

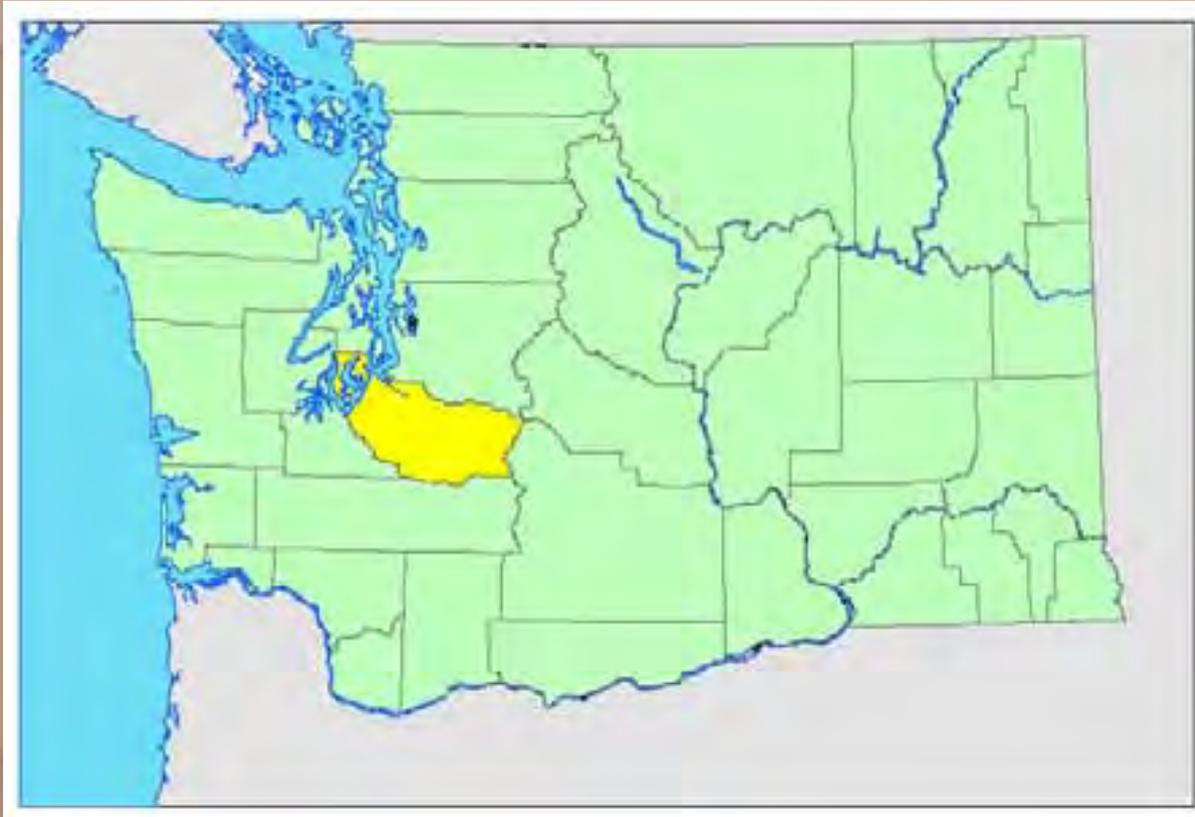
Environmental Justice and Petroleum Brownfields

