



PETROLEUM CORRIDOR INVENTORY & ASSESSMENT



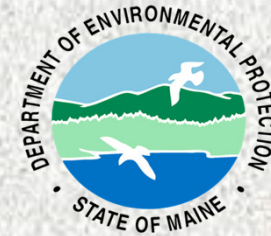
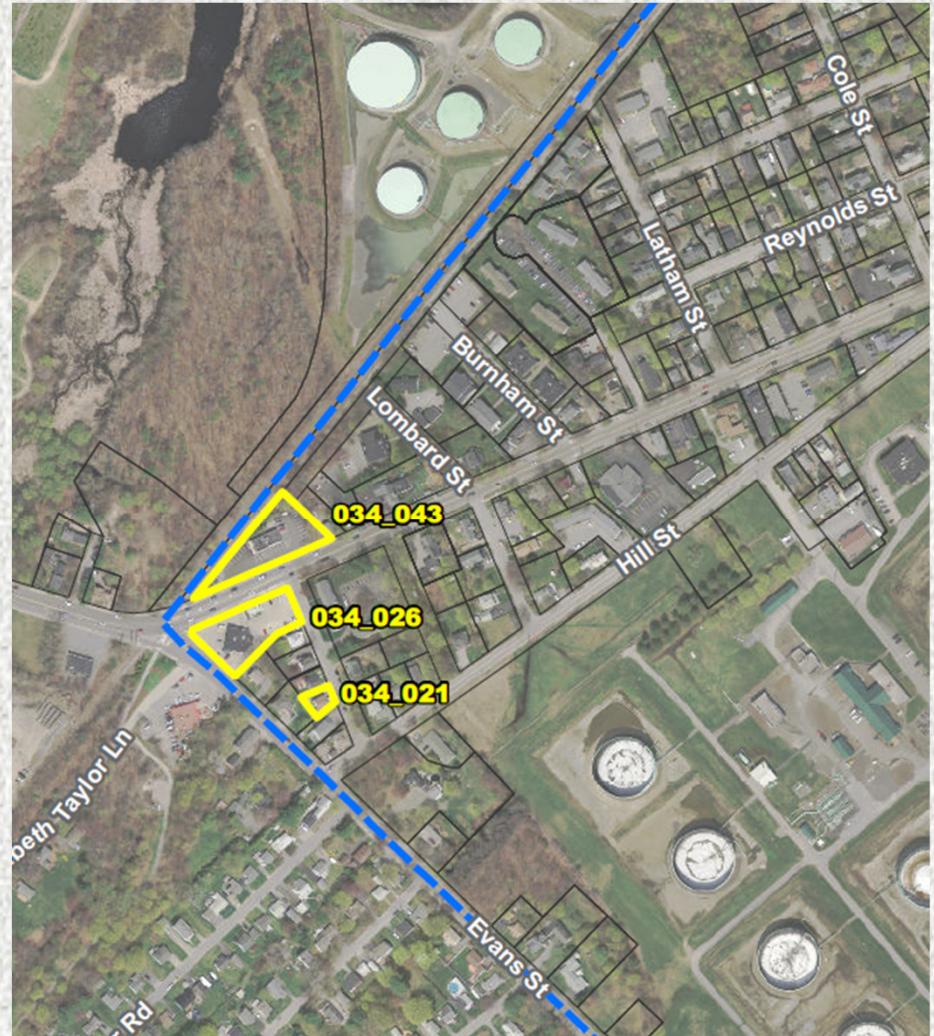
