

## California Brownfields - Community Turn-around Projects



Gardena, CA. EPA assessment funding assisted the City of Gardena in the redevelopment of a former vehicle fueling and service station. Soil contamination was identified in the former service station area in 1992 during the removal of two 12,000-gallon gasoline

USTs and a 500-gallon waste oil tank under the oversight of the LA County Department of Public Works (“LACDPW”). The City of Gardena acquired legal title to the property on March 10, 2006. Construction of the site began in spring 2006 and was completed in 2008. The station was converted into a \$30 million 9.2 acre LEED-certified Gardena Municipal Bus Lines Operation Building. The former brownfield site now employs 137 people has 33 diesel buses, 53 Hybrid electric busses, and 120 Demand-Response Vehicles (Para-transit) buses. The building was completed in 2009. The construction resulted in the creation of new jobs and expansion of its previous Gardena bus line operations including the addition of new hybrid buses. A portion of the site continues with ongoing remedial action by the responsible party (not the City of Gardena).



Emeryville, CA. EPA assessment funding assisted the City of Emeryville in working with regulatory agencies to facilitate the cleanup of the Bay Street site. Historically the 21-acre site was used primarily for industrial and manufacturing

purposes beginning in the early 1920s. A large portion of the on-site soil contained

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arsenic, lead, DDT residuals, volatile organic compounds, and petroleum hydrocarbons. Using a proactive approach, the Emeryville Redevelopment Agency initiated the cleanup, investing \$27 million to provide remediation activities for the nine properties.

The Bay Street project includes 380,000 square feet of retail, a 80,000 sq. ft., 16-screen multiplex cinema, and condominium and apartment housing. Bay Street has already become a new downtown center for Emeryville and Bay Area residents, serving as a venue for community events such as a weekly Farmer's Market and summer concerts. The Bay Street project is a vehicle for community economic development. Bay Street's retail component currently brings in approximately \$1.0 million in sales tax annually, \$1.4 million in property tax annually, and has increased the number of jobs in the site area from 150 to 690.



Oakland, CA.

In partnership with the City of Oakland and the Center for Creative Land Recycling, the East Bay Habitat for Humanity purchased two parcels of abandoned recycling and salvage yards on Edes Avenue.

Contaminated sites such as these, often used as illegal dumping sites,

are common in this neighborhood and severely blight the surrounding area. Low-interest loans and grants from the EPA and the California Department of Toxic Substance Control moved the project forward and allowed for the building of 26 new low-income, environmentally-sustainable homes on the first parcel of land. The DTSC approved a \$425,000 loan for the investigation and clean-up of the former recycling yard. Construction began in 2006. Later in the year, Habitat, in conjunction with the same partners, cleaned up the soils of the second parcel of land, rezoned the property, and planned for the remaining 28 homes to be built. The EPA provided a \$200,000

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brownfields grant for the clean-up of the former salvage yard. The finalized 54 home project was completed in September of 2010.



Tulare, CA. The Moore Aviation site was assessed through an EPA Targeted Brownfield's Assessment (TBA) grant, in conjunction with California Department of Toxic Substance Control Targeted Site Investigation assistance. When the final scope of the impacted soil excavation was determined,

the City of Tulare applied for and received a \$200,000 cleanup grant, to fund a portion of the remediation. This project was made possible by the partnership and support of the EPA and DTSC, and the site will be used for infrastructure improvements needed to facilitate the development of approximately 1,000,000 sq. ft. of retail commercial space. The project includes widening Cartmill Ave., a new Cartmill/State 99 interchange, and a grade separation at Cartmill and the Union Pacific mainline. Overall, this project will provide economic development opportunities, job creation, improved circulation for the City of Tulare, and improved economic and environmental health.



Sacramento, CA. EPA assessment and cleanup funds have helped in the redevelopment of several sites within the city. The mission of the City of

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Sacramento Brownfields Program is to aid the redevelopment of sites that may contain environmental contamination, which can, in turn, help spur economic growth and revitalization in the surrounding area. Because the reinvigoration of these properties leads to job creation and increased tax revenue for the nearby community, they hold tremendous development potential. Despite their immense promise, brownfield sites are often overlooked, a trend that the Sacramento Brownfields Program is actively trying to reverse.

The City of Sacramento contains a large number of brownfields, many of which are abandoned industrial sites that can be turned into valuable real estate properties. The two most prominent examples of current brownfields that are being revitalized in Sacramento are the downtown rail yards and the Curtis Park rail yards, both of which are currently being handled by the Brownfields Program. An exciting new project that is also underway is the redevelopment of a former P G & E station into a converted science and space museum, which will surely become a regional attraction.



San Francisco, CA.

A \$1.675 million low-interest loan from the EPA allowed for the redevelopment of lead-contaminated land at 2235 Third Street, in the Dogpatch neighborhood of San Francisco. The “Portrero Launch”

project will turn two former warehouse buildings on the central waterfront into part of a complex that will include about 180 residential units, a restaurant, retail stores, and a day-care center. The Martin Building Company, the Portrero Launch developers, is seeking LEED Gold Certification for the project. Construction for the project will create 200 new jobs, an economic spur that is greatly needed in the Bay Area, where unemployment has



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reached an all-time high. The project was announced in 2009 and construction is currently still underway.



East Palo Alto, CA.

With the aid of a \$200,000 assessment grant and over \$800,000 in clean-up grants from the EPA, the Cooley Landing Project, a redevelopment effort in East Palo Alto, was able to move forward towards the

eventual goal of opening a public park for Bay Area residents. The EPA approved the initial assessment grant in 2005, a clean-up grant in 2010, and a subsequent clean-up grant in 2011. The city of East Palo Alto contains many abandoned industrial sites such as auto-wrecking yards and plate shops, many of which have left behind soil and groundwater contamination. Formerly a county dump, Cooley Landing is a nine-acre peninsula that has been vacant and closed to the public since 1999. On-site soils were contaminated with polycyclic aromatic hydrocarbons, metals, and PCBs. Cleanup of the site will reduce the threat of exposure to contaminants for the citizens of East Palo Alto and will greatly aid the community, which is largely comprised of low-income minorities. Project developers plan to convert Cooley Landing into a public space for low-intensity recreation, education, and conservation.