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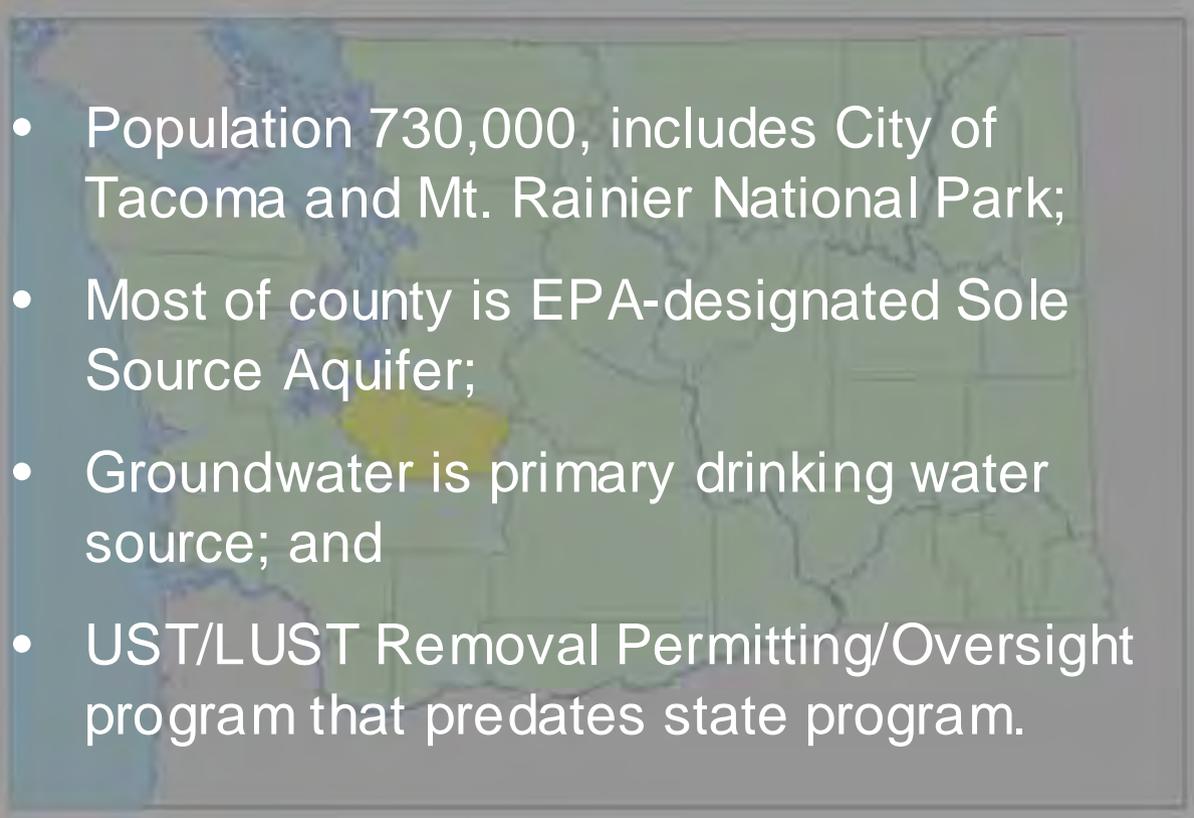
17th Annual UST/LUST National Conference
March 15, 2005



Pierce County, Washington



Pierce County, Washington

- 
- Population 730,000, includes City of Tacoma and Mt. Rainier National Park;
 - Most of county is EPA-designated Sole Source Aquifer;
 - Groundwater is primary drinking water source; and
 - UST/LUST Removal Permitting/Oversight program that predates state program.

Gas Stations: Then & Now

2520 Jefferson St., Tacoma

In 1954...



In 2005...



Gas Stations: Then & Now

3800 Pacific Ave., Tacoma

In 1937...



In 2005...



Gas Stations: Then & Now

2523 Pacific Ave., Tacoma

In 1948...



In 2005...



Gas Stations: Then & Now

4801 S. Park Ave., Tacoma

In 1955...



In 2005...



Gas Stations: Then & Now

3640 Pacific Ave., Tacoma

In 1954...



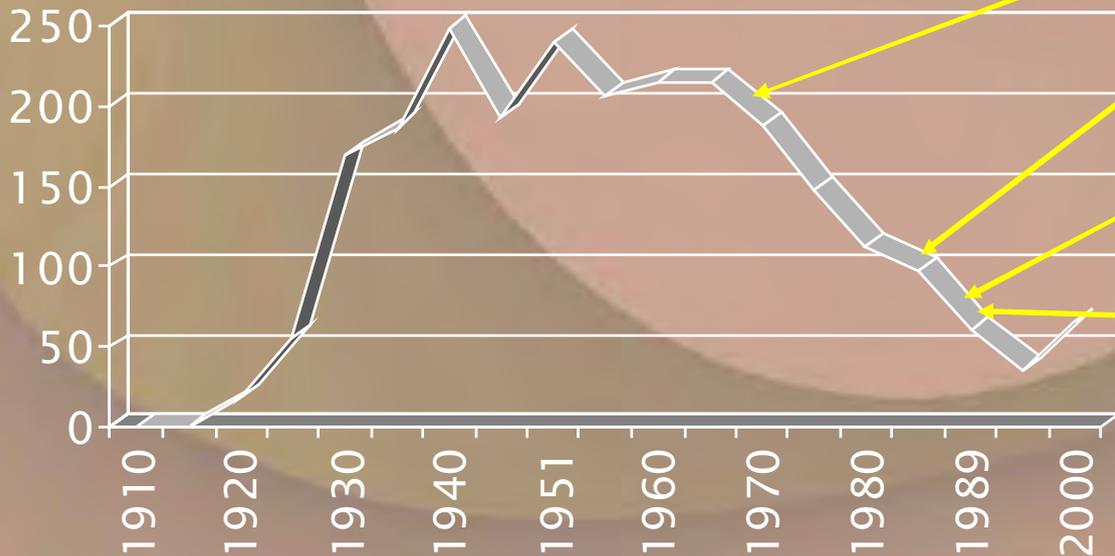
In 2005...