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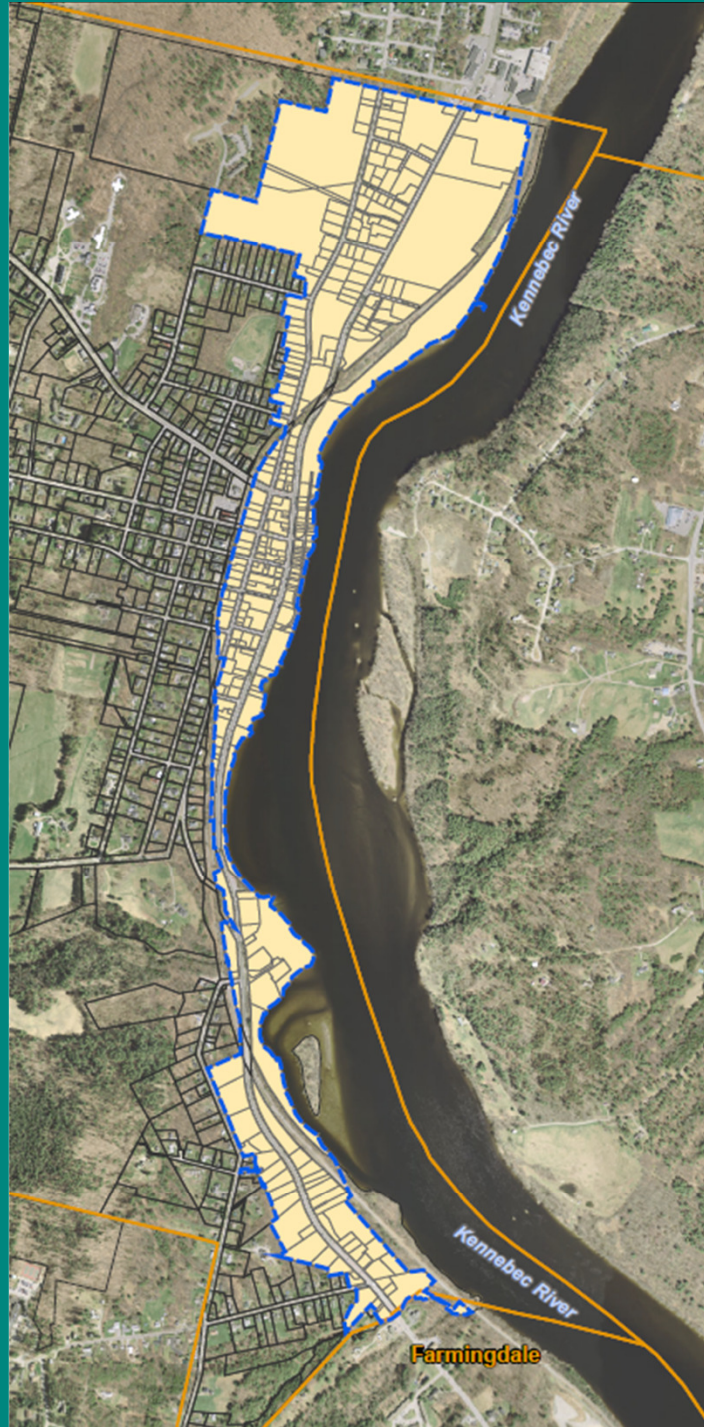
Engineering & Environmental **Consultants**

