

Carson City Brownfields Redevelopment Program
EPA Brownfields Grant
July 14, 2010

A Community Outreach Program has been developed to provide the public with summary information on the recently awarded United States Environmental Protection Agency (EPA) Brownfields Grant for the Carson City Brownfields Redevelopment Project. Active community support and participation is vital to a successful Brownfields program. Carson City (the City) will solicit public input through workshops and community meetings. Additional information regarding the City's Brownfields Program, community outreach and public meetings, is provided on the City's website (www.carson.org, Business tab, Brownfields Assessment tab).

BACKGROUND

U.S. Highway 395 (Carson Street) passes through the Carson City Redevelopment Project Areas. Construction of the Highway 395 Bypass provides an opportunity to redevelop Carson Street into a more pedestrian friendly environment with a mix of office, retail and residential use. This is consistent with the City's ENVISION Master Plan.

The term "Brownfields" means real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, or contaminants. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspace and working lands (i.e. ranch and agricultural properties). EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely cleanup, and sustainably reuse Brownfields.

In 2009, the City was awarded two Brownfields assessment grants by EPA including a \$200,000 grant for the assessment of properties potentially contaminated by petroleum and a \$200,000 grant for assessment of properties potentially contaminated by hazardous substances. The City intends to use the grant funds over the next three years to identify and assess Brownfields property through out the Consolidated Municipality including the Carson City Redevelopment Project areas. The funding will allow the City to work with property owners and provide a timely incentive to clean up and redevelop identified Brownfields sites. The City has retained local consultants Geocon Consultants, Inc., and Resource Concepts Inc. to implement the grants.

PROJECT GOALS

The EPA Grant will be used to identify and assess Brownfields properties through out the Consolidated Municipality. Brownfields properties within the Redevelopment Project areas may facilitate new downtown development thereby re-using infrastructure, reducing sprawl and revitalizing Carson Street. This will support continued implementation of the City's ENVISION Master Plan, protect public health and promote improved quality of life for the community.

PROJECT OPPORTUNITIES

The City has identified the following categories of Brownfields properties and potential environmental impairments that may require assessment and clean up:

- Paint Shops
- Plating Shops
- Gasoline Stations
- Dry Cleaners
- Heating Oil Tanks
- Open Dumps
- Historical Facilities (V&T Roundhouse)
- Vacant Buildings (asbestos and lead paint)

Proposed selection criteria to rank the properties will be reviewed in a public meeting with the Redevelopment Authority Citizens Committee for guidance and input. Each selection criteria will be scored 1-5 and the total score used to rank the properties for assessment purposes. Sites that are denied access by the property owner will be removed from the list and the candidate list updated based on ranking.

The following proposed site selection criteria include key land use and environmental elements:

Location: Properties will be scored based on location. Properties with frontage on streets critical to implementation of the ENVISION Master Plan are a priority to strategically support proposed redevelopment activities. Critical streets include Carson Street (Highway 395), Stewart Street, and William Street (Highway 50).

Lot Size: Properties will be scored with respect to lot size with larger buildable space offering greater development flexibility.

Adjacent Land Use: Properties will be scored based on their relative ability to compliment or support adjacent land use.

Potential Environmental Impact: Properties will be scored based on relative potential for subsurface contamination based on historical and current land use.

Implementation Schedule:

- Redevelopment Advisory Committee Kick-off Meeting: July 20, 2010
- Implement Final Selection Criteria and Complete Property Inventory: August 2010
- Obtain property access authorizations: ongoing effort

PROJECT SCOPE

Phase I ESAs

A Phase I Environmental Site Assessment (ESA) comprises initial environmental inquiry of a property to determine the potential for subsurface contamination. The scope of a Phase I ESA includes review of historical records and regulatory records, a site reconnaissance and interviews with persons knowledgeable about the site. If no significant environmental concerns are identified further assessment including a Phase II ESA may not be necessary.

Phase II ESAs

A Phase II ESA consists of field sampling and laboratory analysis to confirm or refute potential contamination sources identified during the Phase I ESA. The Phase II ESAs will be conducted on properties that are suspected of being contaminated with hazardous substances or petroleum products.

Clean Up and End Use Planning

The City will consult with EPA and the Nevada Division of Environmental Protection on the results of the Phase II ESAs related to public health and protection of the environment. Input from these agencies will be utilized to prioritize the preparation of cleanup plans and cost estimate for remediation where warranted to facilitate property redevelopment.

This Fact Sheet will be updated as the Brownfields Redevelopment Program progresses.