Occurrence of community meetings
- o Educated population - good (sometimes not)
- o Examples of successful redevelopment of petroleum sites in area
- o State Brownfields Program

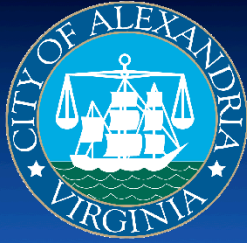
OBSERVATIONS / RECOMENDATIONS

- o Importance of personal involvement!!!!!!
- o Hand holding and/or neck ringing
- o Negotiate and/or standing firm
- o Willing to look at Big Picture
- o Some issues are outside your control
- o Changes out of left field
- o Market forces and costs



Questions, Comments, Criticisms?

Randy Chapman: 703-583-3816 or wrchapman@deq.virginia.gov



Redevelopment of Brownfield Sites

A Local Perspective



City of Alexandria Local Contaminated Land Program

- Authority for local program is generated from the City's Zoning Ordinance (Article 11-410(V)) and the Development Site Plan Conditions
- Program was started due to number of impacted sites within City limits
- Typically requires minimal additional information beyond what VDEQ is requiring



City of Alexandria Local Contaminated Land Program

- Standard submittal includes Site Characterization, Risk Assessment, Soil Management Plan and Health and Safety Plan.
- Summary of the above is placed on approved Site Plan.
- Information available to City Inspectors during construction and is archived for historical reference.



Local Requirements for Fannon Development Site

- Upgraded Vapor Barrier
- Active sub-slab ventilation system
- Installation of secondary garage sump to handle perimeter foundation drain
- Installation of groundwater treatment unit to handle water collected in foundation drain
- Developer to disclose to potential buyers site history and on-going remediation measures



Fan to convert to an active sub-slab ventilation system



Upgraded vapor barrier



Installation of secondary sump for perimeter foundation drain



1. The City of Alexandria is a party to a contract with the State of Virginia for the purchase of a parcel of land in the City of Alexandria. The contract provides for the purchase of the land and the construction of a secondary sump for the perimeter foundation drain. The contract also provides for the purchase of the land and the construction of a secondary sump for the perimeter foundation drain. The contract also provides for the purchase of the land and the construction of a secondary sump for the perimeter foundation drain.

2. The City of Alexandria is a party to a contract with the State of Virginia for the purchase of a parcel of land in the City of Alexandria. The contract provides for the purchase of the land and the construction of a secondary sump for the perimeter foundation drain. The contract also provides for the purchase of the land and the construction of a secondary sump for the perimeter foundation drain. The contract also provides for the purchase of the land and the construction of a secondary sump for the perimeter foundation drain.

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Disclosure of history & remedial efforts to potential buyers



City Benefits

- Estimated \$36,000,000 Real Estate Valuation (Mix of Townhomes and Condominiums)
- Annual tax revenue of approximately \$320,000
- Doubles existing the tax revenue
- Increase in adjacent property values



Community Involvement and Benefits

- Cooperation of adjacent Shilo Baptist Church allowed continued operation of existing subsurface remediation system
- Positive comments from community during development public hearings
- Community viewed redevelopment as opportunity to enhance character of neighborhood



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Date of Seminar: December 15, 2009

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