

SABR News

A Publication for the Brownfield Interested Party List

August 2015

Former Queen City Barrel Property on the Market



A decade and \$9 million later (including \$3 million in Clean Ohio Revitalization Funds), the former Queen City Barrel site in Lower Price Hill in Cincinnati is being marketed for light industrial redevelopment.

The property had been used for lumber and woodworking-related businesses since the 1860s. Other early businesses included manufacturers of paint, ink, varnish, and lamp-black.

From about 1900 until the mid-1900s, businesses included automobile parts manufacturers repair and service companies, a tin-ware manufacturer, metal works and foundries. The F. H. Lawson Co., a tin-ware manufacturer, closed in 1987. Queen City Barrel operated a drum storage and recycling facility on a portion of the property starting in 1928.

Following a fire at the Queen City Barrel building in 2004, the city of Cincinnati began acquiring the land. Chemicals of concern that were identified during the Phase II site assessment were VOCs, SVOCs, PCBs, metals and TPH. The volunteer excavated and removed or consolidated soil that exceeded commercial and industrial direct contact standards to a two-foot depth below the surface. In addition, the property is restricted to commercial and industrial use, ground water extraction and use is prohibited, and a building occupancy limitation remedy is in place.

The 18-acre site is now called MetroWest Commerce Park. The city has signed with Resurgence Partners and Al. Neyer as the developers, and Colliers International is the broker. The site is in an ideal location for manufacturing or light industrial businesses due to the active rail lines on the property, easy access to I-75 and proximity to downtown. The site could feature four buildings totaling 250,000 square feet and could bring up to 400 jobs and \$1.1 million in property and income tax revenue.

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We're on the Web!

epa.ohio.gov/derr/SABR/sabr.aspx

Voluntary Action Program – Minor Rule Changes

Ohio EPA Division of Environmental Response and Revitalization (DERR) is considering the following changes to the VAP rules within OAC chapter 3745-300:

- » OAC 3745-300-01: Clarify definition of ‘voluntary action opinion’ to provide better understanding of its meaning; correct a support document referenced in rule; correct the citation date of a referenced document.
- » OAC 3745-300-02: Fix typos.
- » OAC 3745-300-05: Fix typos; include omitted language.
- » OAC 3745-300-07: Clarify for consistency with requirements in OAC 3745-300-11; include survey map requirements for risk mitigation plan and environmental covenant property areas, similar to requirements for O&M plan areas.
- » Appendix to OAC 3745-300-08: Correct numerical values in tables I, II and III that are currently inaccurate; include missing values (MCLs) in table VI.
- » OAC 3745-300-09: Fix typos; include omitted language on exposure units for consistency with OAC 3745-300-07; fix a discrepancy between the rule and referenced support document.
- » OAC 3745-300-10: Fix typos; correct cross referencing discrepancies; make clarifications to response requirements language.
- » OAC 3745-300-11: Insert missing language omitted from last rule change, to coordinate with survey map requirements under OAC 3745-300-07.
- » OAC 3745-300-13: Correct cross references; correct requirements for map submittals.
- » OAC 3745-300-14: Correct cross references.



The Agency completed the first step of seeking stakeholder input. Comments were accepted through July 17, 2015. VAP staff will consider the comments in finalizing the draft rule language. Ohio EPA expects to file the rules in the fall/early winter of 2015. If you have any questions, contact Emily Patchen, Compliance Coordinator, at Emily.Patchen@epa.ohio.gov or (614) 728-5441, or visit our website at: epa.ohio.gov/derr/derrrules.

CP Summer Coffee Recap and Upcoming Annual Training

On July 14, DERR's VAP and SABR Sections hosted the 2015 summer CP coffee at the State Library in Columbus. Approximately 60 Certified Professional (CP), Certified Lab (CL) representatives and DERR district staff attended the training. This summer coffee was packed with new guidance and updates on topics such as identifying hazardous substances for VAP projects, meeting environmental covenant requirements and affidavit timing for VAP NFAs. Many of the topics presented were in response to the CP training survey that SABR conducted this past spring. Presentations given in direct response to the CP training survey results include RCRA eligibility issues in the VAP; dealing with exposure scenarios that are different from those scenarios that the VAP Generic Numeric Standards are based on; and conducting proper ground water yield testing in the VAP.

