



PROMOTING RESPONSIBLE REDEVELOPMENT AT THE AMERICAN BARREL SITE



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LEED STANDARDS

The RDA will require, to the maximum extent practicable, that any project participate in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. LEED recognizes achievements and promotes expertise in green building through a comprehensive system.

LEED ratings reflect environmental factors including energy efficiency, water conservation and use of recycled and otherwise "green" materials in building.

Green Redevelopment

The Redevelopment Agency of Salt Lake City, Utah (RDA) is supporting efforts to design a "green" commercial redevelopment project at the Utah Power & Light/American Barrel Company Superfund Site ("American Barrel Site" or "Site"). This effort is part of the Grant Tower Junction Rail Realignment Project and the RDA's Depot District Redevelopment Project Area. The RDA has agreed to participate in the Environmental Protection Agency's (EPA) Environmentally Responsible Redevelopment and Reuse ("ER3") initiative. As an ER3 participant, the RDA, EPA, and the Department of Justice (DOJ) entered into an Agreement and Covenant Not to Sue/Prospective Purchaser Agreement (PPA) for the Site.



Looking northeast across the American Barrel Site during cleanup.

This PPA requires the RDA to implement the necessary institutional control by placing an environmental covenant with use and activity restrictions on the property, to pay the United States \$30,000 for future oversight of the environmental covenant, and provide EPA site access. In addition, the RDA will require, to the maximum extent practicable, that future developers incorporate "green" features into the design, construction, and operation of the development to minimize the project's environmental footprint. Redevelopment would provide substantial public benefit by providing jobs, increasing the tax base, and lessening the need for such development on greenfields. Through incorporation of "green" elements into the project, the benefits to the public are substantially increased.

Background

The American Barrel Site is located in Salt Lake City, Utah. The 2.2-acre Site was listed on the Superfund National Priorities List in 1989. Historical operations on the Site, including a coal gasification plant, pole treating (creosote), railroad operations, and industrial barrel reclamation and storage, resulted in the release of hazardous substances into Site soils and shallow groundwater.

During the 1990s, Utah Power and Light Company ("UP&L"), the principle potentially responsible party (PRP) at the Site, undertook response actions to address the contamination. The Site achieved remedial construction completion in 1996, and EPA's Five-Year Reviews in 2001 and 2006 found that the remedy was and continues to be protective of human health and the environment. Rocky Mountain Power, the successor to UP&L, entered into a Consent Decree with EPA in 1995 to conduct Operation and Maintenance ("O&M") at the Site, which is ongoing. Current O&M activities include groundwater monitoring.



View southeast across Site where future mixed-use development is planned. Gateway mixed-use development is visible on the left in the background.

More information about the Site can be found at <http://www.epa.gov/region8/superfund/ut/utahpower/>.

The RDA is acquiring a portion of the Site (the "Parcel") from the City of Salt Lake ("City"). The City purchased the Parcel from Union Pacific Railroad, another PRP at the Site, in December 2007. The Parcel is on the western edge of the Depot District Redevelopment Project Area, and is the last piece of this project, established by the RDA in 1998. The Parcel became available for development as a result of track relocation during the Grant Tower Rail Realignment Project. Redevelopment of the Site is planned over the next two years, or as soon as reasonably possible.

DEPOT DISTRICT REDEVELOPMENT AND GRANT TOWER REALIGNMENT PROJECT

The American Barrel Site lies near the western edge of the RDA's Depot District redevelopment project area. The 170-acre Depot District, located just four blocks west of Main Street in downtown Salt Lake City, was a blighted industrial district plagued by environmental contamination, severe crime, and poor accessibility. Beginning in 1998, the Redevelopment Agency of Salt Lake City, with support from EPA, undertook an ambitious and successful effort to create a significant mixed-use development in the Depot District. The first phase of the project, the Gateway, is now home to a thriving, 2.1 million square foot retail center that includes numerous office complexes and hundreds of residential apartments.

By initiating the Grant Tower realignment project, Salt Lake City is able to facilitate redevelopment of two acres of prime real estate on the American Barrel Site ("the Parcel"). This was accomplished by working with the Union Pacific Railroad and the Utah Transit Authority to reconfigure freight train tracks, the Grant Tower Realignment Project, and build a new commuter rail line, Frontrunner, to Salt Lake City. These rail facilities lead to a new Intermodal Transportation hub within the Gateway that greatly enhances the transportation and transit capabilities of the downtown area. The cleanup and track realignment opened up the Parcel for western expansion of the Depot District, further enhancing the Salt Lake City downtown environment.



View north across one of the excavations made during Site cleanup. The North Temple viaduct is visible in the background, and the original Union Pacific railroad tracks are visible in the foreground.



View north from the middle of the Parcel. The North Temple viaduct is visible in the background, and the new Frontrunner Commuter Rail tracks are visible in the foreground. The Union Pacific freight train tracks have been moved west (to the left).

Environmentally Responsibility Redevelopment and Reuse (ER3)

The cleanup and reuse of contaminated sites produces significant environmental benefits. However, some development practices can have unintended environmental consequences, such as wildlife habitat destruction, stormwater runoff, use of scarce resources, and energy consumption.

By incorporating sustainable practices and principles into their projects, developers of contaminated sites can minimize the impact of the project on the environment without sacrificing profitability. This is the goal of EPA's ER3 initiative.

For more information, please visit www.epa.gov/enforcement/cleanup/revitalization/er3.

Redevelopment

The RDA will require, to the maximum extent practicable, developers to incorporate the following sustainability features in the proposed project at the American Barrel Site to ensure that redevelopment minimizes impacts to the natural environment, enhances the quality of life in Salt Lake City, and allows for the beneficial reuse of a formerly contaminated site:

- Register the building project with the U.S. Green Building Council ("USGBC")
- Engage a licensed architect who is accredited by the Leadership in Energy and Environmental Design ("LEED") Professional Accreditation program
- Design and construct the project to achieve, at a minimum, a silver certification under the USGBC's LEED green building standard
- Design and construct the project to earn the "Energy Star" rating for energy efficient products and practices
- Incorporate WaterSense-labeled fixtures and elements approved by the EPA WaterSense program
- Submit monthly progress reports to RDA regarding the status of the project design and construction, with specific reference to LEED-related features and elements
- Submit application to USGBC or Green Building Certification Institute sufficient to achieve LEED silver certification for the project