A Century of Growth...

From the “Lean and Many”, to the “Few and Fat”

Tacoma City Directory “Gas Station” Listings



1972: Fire Code Tank Requirements

1984: Federal UST Rules (RCRA Sub. 1)

1988: TPCHD UST Ordinance

1989: State UST Law (WAC 173-360)

Inventory Development

1. Site Identification

- ✓ Compile historic business listings;
- ✓ Review historic permits & site drawings;
- ✓ Map sites on Geographic Information System (GIS).



2. Compliance Verification

- ✓ Compile current regulated facility data;
- ✓ Map on GIS;
- ✓ Reconcile historic and current facility data;
- ✓ Conduct site surveys.

Inventory Development: Site Identification



Geocoded City Directory and
Historic UST Clearances



Project ACT: The Final Inventory...

Included on inventory:

- NO state cleanup records and NO redevelopment; or
- Cleanups not completed

Not included on inventory:

- NO state cleanup records and YES redevelopment; or
- Cleanup completed



What we learned...

Findings:

- 742 former gas station sites countywide;
- 370 do not have a compliance history with Department of Ecology or TPCHD (50%);
- 271 have not been redeveloped; 33 redevelopment status unknown;
- 61 have visible indications of distribution system (vent pipes, fuel islands, fill pipes);
- Sites mostly located in commercial neighborhoods surrounding DT cores; and,
- Sites are located in areas with higher unemployment, poverty rates, and minority populations.

