

LUST Site Redevelopment Program



UTAH DEPARTMENT of
**ENVIRONMENTAL
QUALITY**

Hillary Mason

Utah Department of Environmental Quality

September 2018

LUST Program

- **Who We Are and What We Do**
 - Mission, Vision, Values
 - Who, What, Why, How
 - Metrics



Sites cleaned up - 5,400

But...What Do We Actually Do And...How Do We Promote Our Value



Who We Are:

5 Divisions that implement and enforce state and federal rules and regulations

What We Do:

Monitor, Permit, Inspect, Enforce, Partner, Assist, Fund

How We Do It:

5 Divisions, each with its own roles, responsibilities

Why We Do It:

To enforce regulations and safeguard Utah's air, land, and water



Regulated Facilities - 6011
Regulated Tanks - 18,102



Over 14,000 old tanks removed



Over 5,400 contaminated sites cleaned up

LUST Site Redevelopment Program

- **Background**

- Tightening Budgets
- Difficult to convey what LUST Program does
- Challenging to promote LUST Program relevance

LUST Site Redevelopment Program

- **Outputs**

- Quantifiable Data Collection

- Parcel Information
 - Acreage Redeveloped
 - Open/Greenspace Created
 - Housing Created
 - Jobs Created
 - Businesses Created

Data Collection

Utah's UST Database

LUST Details

**Fields in blue are not editable*

Release ID: NID

Facility Details

Alt Facility ID: 4002518

Owner ID: 7781

Clerk: matkinson

Modified: 6/16/2016 9:45:45 AM

Owner Information

Facility Information

ReDev

Docs

Map

Redev Potential: Complete

Attention:

Name: WASATCH DC BUILDERS

Street: 299 S. MAIN STREET, SUITE 2400

City: SALT LAKE CITY

County: SALT LAKE

State: UT

Zip: 84111

Phone: (801) 961-1000

Cell: () -

FAX: () -

Email:

Contact: KEITH RUESCH

Name: FORMER CHEVRON

Street: 604 SOUTH STATE STREET

City: SALT LAKE CITY

County: SALT LAKE

State: UT

ZIP: 84114

Phone: (801) 961-1171

Utm Easting X: 424997

Utm Nrthng. Y: 4512061

Utm Desc: Orthoquad (DOQ) 1 meter Image

Data Collection

Utah's UST Database

**Fields in blue are not editable*

AltFacilityID: 4002518

Facility Name: FORMER CHEVRON

Owner Name: WASATCH DC BUILDERS

Clerk: matkinson

Last Mod: 3/12/2018 11:48:42 AM

Facility ID: 7856

Redv Potential: Complete ▼

Parcel Number: 16-06-354012

Parcel Num Obtained: Phase I ESA

Acreage: 28

Property Desc: \$47.5 million project, to be called "The 616 Lofts," would be built by Wasatch Residential Group LLC on a vacant 2.3-acre parcel on the southwest corner of 600 South and State Street

Housing Created: 274 Units

Open Green Created: NO

Jobs Created: Construction jobs & Commercial Space

Businesses Created: Commercial units on ground floor

Redevelopment Story:

A Phase I & II Environmental Site Assessment identified multiple areas with environmental concerns on the block and discovered residual petroleum contamination in an area known to have underground storage tanks. The corner parcel was formerly a Chevron gas station and later an Emissions Express. Contamination at this location was unknown until sampling was conducted for the redevelopment project in September 2015.

A Corrective Action Plan was approved to excavate and dispose of petroleum impacted soils. A total of 471 cubic yards of soil was removed along with pumping and treating petroleum impacted groundwater. Initial screening levels were achieved in both soil and groundwater and the release was issued a no further action letter was issued on June 23, 2016.

Salt Lake City approved a \$1 million loan from the city's Housing Trust Fund to build the complex aimed at easing the dearth of low-rent units in Salt Lake City. All units are income restricted affordable units.

The seven story project will include five floors of residential space over two floors of parking. The ground floor is planned to accommodate offices and retail commercial uses.

