

BROWNFIELDS NEWS AROUND ARIZONA

CITY OF FLAGSTAFF

With the enthusiastic support of the City Council, Mayor, and City Manager, the city of Flagstaff has launched its new Brownfields Land Recycling Program. The program will focus on the clean up and redevelopment of brownfields in the city's older neighborhoods, railways, and downtown area. In addition to acquiring properties for clean up and redevelopment, Flagstaff is developing programs to offer technical assistance, incentives and residential clean up assistance.

The city of Flagstaff recently received its first brownfield grant from ADEQ to conduct a Phase I ESA of properties associated with a downtown Flagstaff redevelopment project.

Bob Hoffa heads the Flagstaff Brownfields Land Recycling Program. He comes to the city from the Grand Canyon Trust where he managed its ecosystem conservation program. For more information on Flagstaff's new brownfields program, contact Bob Hoffa at (928) 779-7685, ext. 7201, or bhoffa@ci.flagstaff.az.us.

CITY OF SOUTH TUCSON

The EPA awarded the city of South Tucson a \$200,000 brownfields petroleum assessment grant. Two Interstate Highways and a railroad right-of-way cross the 1.2 square miles that make up the City of South Tucson. Potential brownfields occupy 20.7% of the total land area. These abandoned gas stations, tire shops, salvage yards and other auto-related businesses show little promise for redevelopment due to the environmental stigma associated with the land.

The grant will provide a foundation in overcoming the negative effect of these brownfields sites. The planned environmental assessments will help to mitigate negative stigmas that have lowered property values and made economic development and sustainability in this community difficult. It is expected that a clean bill of health will stimulate redevelopment on the commercial corridors and alleviate historical environmental justice issues.

SAVE THE DATE!



**APRIL 27, 2006
PHOENIX CIVIC PLAZA**

Phoenix Brownfields University 2006 is scheduled for Thursday, April 27, at the Phoenix Civic Plaza.

Experience the largest brownfields event in Arizona. A call for speakers, sponsors and exhibitors will be announced in the fall. If you want to be an early bird and have ideas for a presentation or want to reserve your sponsorship, call 602-256-3452.

This annual event brings experts from across the country to share their insights on successful brownfields redevelopment.



City of Phoenix

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Phoenix Brownfields Land Recycling program Web site: phoenix.gov/ENVPGM/brownfld.html



Brownfields

BULLETIN



City of Phoenix Brownfields Land Recycling Program

Vol. 12 August 2005

BROWNFIELDS BOND FUNDS USED FOR RESIDENTIAL DEVELOPMENT



The Copper Leaf Project, 24th Street and Southern Avenue

The Brownfields Land Recycling Program was part of a team led by the Neighborhood Services Department that redeveloped a 103-acre site at 24th Street and Southern Avenue. The Copper Leaf subdivision is a 750-home, mixed-income community located in the South Mountain area of Phoenix. The project is a public-private partnership that included the local residents in the area, the city of Phoenix and Trend Homes of Arizona.

The project was community-driven. The design of the subdivision and its housing plans were created through direct interaction with local residents. Copper Leaf is embraced by the community as "its subdivision." Residents also provided input to the developer on Copper Leaf's design. The development features two swimming pools, five mini-parks and winding, tree-lined streets. Without gates or walls, the community blends seamlessly

with the surrounding neighborhood. A pedestrian trail encourages physical activity. Housing styles range from town homes to single-family floor plans.

Trend Homes was hesitant to risk the possibility of having to assume environmental clean up costs above what is usual and customary. The city agreed to assume all costs over a negotiated dollar amount by using funding from the city's Brownfields Land Recycling Program. This overcame a significant barrier to development and gave the developer

the confidence to move forward. In the end, more than 10,700 tons of debris were removed, wells were properly abandoned, soil contamination was remediated, and more than 30 drums were removed from the site.

City departments worked together to assemble 20 separate parcels of primarily vacant farmland. The city secured financial resources from General Obligation Bonds, including brownfields bond funds, and the Industrial Development Authority. Due diligence included a General Plan amendment, rezoning and numerous variances.

The Copper Leaf project was in an area suspected to contain prehistoric Native American settlements. The city of Phoenix Archaeologist oversaw an extensive excavation of the site, which uncovered an entire prehistoric village, a discovery featured in a national archaeological

"Finding Treasures in Brownfields" City Archaeologist Todd Bostwick managed the investigation.



View of a canal that was discovered. Houses and cooking pits were also found.

NEIGHBORHOOD PARK PROPOSED ON A BROWNFIELD



Aerial View of Site - 32nd Avenue and McDowell Road

The Brownfields Program, the Neighborhood Services Department and the Parks and Recreation Department are working together to redevelop a former trucking facility and compressed gas manufacturing facility at the northwest corner of 32nd Avenue and McDowell Road. The Brownfields Program provided more than \$1 million in bond funds to purchase the site and to conduct environmental investigations.

In a public meeting on June 15, Councilman Tom Simplot announced the city's acquisition of the site and proposed plans for a neighborhood park for the local community. Residents at the meeting expressed their support of the proposed project.

The approximate 12-acre site has been vacant since the 1980s after the businesses operating were closed. The property was stigmatized by the perception that the site was contaminated. After extensive environmental investigation by the city, it was confirmed that the Arizona Department of Environmental Quality (ADEQ) had provided a notification of no further action on both sites. A small area of petroleum contaminated soil remains on the site at a depth of about 20 feet. The city anticipates leaving the soil in place and designing the park so that a barrier such as, a parking lot, is placed over the area in combination with a Declaration of Environmental Use Restriction (DEUR).

