

Brownfield Site Redevelopment Success Stories

Brownfields Site Reuse & Revitalization Program

Carbon County, Utah

It can be difficult to imagine reuse possibilities when looking at a vacant or underutilized property (often called "eyesores") with unknown contamination. Environmental assessments can help demystify unknown site issues that prevent redevelopment, allowing community revitalization plans to move forward.

In 2018, Carbon County was awarded \$600,000 of Brownfields Assessment Grants by the U.S. Environmental Protection Agency (EPA). Funding will be used to perform environmental assessments and cleanup planning on eligible sites to transform blighted properties into vibrant businesses and community spaces.

The following success stories are examples of how reusing brownfield sites can restore the environment, create jobs, increase property values, reduce health risks, and support neighborhood revitalization.

Help us create a success story in your neighborhood!

Do you know of a vacant or underutilized site in need of redevelopment? Get involved with the Carbon County Site Reuse and Revitalization Program! A pool of great ideas and visions and observations of opportunities help local municipalities and potential developers realize community desires, needs and possibilities. To learn more, please visit our website or contact:

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Alta Gateway

The Alta Gateway brownfield site is located in the Gateway District of Salt Lake City. The property was first developed in approximately 1910 and was used for various commercial purposes. However, over time, the property fell into a state of disrepair, creating uncertainty regarding the current environmental conditions and future redevelopment opportunities. To address this site, an application was submitted by a private developer to the Utah Department of Environmental Quality (UDEQ). Remedial action commenced upon completion of the site characterization. As part of the remedy, soil contamination (consisting of polycyclic aromatic hydrocarbons (PAHs) and metals) was removed to approximately eight feet below ground surface across the entire site and disposed of at a permitted facility. Confirmation samples were collected after the removal to verify the cleanup goals were achieved. To ensure protectiveness for the future development, a vapor barrier was installed during construction of the apartments. Today, the site has been closed under the UDEQ Voluntary Cleanup Program (VCP) and is now a thriving, transit-oriented residential development helping revitalize this portion of downtown Salt Lake City.



Ogden Stockyards/Ogden Business Exchange

The historic Ogden Stockyards were established approximately 1905. Over the course of time, millions of head of livestock passed through the facility. The stockyards were eventually closed in 1971, and the property was used for various other purposes. Storage of drums, containers, engines, vehicles, scrap piles, and railroad ties created a significant amount of environmental uncertainty that became an impediment to redevelopment efforts.

Ogden City used funding from an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant to perform a Phase II Site Assessment at the property. The assessment provided information the city needed to apply for an Enforceable Written Assurance (EWA) from UDEQ to facilitate cleanup and redevelopment.

A Reasonable Step as part of the EWA was for the city to complete response actions under the Voluntary Cleanup Program (VCP), so Ogden applied to the VCP in July 2014. To assist the city, the cleanup was phased, and field work commenced on Phase 1 after a cleanup plan was developed and a public comment period completed. Upon completion of the work, a No Further Action letter was issued. This allowed construction of a new commercial facility that was completed in 2016. Fieldwork on other portions of the site was also completed and a site-wide Certificate of Completion was issued in February 2018.

The property is currently being developed, and Ogden City is working to transform this once blighted 50-acre site into the Ogden Business Exchange. Minutes from downtown, the new business park will not only provide a new tax base for the city but a recreation destination as well.

"The Utah DEQ played an important role in the Ogden Business Exchange, which is a significant redevelopment project in Ogden City. The project transformed the historic Ogden Union Stockyards, long vacant and blighted, into a state-of-the-art business park. Joining the DEQ's Voluntary Clean-up Program allowed the City to access technical assistance, planning, and regulatory clarity that helped us to complete the project correctly and in a timely manner. The UDEQ team was very knowledgeable, flexible, and always willing to help – they were essential to the City's efforts to return this brownfields site to productive use." –Brandon Cooper and Sara Meess, Ogden City Business Development Office



Visit our website to learn about Carbon County's Brownfields Redevelopment Program!
<https://www.carbon.utah.gov/Business/Economic-Development/Brownfield>