Data Collection

Utah's UST Database

Current Use

Add

| | <u>Current Use</u> | <u>Comments</u> | <u>Date</u> | <u>Move</u> | |
|----------------------|--------------------|------------------------------|-------------|-------------|------------------------|
| Edit | Residential | 616 Lofts under construction | 3/9/2018 | Move To ▼ | Delete |

Past Use

Add

| | <u>Past Use</u> | <u>Comments</u> | <u>Date</u> | <u>Move</u> | |
|----------------------|-----------------|--|-------------|-------------|------------------------|
| Edit | Commercial | Chevron prior to 1974 Emissions Express until 2014 | 6/3/2014 | Move To ▼ | Delete |

Planned Use

Add


| | <u>Planned Use</u> | <u>Comments</u> | <u>Date</u> | <u>Move</u> | |
|----------------------|--------------------|---|-------------|-------------|------------------------|
| Edit | Residential | 616 Lofts residential housing with commercial and retail on ground level. | 6/23/2017 | Move To ▼ | Delete |

Redevelopment Time Frame

Add

| | <u>Comments</u> | <u>Date</u> | |
|----------------------|-------------------------------|-------------|------------------------|
| Edit | Currently under construction. | 6/23/2017 | Delete |

Photos

| eZ Search Public | Preview | <u>Doc #</u> | <u>release id</u> | <u>Name</u> | <u>Sub Pgm</u> | <u>Doc Date</u> | <u>Title</u> |
|--------------------------------|--|------------------|-------------------|----------------|----------------|-----------------|----------------------|
| View Full Size |  Submit | DERR-2015-020443 | NID | FORMER CHEVRON | Redevelopment | 09/24/2015 | 616 Lofts SLTRIB.pdf |

Data Collection

Utah's UST Database

**Fields in blue are not editable*

AltFacilityID: 4002511

Facility Name: FORMER TRUCKAR SERVICE

Owner Name: FORMER TRUCKAR SERVICE

Clerk: matkinson

Last Mod: 3/15/2018 10:33:11 AM

Facility ID: 7846

Redv Potential: Yes ▼

Parcel Number: 16-19-105-005

Parcel Num Obtained: Phase I ESA

Acreage: 8.4

Property Desc: The parcel is part of the WinCo Foods development. This parcel is currently a vacant pad site that is being marketed for redevelopment as commercial, likely a fast food or similar.

Housing Created: No

Open Green Created: No

Jobs Created: Yes

Businesses Created: Yes

Redevelopment Story:

The entire block has been redeveloped with the addition of WinCo Foods and multiple pad sites for commercial business. This specific parcel had been vacant for many years with an unused storage building and degrading asphalt.

Data Collection

Utah's UST Database

Current Use

Add

| | Current Use | Comments | Date | Move | |
|----------------------|-------------|--|------|-----------|------------------------|
| Edit | Commercial | WinCo Foods store and pad sites for fast food restaurants to be developed. | | Move To ▼ | Delete |

Past Use

Add

| | Past Use | Comments | Date | Move | |
|----------------------|------------|--|------------|-----------|------------------------|
| Edit | Commercial | Past use includes a service station with underground storage tanks until the 1970s. The site was then used as a lumber storage yard for Burton Lumber and most recently it was vacant for the past 10 years. | 12/18/2017 | Move To ▼ | Delete |

Planned Use

Add





| | Planned Use | Comments | Date | Move | |
|----------------------|-------------|---|------------|-----------|------------------------|
| Edit | Commercial | The site has been redeveloped into a commercial pad site adjacent to the larger development of WinCo Foods. | 12/18/2017 | Move To ▼ | Delete |

Redevelopment Time Frame

Add

No data found.