JAIME MADORE, P.E.

What is a PCI? What are the benefits?

- Identifies sites with potential petroleum impacts in a Target Area
- Visual identification can help identify smaller Target Areas
- Provides more information than a standard Brownfield Inventory
- Can help target “Priority Petroleum Sites” for Assessment
- Can help direct community outreach and owner engagement





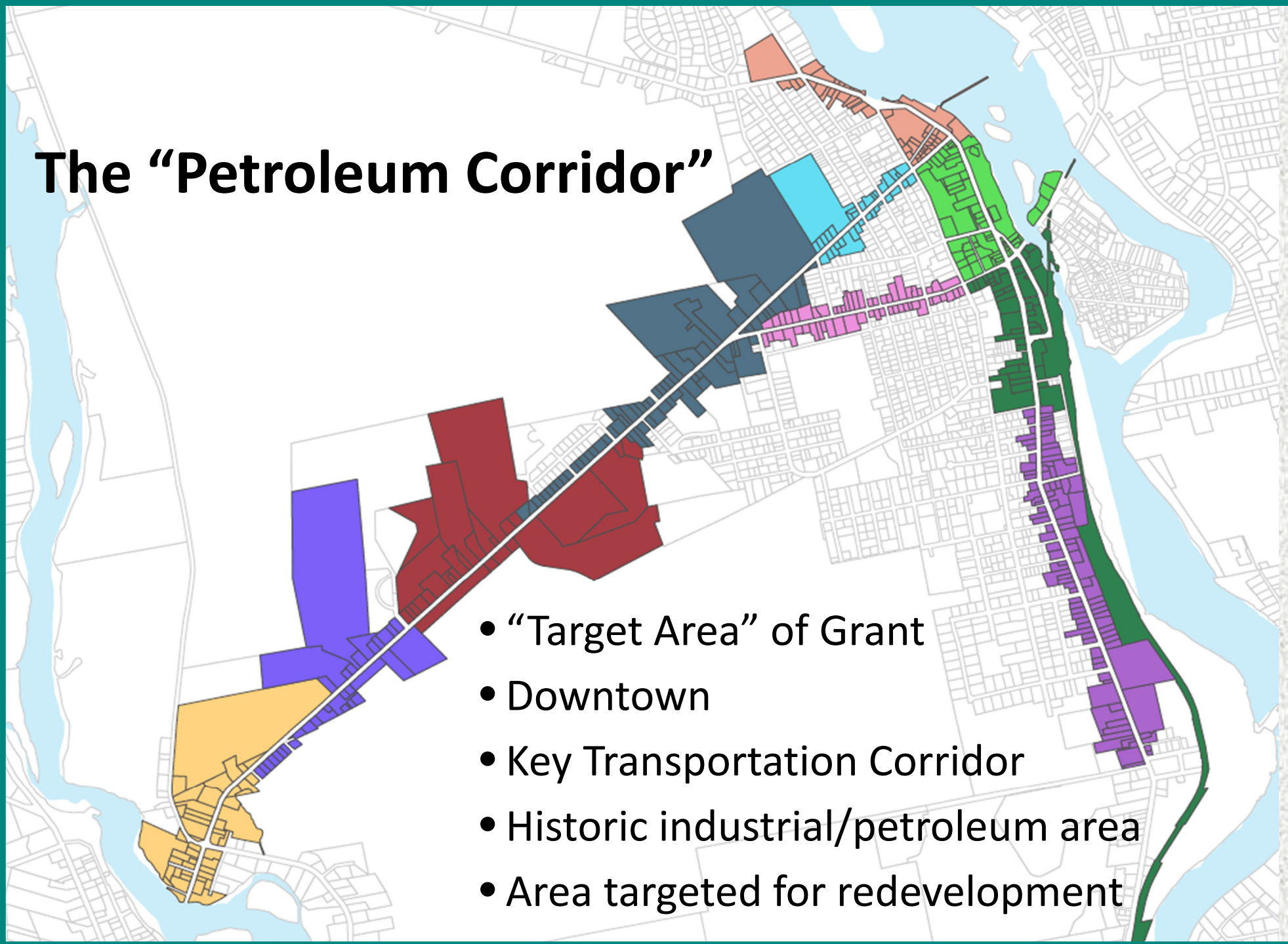
Components of a PCI

- EPA eligibility
- Identify your “Petroleum Corridor”
- Database of properties within that corridor
- Assessment of properties
- Windshield survey
- Evaluation and ranking of sites
- Outreach



The “Petroleum Corridor”

- “Target Area” of Grant
- Downtown
- Key Transportation Corridor
- Historic industrial/petroleum area
- Area targeted for redevelopment



