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# Utah Brownfields Connection

## Bonneville Center Voluntary Cleanup Site

Bonneville Center is located near the intersection of 5600 West and Interstate 80 in Salt Lake City. The site is a former municipal waste landfill dating back to the early 1950s and was known as the North Temple Landfill East. The landfill is believed to have closed in the late 1970s or early 1980s. The landfill generally remained undeveloped after closure due to environmental concerns.



Reported contaminants at the property included metals, particularly arsenic, and low levels of volatile organic compounds in groundwater. In the mid-1990s, the property owner removed the waste and consolidated the material on the adjacent North Temple Landfill to prepare the site for development and to address the environmental concerns. The waste consisted mostly of construction debris and the work was conducted under the oversight of the Salt Lake County Health Department.

Seeking to maximize future development opportunities, Zions Securities entered the site into the Voluntary Cleanup Program (VCP) in 1998 to obtain a Certificate of Completion (COC). After further assessment both on-site and off-site, evaluation of the potential risk, and acceptance of a Site Management Plan, a COC was issued under the VCP in March 2000. The site was also designated “No Further Remedial Action



Planned” on the Environmental Protection Agency’s (EPA) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database in July 2000.

Due to challenging economic conditions, limited development has occurred to date. However, construction is moving forward today across the site, further transforming this once blighted property into a commercial center.

## EPA Grant Writing Tools and Tips:

For communities seeking to apply for competitive grants, the following Brownfields grant writing strategies are provided. It is anticipated the next round of assessment grants will begin in fall of 2014. Please note these strategies are not all inclusive. It is important to read and follow the proposal guidelines.

- The community needs section should tie in with the project description, community engagement, partnerships and project benefits sections.
- Answer each question and every criterion—if it does not apply, say so and explain why.
- Tie the proposal into previous and ongoing master planning efforts and economic development initiatives.
- Adhere to the same format and page limits as presented in the guidelines. Avoid typos and acronyms so that the proposal is clear.
- Demonstrate concrete leveraging resources, where applicable, and document with support letters.
- Provide specific examples of Brownfields sites and their impact on the community and contaminants of concern that will likely be addressed.
- Host a community meeting to discuss the projects prior to submitting the application.
- Avoid maps and graphics as they do not copy well.
- Demonstrate how the outcomes of the project will contribute to the overall community vision.

## Brownfields Grants and Funding

EPA's Brownfields Program provides direct funding for Brownfields assessment, cleanup, revolving loans, and environmental job training. To facilitate leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, other federal partners, and state agencies to identify and make available resources that can be used for Brownfields activities. In addition to direct Brownfields funding, EPA also provides technical information on Brownfields financing matters. Over the years, Utah has been awarded a number of EPA grants. This section provides a summary of various EPA grants as well as an overview of historical Utah grant recipients. Brownfields grants can be an excellent tool to facilitate re-development opportunities in a community.

Area-Wide Planning Pilot Program: Provides funding for an area-wide assessment, cleanup and reuse plan for Brownfields properties and promotes area-wide revitalization.

Assessment Grants: Provides funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to Brownfields properties.

Revolving Loan Fund Grants: Enables states, political subdivisions, and Indian tribes to make low-interest loans to carry out cleanup activities at Brownfields sites.

Cleanup Grants: Provides funding for a grant recipient to carry out cleanup activities at impacted Brownfields.

Environmental Workforce Development and Job Training Grants: Provides funding to eligible entities to recruit, train, and place predominantly low-income and minority, unemployed and under-employed residents of solid and hazardous waste-impacted communities with the skills needed to secure full-time, sustainable employment in the environmental field.

Training, Research, and Technical Assistance Grants: Provides funding for training, research, and technical assistance to facilitate Brownfields revitalization.

### Historical Utah Grant Recipients

Grant Recipient Name	Announce Year (FY)	Hazardous Funding	Petroleum Funding	Job Training Funding	Pilot Funding
<a href="#">Murray City, UT</a>	1997	\$0.00	\$0.00	\$0.00	\$178,500.00
<a href="#">Ogden City</a>	2009	\$200,000.00	\$200,000.00	\$0.00	\$0.00
<a href="#">Ogden, UT</a>	1997	\$0.00	\$0.00	\$0.00	\$350,000.00
<a href="#">Provo, UT</a>	1996	\$0.00	\$0.00	\$0.00	\$200,000.00
<a href="#">Salt Lake City Corporation</a>	2012	\$200,000.00	\$101,865.00	\$0.00	\$0.00
<a href="#">Salt Lake City, UT</a>	1997	\$0.00	\$0.00	\$0.00	\$350,000.00
<a href="#">Salt Lake City, UT</a>	2005	\$0.00	\$0.00	\$200,000.00	\$0.00
<a href="#">Salt Lake County</a>	2008	\$200,000.00	\$0.00	\$0.00	\$0.00
<a href="#">Salt Lake County</a>	2012	\$500,000.00	\$500,000.00	\$0.00	\$0.00
<a href="#">Utah Department of Environmental Quality</a>	2004	\$0.00	\$200,000.00	\$0.00	\$0.00
<a href="#">Utah Department of Environmental Quality</a>	2009	\$0.00	\$200,000.00	\$0.00	\$0.00
<a href="#">Utah State University</a>	2012	\$200,000.00	\$0.00	\$0.00	\$0.00
<a href="#">West Jordan, UT</a>	1996	\$0.00	\$0.00	\$0.00	\$200,000.00
<a href="#">West Jordan, UT</a>	1997	\$0.00	\$0.00	\$0.00	\$350,000.00
<a href="#">Woods Cross City</a>	2004	\$0.00	\$200,000.00	\$0.00	\$0.00

## ArtSpace Update: Sustainable Solar Gardens

ArtSpace, a Utah non-profit organization dedicated to creating affordable living and work space for artists and non-profit organizations, purchased the former Utah Barrel and Scrap site in November 2007. Contaminants detected above screening levels in soil through assessment work included metals such as lead and arsenic, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and petroleum hydrocarbons. Low levels of benzene were reported in the groundwater.

