



## City completes cleanup of two former gas station sites

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The City of Dayton announces the completion of two environmental remediation projects at former gas station sites. Both multi-year projects were separately funded by the Ohio Department of Development through the Abandoned Gas Station Cleanup Grant program. The two sites were each approximately one-half acre in size and will be used for public greenspace or future neighborhood gateways.

“The City of Dayton is proud to be working effectively to leverage grant funding, clean up these problematic sites, and protect our neighborhoods,” said City Manager Shelley Dickstein.

### **Brinkman’s Transmission – 3503 Riverside Dr.**

The site was developed as a gas station in the 1950s. The gas station closed in the mid-1970s, and the building was used as an auto repair shop by the Brinkman family from 1984 until approximately 2008. It is located across the street from the Stillwater River, presenting a risk of petroleum-related contaminants seeping downhill into the waterway.

The City acquired the property through the former Lot Links program, in order to clean up the site. The Department of Planning, Neighborhoods & Development used the grant funds to demolish the building, remove contaminated soils, conduct follow-up monitoring, and complete the necessary reporting.

As a result, the Ohio EPA issued a “No Further Action” letter earlier this year, meaning that the property now meets the applicable standards for a commercial property. Weston Solutions was the contracted environmental consultant who completed the work. The total project cost was \$285,000.

### **Omega Oil Gas Station - 2036 N. Gettysburg Ave.**

The second project followed a similar path under a partnership with Greater Dayton Premier Management (GDPM) and the Montgomery County Land Bank. The property is located near a GDPM apartment complex, and the remains of the abandoned gas station presented a potential risk to neighborhood residents. GDPM partnered with the City to acquire the property through the former Lot Links program and the City managed the grant-funded project on their behalf. The Montgomery County Land Bank assisted by holding and maintaining the property for the duration of the project.

The property was first developed for a house at the turn of the century which was eventually demolished in the 1950s. It was redeveloped as a gas station by the Omega Oil Company in

1972 until it closed in 1988. The vacant gas station was later demolished to slab around 1990. When the City began the environmental investigation of the site, the contracted consultant found there were still four underground storage tanks left behind with the concrete foundations.

Similar to the first site, the Department of Planning, Neighborhoods & Development used the grant funds to demolish the remaining concrete foundations, remove the storage tanks along with associated piping, remove contaminated soils, conduct follow-up monitoring, and complete the necessary reporting.

As a result, the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) recently issued a "No Further Action" letter for this site in recognition that the tanks were properly removed, and the property meets applicable commercial standards. The contractor was Terracon Consultants, Inc. The grant-funded project cost \$176,000.

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Former Brinkman Auto Repair site, before/after demolition/remediation, 3503 Riverside Dr.



Demolition and tank removal, former Omega Oil site, 2036 N. Gettysburg Ave.

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