



## Case Study 4

<b>Pocket Parks Case Study</b>	
<b>Name and Location</b>	<p><b>Site Name:</b> Pocket Parks</p> <p><b>Site Location:</b> Chicago, IL</p>
<b>Ecological Enhancement</b>	Turned paved spaces into parks using native prairie species.
<b>Site Description</b>	Former service station facilities have been converted into small parks using native plantings.
<b>Site Reuse Description</b>	These parks are open to the general public for use.
<b>Stakeholder Involvement</b>	BP, Illinois EPA, City of Chicago.
<b>Site Assessment Approach and Cleanup</b>	<p>The former retail (UST) sites are located throughout an urban environment with limited space available to expand. In general, contaminants of concern include BTEX at levels above MCLs but low enough to be no risk to the surrounding community. Native plantings are used to remediate soil and groundwater while at the same time converting a brown space into a park open to the community.</p> <p>Corrective Action at the three parks consisted primarily of limited soil excavation and disposal. Residual hydrocarbon impacts were allowed to remain in the subsurface. No Further Remediation (NFR) letters were received under TACO through the application of Institutional Controls including Highway Agreements with the City of Chicago, the application of Chicago's Groundwater Ordinance prohibiting the use of groundwater and proper handling of soils in the event that they are disturbed in the future. All three sites met closure terms for residential use in 2000-01.</p>
<b>Reuse</b>	The community is getting park space on land that was formerly a small brownfield.
<b>Obstacles</b>	BP, the City of Chicago and local communities worked together to ensure that the three properties could be developed into parks. However, in some cases local politics presented a challenge to the proposed property use that resulted in numerous debates regarding redevelopment as community parks versus some form of commercial use. Many meetings were held over a 1-1/2 year period with various community groups to achieve consensus.
<b>Costs and Funding</b>	BP donated the three pocket park properties to the City of Chicago. In addition, BP provided \$145,000 per location to the City to aid in the



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	<p>development of the parks.</p> <p>The application of TACO and the use of Institutional Controls reduced the potential corrective action cost by \$100,000's per location.</p>
<b>Economic and Other Incentives</b>	BP supports Chicago's "green space" initiatives and was able to donate three generally unmarketable surplus properties to the City for the development of pocket parks.
<b>Time</b>	3-4 years. One site is complete, the other two will be completed during the summer, 2003.
<b>Other</b>	Close communication between BP and the City of Chicago was critical to the success of this project. Community involvement and participation in the design of the parks, maintenance and upkeep will ensure the future viability of these projects.
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