

PROJECT SUMMARY
2008 USEPA Community-Wide Brownfields Assessment Grant Project

INTRODUCTION:

In 2008, the United States Environmental Protection Agency (U.S. EPA) awarded the City of Blue Island (the City) two Community-Wide Brownfields Assessment grants for the inventory and assessment of properties located in its Transit & Cargo-Oriented Development areas (“TOD” & “COD”):

- \$200,000 Brownfields Assessment Grant – Hazardous Substances (COD areas)
- \$200,000 Brownfields Assessment Grant – Petroleum Sites (TOD & COD area)

These grants will enable the City to 1) inventory & define priority Brownfield redevelopment sites within its TOD & COD areas, identify & evaluate potential environmental issues at these properties, and develop strategies to address such issues.

The City of Blue Island was awarded a 2007 Community-wide assessment grant from the USEPA for the development of a citywide brownfields program and the assessment of hazardous sites in its Transit-Oriented Development areas. The TOD districts were identified as one of two redevelopment priorities in the [Blue Island Plan For Economic Development](#) (the City’s 2005 adopted economic development plan) – the second being the COD areas which received the 2008 Brownfields Assessment Grant for Hazardous materials. The success of the TOD and COD redevelopment areas are interrelated and mutually dependant: the TOD focusing on housing and retail; the COD focusing on industry and jobs. The \$200,000 Assessment Grant for Petroleum sites will be used for sites located in both the TOD & COD areas.

TASKS AND SCHEDULE:

The City has identified 5 tasks and a \$400,000 budget for both the petroleum and hazardous (non-petroleum) materials grants under the U.S. EPA Brownfields Community-Wide Assessment program. The tasks and budget assume a cooperative agreement between the City of Blue Island and the USEPA is in place by the end of October 2008.

PROJECT PERIOD: Aug. 1, 2008 to July 30, 2010

Task 1: Brownfields Inventory & Priority Site Identification **Sept 2008 – March 2009**

With the assistance of an environmental consultant, the City will inventory and prioritize brownfields sites located within the COD areas. The inventory will be performed consistent with City’s existing Brownfield program and added to the database developed as a part of the City’s 2007 Community-wide Assessment grant. Program development will also include the expansion of the City’s existing GIS system to include brownfields related data fields and data collection/inventory to fill information gaps.

Priority Site Identification

The City intends to utilize the Brownfields Advisory Team of staff and volunteers established for the 2007 Assessment project as the main advisory group for this project. A workshop will be held to gather public input, confirm project goals and refine criteria for identifying priority sites. In advance of the workshop, the brownfields team will work with the consultant to develop the initial list of ranking criteria and define preliminary goals and objectives for the project. Staff, Aldermen, local business owners and Blue Island residents will be encouraged to attend. Additionally, this information will be made available to the public through the City's website.

The consultant and staff will use the refined screening criteria described above to assign scores to properties within the project area and to identify a preliminary list of up to 25 Hazardous sites and 12 Petroleum Sites for conducting Phase I Environmental Site Assessments (ESAs). The preliminary list will be finalized (and narrowed down to 25, if necessary) by the Brownfields Team – who will determine which of the identified sites have the highest, market-based redevelopment potential. The final list will be presented to the Mayor and City Council for approval and to the Cook County Health department as a part of the required consultation. Per grant requirement, Site Eligibility Determination Requests will be completed and submitted to EPA for each site on the final list.

Task 2: Phase I Environmental Assessments

March – May 2009

Following EPA eligibility approval for each identified priority site, Phase I Environmental Assessments (ESAs) will be performed for up to 25 Hazardous sites and 12 Petroleum Sites. All Phase I ESAs will be performed in compliance with EPA's *All Appropriate Inquiries; Final Rule* (AAI), 40 CFR Part 312 and the American Society of Testing and Materials (ASTM) standards outlined in the *ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Standard E 1527- 2005). The focus of this process will be the identification of Recognized Environmental Conditions.

Task 3: Perform Phase II Investigations

May – Sept 2009

3A: Market research & selection of Phase II investigation sites

Following Task 2, up to 3 petroleum and 2 hazardous Phase II ESAs will be performed for sites that warrant further consideration. To ensure that these additional investigations are performed on parcels with the highest redevelopment potential, market research will be conducted to determine which sites are most marketable and which of the proposed land uses identified in the City's economic development plan are most feasible. Based on the results of the Phase I ESAs and the market research, a refined list of the most developable properties will be drafted. From this narrowed list, the brownfields team will determine which properties will receive Phase II site investigations.

3B: Conduct up five (5) Phase II ESAs – [3 petroleum; 2 hazardous site]

Prior to the initiation of Phase II testing, a Quality Assurance Project Plan (QAPP) and Health & Safety Plan (HASP) will be prepared and submitted for EPA review and approval. Following EPA approval of the QAPP & HASP, a Site Sampling and Analysis Plan (SAP) will be submitted for each property. The SAPs will include information on proposed soil and/or groundwater sample locations,

analytical parameters and frequency of sampling. Field investigation activities will be performed in accordance with applicable state and federal protocol.

Task 4: Develop Redevelopment Strategy

Dec 2009 – March 2010

Data collected during Phase II site investigations will be analyzed according to state protocol. The evaluation will document the location and level of contamination and include the following:

- a) *Compile and Evaluate Data*: Phase II analytical results for up to will be compiled and evaluated relative to applicable state protocols. This evaluation will include a determination as to where contamination exists, and if so, whether it is of any significance. In addition, contaminant types and concentrations will be identified, and their significant explained. Areas of particular concern will be identified.
- b) *Re-Evaluate Selected Redevelopment Sites*: Based on the results of the field investigations, the selected Redevelopment Sites will be re-evaluated relative to their potential for successful redevelopment. The City will also determine whether candidate sites should be entered into the SRP. Such decisions will be based on a range of considerations.
- c) *Develop closure options and preliminary cost estimates related to additional investigation and remediation*:. Based on the fact that end use will be residential and retail/commercial, a variety of options will be available to obtain risk-based closure. Such options will be identified on the basis of sampling results, and carefully evaluated relative to the site design and City's directives.

Task 5: Outreach, Programming & Travel

Sept 2009 – Oct 2010

Community outreach efforts will solicit input as well as keep the public informed about the status of the project. Communication channels that will be utilized include the City's website and television station, media relations, a kiosk at the public library and updates at public meetings. Funds have been budgeted to send up to three City staff representatives to national and local brownfields conferences.