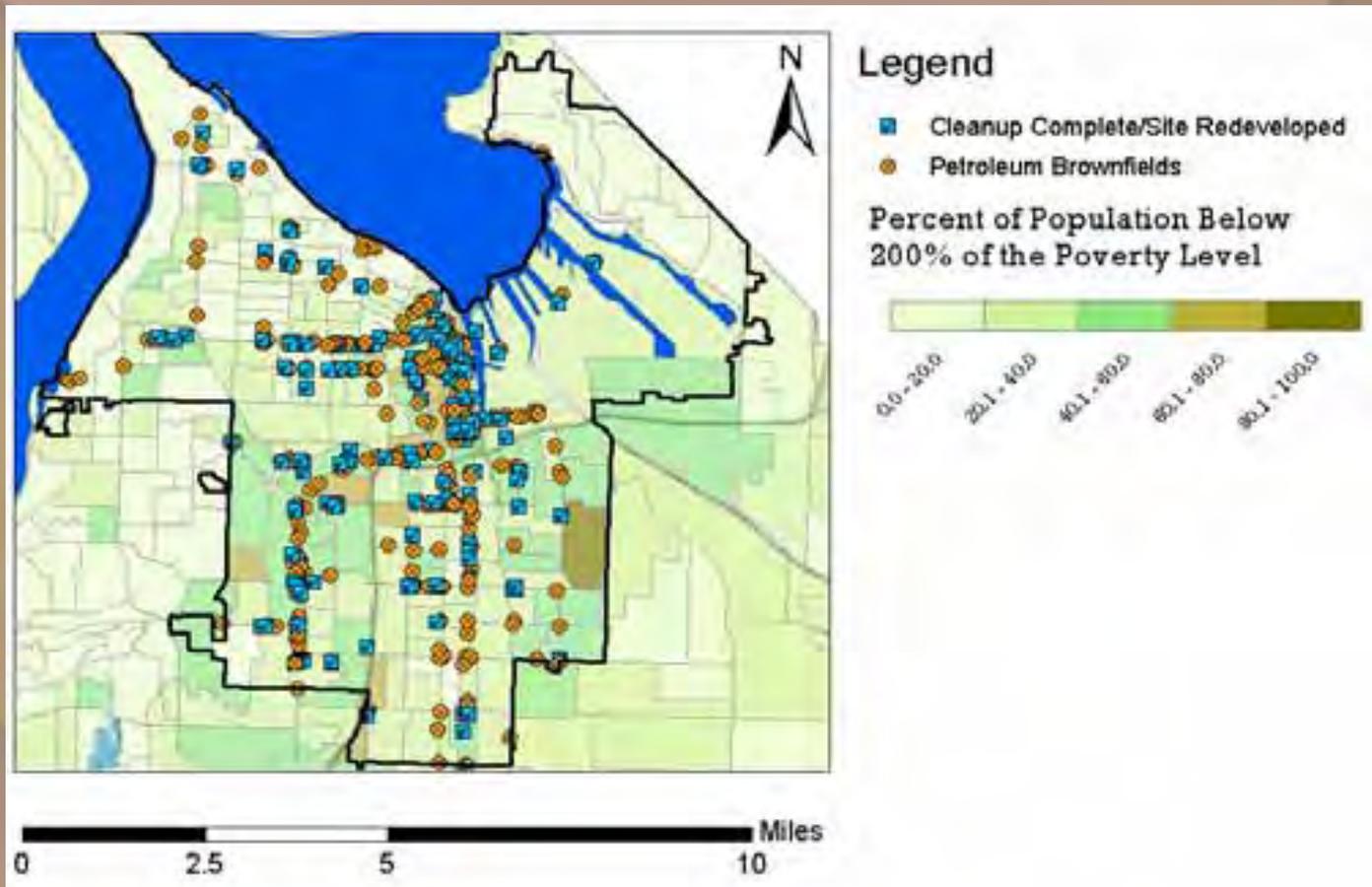
Inventory Demographics

Comparing demographics of areas with high concentrations of former gas stations...

	Census tracts with low site density (0-4 former stations)	Census tracts with high site density (5+ former stations)
Percent of all former stations	12.4%	87.6%
Racial minority	18.7%	27.8%
Hispanic	4.7%	7.2%
Poverty	8.0%	14.8%
Unemployment	7.6%	11.5%

Source: US Census, 2000

Inventory Demographics



TPCHD Neighborhood Brownfields Project

- \$200,000 EPA Grant
- January 2005 – September 2006
- Three main objectives:

Objective 1. Conduct environmental assessments on 5-15 former gas station sites

Objective 2. Form “Neighborhood Advisory Board for Redevelopment”

Objective 3. Leverage partnerships and additional funding for site cleanup and redevelopment.

Integrating Environmental Justice

Objective 1. Assessment Site Selection:

1. Prioritize sites where environmental sensitivity, environmental justice, and redevelopment potential overlap;
2. Add brownfields assessment funding to existing economic development incentives; and
3. Present inventory findings, information on incentives, and invite community participation.

Integrating Environmental Justice

Objective 2. Neighborhood Advisory Board:

1. Engages community members as local experts;
2. Places site selection and reuse emphasis on community needs;
3. Provides guidance and oversight on site selection, cleanup and redevelopment; and
4. Develops policy recommendations that may be adapted to other neighborhood brownfields sites.

Integrating Environmental Justice

Objective 3. Leverage Partnerships and Additional Funding:

1. Increases **interagency** coordination between economic development and environmental agencies;
2. Increases intra-agency coordination within public health:
 - Joining forces with Public Health Prevention Priorities
 - Active Community Environments (ACE)

Integrating Environmental Justice

Outcomes:

- A minimum of five potentially contaminated and underused sites are on the way to being cleaned up and serving a community need;
- Policy makers have a greater understanding of the number and impacts of petroleum brownfields on minority communities;
- Increased community participation;
- Increased interagency coordination; and
- Other public health improvement priorities are supported.

Putting Brownfields in Context



Jobs and a healthy environment don't need to be mutually exclusive...

Thank You!

Tacoma-Pierce County Health Department Abandoned Commercial Tank and Neighborhood Brownfields Projects

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