

# Municipality of Anchorage

# Brownfield Site Reuse & Revitalization Program

## Project Overview

Anchorage is developing a brownfield site reuse and revitalization program to help transform brownfield properties into better uses for the community.

The MOA received a \$300,000 Brownfields Assessment Grant from the U.S. Environmental Protection Agency (EPA) to fund this initiative.

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

The intent of the program is to spur cleanup and reinvestment in properties that can facilitate job growth, utilize existing infrastructure, and reduce threats to human health and the environment.



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

We begin by developing an inventory of brownfield sites in focus areas such as Downtown, Spenard, Mountain View, or Fairview. A Brownfield Advisory Committee has been formed to guide site prioritization.

The project will fund up to eight (8) Phase I Environmental Site Assessments (ESAs), up to four (4) Phase II ESAs, and up to two (2) cleanup action plans. The project will also support project planning for one high-priority redevelopment focus area that could include market studies, infrastructure evaluations, urban planning and design, and community visioning.



## Benefits

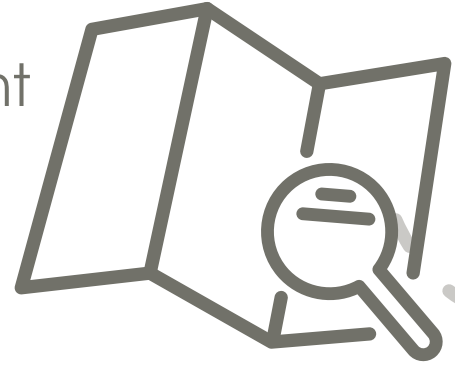
Cleaning up and reusing brownfields removes unknown site conditions that may hold up a sale or redevelopment, makes neighborhoods safer and healthier, and contributes to economic reinvestment in Anchorage. All of these activities strengthen our community's resilience.



# 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:

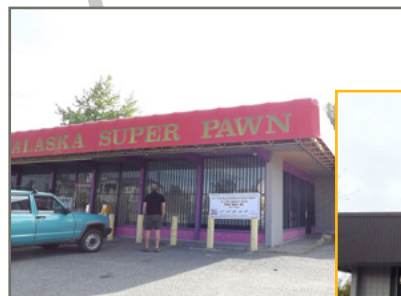
**Nicole Jones-Vogel, AICP**

Real Estate Department | Heritage Land Bank  
P.O. Box 196650 Anchorage, AK 99519-6650  
D: 907.343.7531 | E: Jones-VogelNK@muni.org

- **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 7 non-profit 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/hlb/pages/brownfields](http://www.muni.org/departments/hlb/pages/brownfields)

# Anchorage Brownfield Site Reuse & Revitalization

## Frequently Asked Questions

### How is the project funded?

The project is funded by a \$300,000 Brownfields Assessment Grant 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. Eligible activities include:

- **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 eight (8) 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 four (4) 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 that can cover up to \$200,000.

### Contact Information

This project is a joint effort between the MOA Planning and Real Estate Department. For more information, please contact:

**Nicole Jones-Vogel, AICP**

*Land Management Officer*

Real Estate Department | Heritage Land Bank

P.O. Box 196650 Anchorage, AK 99519-6650

D: 907.343.7531 | E: Jones-Vogel@Muni.org

Website: [www.muni.org/Departments/hlb/](http://www.muni.org/Departments/hlb/Pages/Brownfields.aspx)

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*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.*