As part of the cleanup, approximately 10,000 tons of impacted soil was removed from the site and disposed of at a regulated facility. Groundwater was also addressed. After an environmental covenant was executed, a Certificate of Completion under the VCP was issued to ArtSpace in May 2009 for the successful cleanup of the Utah Barrel and Scrap site. ArtSpace opened its doors as a mixed commercial and residential development in September 2010. The first floor of the development is used for artist studios and art galleries, while the space above the ground floor is residential.

Since that time, the building has a 99.7% lease rate, including 132 residential units and 67 commercial spaces. ArtSpace has since added a community garden with solar panel arrays, generating 350 kilowatts of electricity for the property. ArtSpace also incorporated Gold Leadership in Energy and Environment Design (LEED) green building practices and the facility has a designated Energy Star qualification.

The redevelopment incorporated environmental cleanup and green building designs, which clearly show that multiple environmental programs can work together to protect human health and the environment and enhance economic development opportunities.



## EPA Smart Growth Strategies

Communities across the country are using creative strategies to develop in ways that preserve natural lands and critical environmental areas, protect water and air quality, and meet the economic and residential needs of the citizens while reusing already developed land. They conserve resources by investing in existing infrastructure and reclaiming historic buildings. The Smart Growth program was developed by EPA to provide information and strategies for communities interested in redevelopment opportunities.

For further information please visit: <http://www.epa.gov/smartgrowth/>

### DERR Community Outreach:

*The DERR has a long-standing history of reaching out to communities, helping them identify Brownfields and working with them in partnership to find solutions to Brownfields related matters. This is done through outreach efforts such as meetings, workshops, and this newsletter. Furthermore, the DERR is a technical resource available to answer questions and provide assistance. The DERR also encourages eligible entities to utilize EWAs or the VCP, if these tools are needed to meet the goals of the project.*

*If your community is interested in meeting with the DERR to discuss Brownfields or would like to request a workshop or presentation to learn about the tools and resources available to address Brownfields in Utah, please contact Bill Rees at [801-5364167](tel:801-5364167).*

### Voluntary Cleanup Program Statistics:

84 VCP applications have been received and 43 Certificates of Completion have been issued since the program began in 1997. Approximately 997 acres have been returned to a state of beneficial re-use.

### Enforceable Written Assurance (EWA) Statistics:

The DERR has received 77 EWA applications and issued 62 EWAs since the program began in 2006.

## EPA Reuse Reward

On April 23, 2014, the UDEQ/DERR was presented with an award by EPA. The award was for Excellence in State Engagement Supporting Reuse and was for work conducted at more than 20 Superfund sites including Midvale Slag and Murray Smelter. While these sites have not been designated Brownfields, the award is worth noting as it highlights the importance and benefits of working with stakeholders and DERR's commitment to assess, cleanup and redevelop once contaminated and blighted properties.

Reuse of these sites has attracted 83 businesses with 2,673 employees, contributing \$141 million in employment income and \$423 million in sales to the Utah economy. Very impressive!



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## DERR Brownfields Workshop

On May 15, 2014, the DERR hosted a Brownfields Redevelopment Workshop for local government officials, including city planners and economic development representatives. The workshop was held in Salt Lake City and co-hosted by Kansas State University, EPA Region 8's Technical Assistance to Brownfields (TAB) Coordinator.

The workshop was attended by 32 people representing 11 different communities, as well as federal and state officials. The day started with presentations from the TAB coordinator on the nature of Brownfields and then EPA Region 8 on the tools and resources available to address Brownfields at the federal level. The DERR also described state tools and resources available to address Brownfields, including the VCP, EWAs and Petroleum and Targeted Brownfields Assessments (TBA).

During lunch, the Executive Director of Artspace provided an update on the Artspace Commons project and provided a case study demonstrating how Brownfields cleanup and sustainable development can complement each other.

Additional sessions throughout the day included presentations from Salt Lake County on the West Mill Creek project area, Utah State University on the redevelopment of the former Bushnell Hospital, the town of Manti on the EPA-TBA at the MIBA Building and Park City on the Marsac Mill/Old Town Transit Center voluntary cleanup. The day ended with a session on grant-writing tips.

The Utah Brownfields Workshop was a success. We appreciate the efforts of our speakers and the attendees who made this an enjoyable and educational day.

## About Our Organization

The VCP/Brownfields Program is administered through the Division of Environmental Response and Remediation, Superfund Branch. The DERR is charged with protecting public health and Utah's environment through cleanup of chemically contaminated sites, by ensuring that underground storage tanks are used properly and by providing chemical usage and emission data to the public and local response agencies. For more information about us, please see our website.

**We're on the Web!**

[www.environmentalresponse.utah.gov](http://www.environmentalresponse.utah.gov)