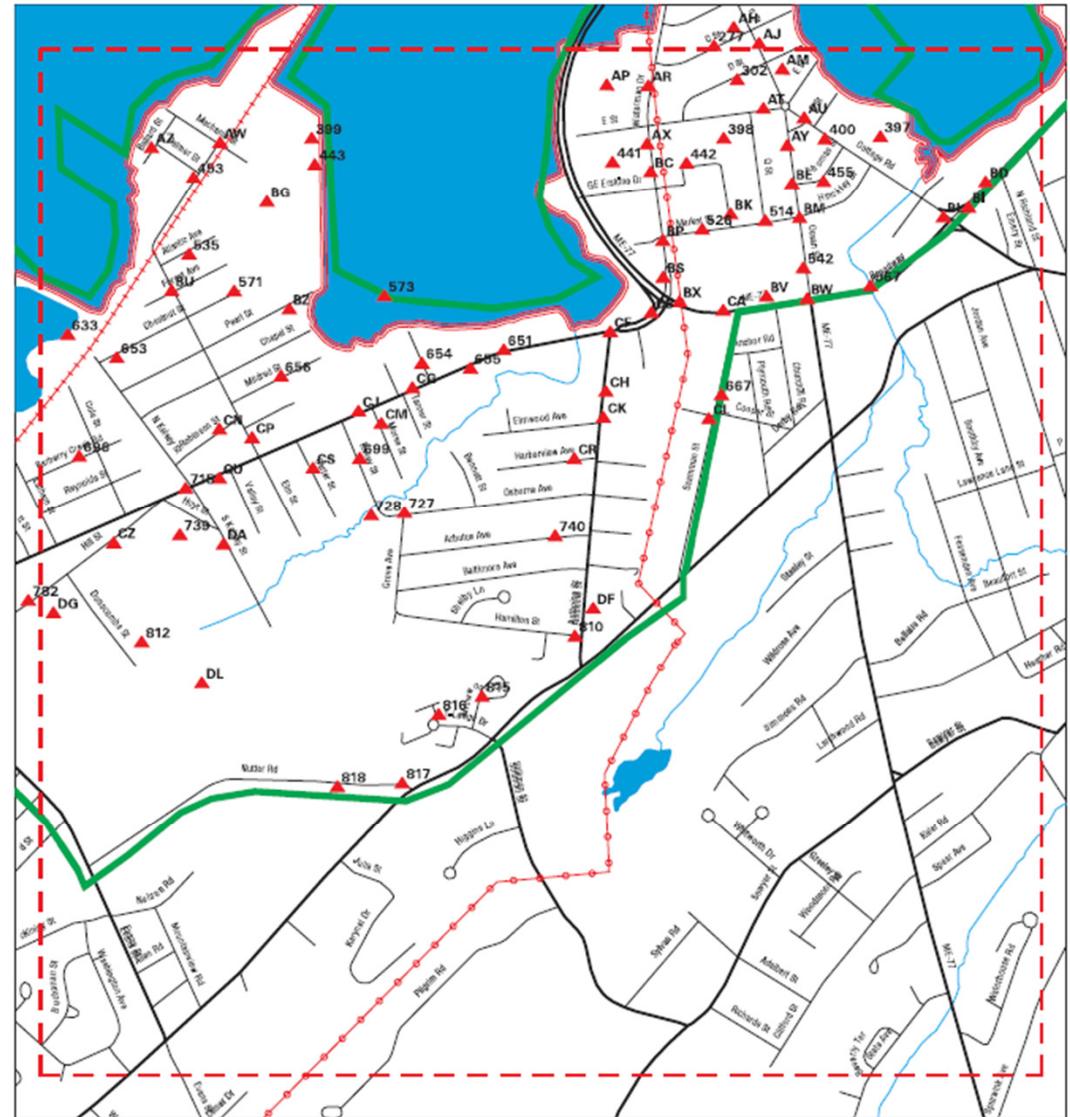
Site Database

Address	Map-Lot	Current Use	Historic Use	Environmental Database								Evaluation Ranking	
				UST	LUST	AST	LAST	SPILLS	Hist Auto	UIC	Sanborns		
21 Second Street	4-23	Residential	Residential	X									Potential
4 North Street	4-35	Commercial	Automotive									X	Potential
23 Water Street	4-52	Residential	Automotive	X									Potential
6 West Street Garage	4-54-A	Automotive	Automotive							X			Potential
21 Water Street	4-61 & 62	Petroleum	Petroleum	X		X	X	X					Priority
13 Water Street	4-63	Automotive	Automotive	X	X								Potential
7-11 Water Street	4-77 & 78	Automotive	Automotive	X	X					X			Priority
10 Water St	4-82	Government	Government	X									Priority
11 Wilder Street	4-84 & 85	Residential	Petroleum									X	Priority
5 Densmore Court	4-93	Residential	Petroleum									X	Priority
95 Second St	5-46	Government	Government	X									Potential
89 Second Street	5-49	Residential	Residential	X									Potential
69 Second Street	5-104	Residential	Automotive									X	Potential
68 Second Street	5-129	Residential	Residential	X									Potential
74 Second Street	5-130	Commercial	Petroleum									X	Potential
1 Winthrop Street	5-134	Government	Government	X				X					Potential
6 Dummers Lane	5-138	Undeveloped	Petroleum									X	Priority
113 Water Street	5-144	Commercial	Commercial									X	Potential
85 Water Street Parking Lot	5-149	Government	Automotive									X	Potential
83 Water Street Parking Lot	5-150	Government	Automotive									X	Potential
49 Water Street	5-159	Commercial	Petroleum	X								X	Priority
52 Water Street	5-165	Commercial	Petroleum									X	Priority
10 Hinckley Rd	5-166	Petroleum	Petroleum	X				X				X	Priority
100 Water Street	5-172	Commercial	Automotive									X	Potential
110 Water Street	5-174	Commercial	Commercial				X	X					Potential
130 Water Street	5-178	Commercial	Commercial									X	Potential