The Parks and Recreation Department has included a request for funding for park development in its proposed 2006 Bond Program that will be presented to Phoenix voters in March 2006.

BROWNFIELDS PROGRAM SEEKING \$8.5 MILLION IN THE 2006 BOND PROGRAM

In March 2006, residents of Phoenix will be asked to vote on a bond program. Bonds allow the city to pay for major capital investments, such as new fire stations, libraries and streets. Bonds are sold to investors and the dollars are used for the capital projects. The bonds are backed by property tax revenues. There will be no new tax increase because the revenues generated will come from the existing city tax rate. Issuing the capital bonds must be approved by a vote of Phoenix citizens at a citywide election.



The proposed \$8.5 million Brownfields Bond Program includes funding for the identification, acquisition, investigation and cleanup of contaminated properties. The program will have a substantial positive impact and result in greater economic opportunities for neighborhoods, as well as increased tax revenue for the state, county, city and local school districts.

The proposed Brownfields Bond Program consists of three major components:

- 1) \$4 million for city-owned/endorsed brownfields redevelopment projects,
- 2) \$3.5 million for private brownfields redevelopment projects, and
- 3) \$1 million for asbestos and lead-based paint abatement and hazardous materials management for city-owned facilities.

Brownfields redevelopment will be an important part of Phoenix economic development, particularly in older areas of the city, such as the Rio Salado Beyond the Banks area, downtown and west Phoenix. Because these areas contain environmentally contaminated property, it is vital to create opportunities for public facilities and private investment on brownfields.

The development of a city bond program is resident driven. Several bond subcommittees are being formed that will guide the final program that is proposed to voters. The bond kick-off is Sept. 6 and culminates in a proposed program presented to City Council in November.

If you are interested in learning more about the proposed 2006 bond program, please visit phoenix.gov.

Brownfields 2005: Reaching New Heights in Redevelopment, Denver, Colorado, November 2-4, 2005. The Brownfields National Conference is the official EPA and ICMA cosponsored forum on brownfields cleanup, redevelopment, and reuse. For more information visit brownfields2005.org

PROGRESS REPORT ON EPA BROWNFIELDS GRANT FOR THE LIGHT RAIL PROJECT

Activities are well underway for the \$400,000 brownfields assessment grant received from EPA for the city's Light Rail Project. The grant period began in October 2004. The funds are for environmental investigations on properties acquired by the city for the project. The first step in the grant process included preparation of a document that is the



guidebook for all environmental assessment activities conducted on properties meeting EPA's eligibility requirements. Because the grant covers the entire 13-mile corridor in Phoenix, EPA agreed that an all-inclusive "Master" Quality Assurance Project Plan (QAPP) covering the contaminants of concern anticipated would be most cost effective and manageable. The

Master QAPP guidebook was approved by EPA in May.

To date, five properties located throughout the alignment are eligible for funds and meet the construction scheduling requirements of the project. In accordance with the grant requirements, site-specific Field Sampling Plans (FSPs) are being prepared for each property that details the activities to be completed, schedule and cost estimates. Field activities are anticipated to begin shortly.

ANNOUNCING THE NEW & IMPROVED BROWNFIELDS REVOLVING LOAN FUND

Did you know that a 0% interest rate loan exists for the cleanup of environmental contamination? It is available in the city of Phoenix for qualified applicants. Up to 40% of the loan fund can be awarded as grants to nonprofit organizations only. Money from the loan fund was awarded by EPA to a partnership that includes Phoenix, the city of Tucson, the ADEQ and the Water Infrastructure Finance Authority (WIFA).



The city of Phoenix is the recipient of up to \$500,000 that can be awarded to businesses, developers or nonprofits for loans and grants. Applicants and projects must meet the requirements of the Phoenix brownfields program.

Additionally, applicants also must meet the borrower requirements established by EPA and WIFA. WIFA is the "bank." They are responsible for reviewing the borrower's lending credibility, obtaining the funds from EPA to provide to borrowers and for collecting payments. ADEQ is responsible for providing regulatory oversight for the project through the Voluntary Remediation Program; therefore, applicants must enter the VRP to be eligible for loans or grants.

The funds can be used for remediation activities and for purchasing environmental insurance. Phase I and Phase II Environmental Site Assessment activities are not eligible. If you are interested in learning more about this loan fund for a project in the city of Phoenix, please contact Rosanne Sanchez at 602-256-3452 or via e-mail at rosanne.sanchez@phoenix.gov.

If you are interested in the loan fund for a project in the city of Tucson, please contact Francis LaSala, Brownfields Program Manager, at 520-791-5414 or via e-mail at fran.lasala@tucsonaz.gov.

PHOENIX ON CCLR ARIZONA TECHNICAL ADVISORY GROUP

Rosanne Sanchez will represent the city of Phoenix in the Arizona Technical Advisory Group (TAG) established by the Creative Center for Land Recycling (CCLR). CCLR is a non-profit organization headquartered in San Francisco that focuses on brownfields redevelopment by providing training, technical assistance and small grants for communities. CCLR was founded in 1996.



The organization, through a grant received from the EPA, is expanding their operations to Arizona, Nevada and Hawaii. The TAG consists of 10 members from Arizona representing attorneys, developers, regulatory agencies, financial institutions and local government. The TAG will provide guidance and direction to CCLR in the development of their training programs. The kick off meeting is scheduled for August and the first CCLR "Brownfields 101" workshop is expected in November. For more information on CCLR visit: cclr.org.

OPEN TO THE PUBLIC!



On November 5, the Rio Salado Project Grand Opening and Nature Festival will be held at the Central Avenue bridge. The grand opening of this major habitat restoration project will be a great celebration. Don't miss this festive event! Visit phoenix.gov/riosalado for details as they become available.