

Municipality of Anchorage

Brownfield Site Reuse & Revitalization Program

Project Overview

The Municipality of Anchorage (MOA) aims to help transform brownfield properties into better uses for the community. This program intends to spur cleanup and reinvestment in properties that can facilitate job growth, utilize existing infrastructure, and reduce threats to health and the environment.

Brownfields are properties for which redevelopment is complicated by the presence, or potential presence, of pollutants.

MOA has received \$1,900,000 in Brownfield Grants from the U.S. Environmental Protection Agency (EPA) since 2017 to support this program with environmental assessments and cleanup activities.



*Formerly Wizard Wash, this former brownfield is now the Mountain View Loft as pictured in the right-hand column. An EPA **Targeted Brownfield Assessment** helped make it possible for Cook Inlet Housing Authority to purchase the site.*

Scope of Work

MOA is currently managing a \$1M EPA Brownfields Coalition Assessment grant. The current FY23 grant funds will enable up to twenty (20) Phase I and ten (10) Phase II environmental assessments, and up to eight (8) Regulated Building Material surveys. Additional activities include an updated brownfield site inventory, up to four (4) targeted site reuse planning, and up to three (3) area-wide plans, to include Muldoon Corridor, which may consist of housing/market analysis, urban planning and design, infrastructure evaluations, and community visioning.



Benefits

Environmental assessments up and reuse plans for existing brownfield sites removes unknown site conditions that may hold up a sale or investment in redevelopment, makes neighborhoods healthier and safer, and contributes to economic reinvestment in Anchorage. All of these activities strengthen our community's resilience.



Anchorage Brownfield Assessment Project

Local Brownfield Redevelopment

Success Stories



It can be difficult to imagine reuse possibilities when looking at a vacant or underutilized property with unknown contamination. Environmental assessment funding can help demystify unknown site issues that prevent redevelopment.

The Anchorage Community Land Trust (ACLT) has had great success in using this model to transform blighted properties into vibrant businesses and buildings.

ACLT was launched in 2003 to help Mountain View with neighborhood revitalization and economic development by acquiring, planning, and developing property for better community use.

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

Want a Success Story in your Neighborhood?

Get involved with the Municipality of Anchorage Site Reuse and Revitalization Program. Please contact:

Michelle Nelson

Office of Grant Development

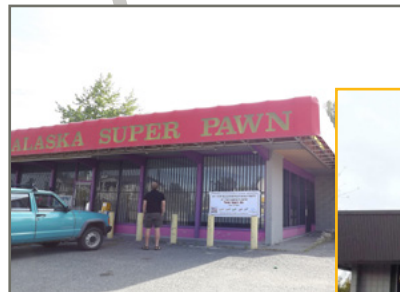
(907) 343-7924

michelle.q.nelson@anchorageak.gov

- **Special Olympics Alaska**
After conducting environmental site assessments, the Carey Building was sold to Special Olympics Alaska for a statewide athletic training facility.



- **Price Street Building**
Contaminated from previous use, ACLT acquired the building in 2011 and repurposed it into an art studio for Alaska Native and American Indian artists. The west side of the building is a community health clinic.





Mountain View Service Center

Sadler's Furniture Warehouse was boarded up and providing no value to the community. ACLT purchased the site in 2004 and redeveloped the building into a service center for seven (7) nonprofit organizations!

Credit Union 1 Mtn. View Branch

Formerly a gas station and auto shop, the site was cleaned of environmental contamination and sold to Credit Union 1 - the first financial institution in the neighborhood in over 20 years!



Former John's Motel & RV Park

John's Motel was formerly a popular place for vacationing families but fell into major disrepair in the late 1980s. ACLT renovated the blighted site and it's now available for commercial redevelopment.



Learn more at

[www.muni.org/Departments/
OCPD/Planning/Projects/
Pages/brownfields.aspx](http://www.muni.org/Departments/OCPD/Planning/Projects/Pages/brownfields.aspx)

Anchorage Brownfield Site Reuse & Revitalization

Frequently Asked Questions

How is the project funded?

Municipality of Anchorage funds this program by successfully competing for discretionary brownfield grants from the U.S. Environmental Protection Agency (EPA).

How can grant funds be used?

Grant funding can be used to inventory, assess, and plan for cleanup and reuse of priority sites.

- **Phase I Environmental Site Assessment (ESA):** A Phase I ESA is a research study intended to identify potential environmental liabilities that may act as barriers to redevelopment. Phase I ESAs do not involve collecting environmental samples to confirm if there are actual impacts to the property. **Up to twenty (20) Phase I ESAs will be funded by the EPA Brownfields Assessment Grant.**
- **Phase II ESA:** Should a Phase I ESA identify environmental concerns, a Phase II ESA may be necessary. Phase II ESAs may include testing soil and groundwater and/or hazardous building materials, to determine if impacts exist that require cleanup. **Up to ten (10) Phase II ESAs will be funded by the EPA Brownfields Assessment Grant.**
- **Cleanup and Reuse Planning:** For sites with confirmed impacts, cleanup planning may be necessary. This includes analysis of cost-effective cleanup options for anticipated redevelopment alternatives. Market studies, infrastructure analysis, and master planning are types of reuse planning that can be performed on sites that meet eligibility requirements.

What sites are eligible?

Eligibility is determined on a case-by-case basis. Eligible sites may include:

- Former manufacturing and industrial sites
- Vacant or underutilized warehouses and commercial facilities (e.g. aging strip malls)
- Vacant gas stations and auto repair shops
- Former dry cleaners
- Old rail yards and truck depots
- Salvage yards, landfills and illegal dump sites
- Buildings with asbestos or lead paint

What happens if contamination is found?

The current grant only funds assessment, reuse planning, and related activities. If contamination is identified, the project team will work with the EPA, Alaska Department of Environmental Conservation, and the Alaska Department of Health and Social Services to identify potential cleanup funding. Through competitive application, the EPA has a cleanup grant program for nonprofit and public entities.

Contact Information

For more information, please contact:

Michelle Nelson

Office of Grant Development

Phone: (907) 343-7924

E-mail: michelle.q.nelson@anchorageek.gov

Website: www.muni.org/Departments/OCPD/Planning/Projects/Pages/brownfields.aspx



Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.