0 Front Street	5-185	Undeveloped	Petroleum									X	Priority
133 Second Street	9-84	Religious	Religious	X									Potential
223 Water Street	9-117	Commercial	Automotive									X	Potential
197 Water Street	9-132	Commercial	Petroleum										Priority
191 Water Street	9-137	Commercial	Petroleum	X		X	X	X		X		X	Priority
2 Academy Street	9-138	Residential	Industrial	X		X	X	X					Priority
126 Second Street	9-144	Commercial	Government									X	Potential
179 Water Street	9-149	Undeveloped	Automotive									X	Potential
175 Water Street	9-150	Commercial	Industrial									X	Potential
161 Water Street	9-152	Commercial	Petroleum									X	Priority
144 Water Street	9-168	Commercial	Commercial				X	X					Potential

Site Assessment

- Online database search
- Municipal information
- EDR Radius Map
- Sanborn Maps
- Windshield Survey

Focus Map - 5 - 6026406.1s



<p>SITE NAME: South Portland Petroleum Corridor ADDRESS: South Portland Petroleum Corridor CITY/STATE: South Portland ME ZIP: 04106</p>	<p>CLIENT: Ransom Environmental Cons. CONTACT: Christopher Veazle INQUIRY #: 6026406.1s DATE: 03/31/20</p>
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Evaluation and Ranking of Sites

- **Priority Petroleum Sites**

- Known petroleum impacts
- Documented releases without cleanup/closure (or lack of cleanup documentation)
- Identified in one or more regulatory database
- Historic petroleum use/storage OR current petroleum use/storage
- All Priority Sites are added to the Program's Brownfield Inventory
- Owner outreach conducted



Evaluation and Ranking of Sites

- **Potential Petroleum Sites**

- Identified in database or during windshield survey but otherwise does not meet definition of a Priority Site
- Low volume/low risk spill reports without cleanup
- Active automotive facilities
- Active oil storage (>300 gallons)
- Historic oil storage WITH closure documentation
- Redeveloped Priority Petroleum Sites