To round out the year, we typically hold full-day training in the fall. This fall, the annual CP training will be held on Oct. 27 at the Ohio Department of Transportation's main offices on West Broad Street in Columbus. Because we are able to obtain the training room at no cost and lunch will be “on your own” (ODOT has a wonderful cafeteria with many food options) the registration fee will definitely be lower than in previous years. Please keep your eye out for VAP/SABR email blasts about registration for this training. We expect to open registration in late September.

Ohio Brownfields Conference 2016 Update: Dates and Location Set

After touring several Central Ohio conference venues, SABR has chosen the Polaris Hilton, at Interstate 71 and the Polaris exit, as the location for the 2016 Ohio Brownfields Conference. The conference will be held April 5-6, 2016. We believe attendees will be pleased with this venue which is very easy to access from the Interstate, provides free surface parking and has a pre-function area large enough to comfortably accommodate more than 50 table-top exhibits.

SABR has formed a conference planning team, made up of Ohio EPA staff in Columbus and the district offices along with staff from U.S. EPA Region 5. The team began meeting at the end of July and the first order of business was to determine the session tracks for the conference and start developing the call for presentations. Keep an eye out toward the end of August for the call for presentations. Also keep checking the SABR webpage epa.ohio.gov/derr/SABR regularly as we will post updates about exhibitor registration, hotel room booking and attendee registration as they become available.



Courses Approved for PDHUs

Agency-offered:

Soil Classification, Description and Logging for Environmental Investigations

Aug. 24 OR Aug. 31, 2015

Ohio EPA Groveport Field Office

4675 Homer Ohio Lane, Groveport, OH 43125

8:30 a.m. – 5p.m. 8 PDHUs \$100

<https://www.eventbrite.com/e/soil-classification-description-and-logging-for-environmental-investigations-tickets-17868948506>

CP Annual Training

Oct. 27, 2015

ODOT Central Auditorium

8 PDHUs

Registration information to be posted soon on the DERR main page <http://epa.ohio.gov/derr/EnvironmentalResponseandRevitalization.aspx>

General:

Issues and Options in Human Health Risk Assessment - A Resource When Alternatives to Default Parameters and Scenarios are Proposed

Aug. 20, 2015

Online webinar

1 p.m. – 3 p.m. 2 PDHUs Free

<https://clu-in.org/conf/itrc/register/new.cfm?date=680&CFID=24755311&CFTOKEN=ffe4b84d0b97d9d-8BE63194-FCDE-E13C-D63F56AB1C95F564&jsessionid=8430bbd95b1cde76e6ac3d324b716a6b7311>

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Petroleum Vapor Intrusion: Fundamentals of Screening, Investigation, and Management

Aug. 27, 2015

Online webinar

1 p.m. – 3:15 p.m. 2.25 PDHU Free

<https://clu-in.org/conf/itrc/register/new.cfm?date=681&CFID=24755353&CFTOKEN=a9cd90be3e2c2476-8BFC111B-DBDD-4711-882E439E90A62E1C&jsessionid=8430bbd95b1cde76e6ac3d324b716a6b7311>

Brownfields 2015

Sept. 2 - 4, 2015

Hilton Chicago

The following sessions qualify for a maximum of 3 PDHUs:

What's in Your Soil? The "Urban Background" Challenge

Sept. 2, 2015

10:45 a.m. - 12 p.m. 1.25 PDHU

Is There Something New in the Air? Evolving Vapor Intrusion Regulation and its Impact on Development and Management of Brownfield Sites

Sept. 2, 2015

1:15 p.m. - 2:30 p.m. 1.25 PDHUs

Learning Lounge – Technical Solutions

- » Assessing Variability in Petroleum Vapor Intrusion
- » Dendroremediation: Using Trees to Clean Polluted Soil
- » Evaluation of Methane Pathways, Risk Assessment and Control

Sept. 4, 2015

9:45 – 10:15 a.m. 0.5 PDHU \$350

http://www.brownfieldsconference.org/en/attend/conference_registration

Remediation Workshop

Sept. 10, 2015

Embassy Suites Columbus

2700 Corporate Exchange Drive

Columbus, Ohio 43231

11:30 a.m. registration begins 4 PDHU Free

<http://remediationworkshop.com/locations/columbus-oh-thursday-sept-10th/>

SABR News

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