Evaluation and Ranking of Sites

- **Low Priority Petroleum Sites**

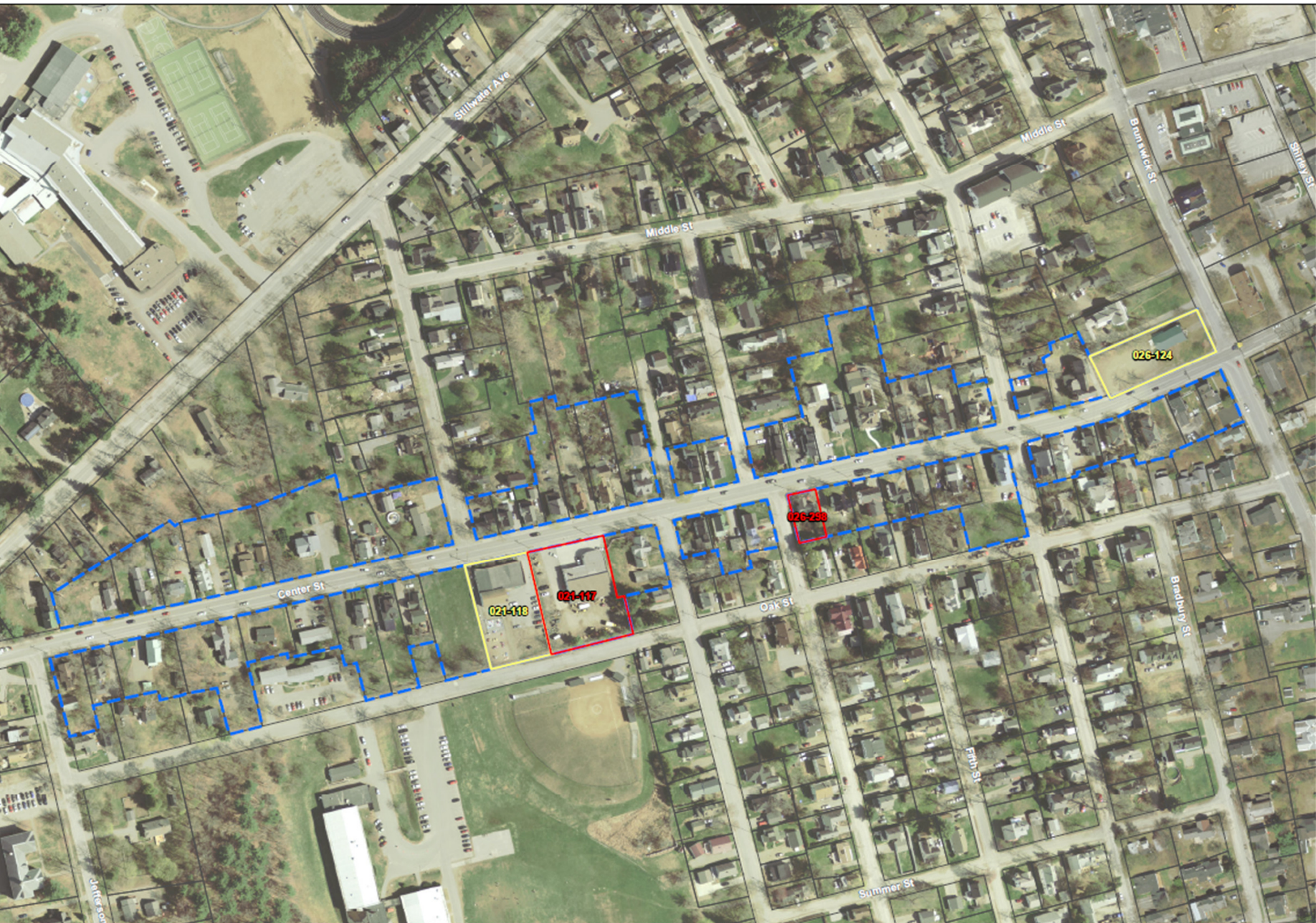
- Based on regulatory status or observations during windshield survey that petroleum impacts are unlikely.
- Fully utilized/redeveloped site
- Small releases with MEDEP NFA status
- Active oil storage (residential or <300 gallons)
- Remediated/closed through MEDEP VRAP



Reporting

- Introduction / Purpose
- Petroleum Corridor Description
 - Sub-Areas (Study Areas)
 - Current and Historic Area Use
- Records Review
 - Database Review & EDR
 - Interviews & Municipal Research
 - Sanborn Maps
- Windshield Survey / Observations
- Evaluation and Ranking of Petroleum Sites
- Description of Priority Petroleum Sites (Reason for Ranking)
- Database Tables
- GIS Figures
- Appendices
 - Database of Properties
 - EDR Report
 - Sanborn Maps
 - Photo Log of Priority Petroleum Sites
 - Example Outreach Materials





Stillwater Ave

Middle St

Middle St

Bank Wck St

Shirley St

026-124

Center St

021-118

021-117

026-238

Oak St

Bradbury St

Fifth St

Summer St

Jefferson

Owner Outreach for Priority Petroleum Sites

- Signed Letter from City
 - Explanation of Petroleum Corridor Inventory and why they were included
 - General information on the Brownfields Program
 - Outreach materials
 - Invitation to Public Meeting
 - Contact information for questions



CITY OF SOUTH PORTLAND **BROWNFIELD ASSESSMENT PROGRAM**





ANY QUESTIONS?

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RANSOM

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