Photos

| eZ Search Public | Preview | Doc # | release_id | Name | Sub Pgm | Doc Date | Title |
|--------------------------------|--|------------------|------------|------------------------|---------------|------------|--|
| View Full Size |  Submit | DERR-2018-002434 | NHC | FORMER TRUCKAR SERVICE | Redevelopment | 03/14/2018 | WinCo Truckar - 4002511 FACT SHEET.pdf |
| View Full Size |  | DERR-2017-013405 | NHC | FORMER TRUCKAR SERVICE | Redevelopment | 12/18/2017 | WinCo Store.jpg |
| View Full Size |  Submit | DERR-2017-008584 | NHC | FORMER TRUCKAR SERVICE | Redevelopment | 03/27/2017 | WinCo Foods going up in South Salt Lake - Story _ Utah.pdf |
| View Full Size |  | DERR-2016-012592 | NHC | FORMER TRUCKAR SERVICE | Redevelopment | 08/17/2016 | IMG_3881.JPG |

LUST Site Redevelopment Program

- **Outputs (cont.)**
 - Redevelopment Success Stories (Fact Sheets)



Fact Sheets



UTAH DEPARTMENT of
ENVIRONMENTAL QUALITY
**ENVIRONMENTAL RESPONSE
& REMEDIATION**

REDEVELOPMENT CASE STUDY

616 Lofts
Former Chevron
Leaking Underground Storage Tank Site
Salt Lake City, Utah



2013 Aerial Photo



2017 Aerial Photo

SUMMARY

The 616 Lofts at the corner of 600 South State Street originally an underutilized petroleum contaminated property. The property was redeveloped in 2016 into much needed affordable housing for the Salt Lake Metro area, which includes 274 residential units within walking distance of public transportation. The 2.3 acre parcel has been redeveloped into a \$47.5 million development. There is a significant tax enhancement increase that occurred as a result of the redevelopment of this once blighted property.



Rendering of 616 Lofts as pictured from State Street as designed by Beecher Walker Architects. Image courtesy Salt Lake City Planning Division.

BACKGROUND

The site was formerly the location of a Chevron gas station and later an auto lube facility. In September 2015, a Phase I Environmental Site Assessment was conducted at the property. Several subsurface investigations were performed to evaluate potential soil and groundwater impacts due to historical storage of petroleum products. Underground and aboveground storage tanks were both historically utilized at the site and since have been removed. The Utah Division of Environmental Response and Remediation worked with developers and contractors to identify areas of contamination that exceeded cleanup standards, which needed to be addressed to protect future receptors. Corrective action was performed in 2016 and 471 cubic yards of petroleum impacted soils were removed to make way for redevelopment.

Fact Sheets



UTAH DEPARTMENT of
ENVIRONMENTAL QUALITY
**ENVIRONMENTAL RESPONSE
& REMEDIATION**

REDEVELOPMENT CASE STUDY

WinCo Foods
Former Truckar Service
Facility ID 4002511, Release ID NHC
Leaking Underground Storage Tank Site
South Salt Lake, Utah



SUMMARY

The Crossing at South Salt Lake is an important transit oriented development project in the heart of South Salt Lake. The WinCo Foods is said to be the first phase of a \$45 million retail and residential hub that will eventually be home to 2,500 housing units, 1.5 million square feet of retail space, offices, parks, and a connection to Parley's Trail. The mayor says the entire 20 year-project will bring an estimated 15,000 jobs to the city.

BACKGROUND

Petroleum contaminated soil and groundwater was discovered during the initial site assessment activities for this property in July 2015. Historic records indicate a former service station with underground storage tanks was the source of the contamination and a Leaking Underground Storage Tank (LUST) release was opened. Since the tanks were reportedly removed in 1974 and the responsible party was long gone, South Salt Lake as the property owner, submitted a Corrective Action Plan (CAP) to clean up the site.



The City needed a No Further Action (NFA) letter as the 'golden ticket' to allow future development and had to move quickly to secure a deal with the Boyer Company and WinCo Foods. In just under a months' time, approximately 10,000 cubic yards of petroleum impacted soil was excavated and removed. Also, several thousand gallons of impacted groundwater was treated at the site for the remedial activities. Confirmation sample results for both soil and groundwater achieved cleanup levels and a No Further Action letter was issued to South Salt Lake on December 12, 2016.

For additional protection and to help facilitate this project, the Boyer Company and WinCo Foods requested an Enforceable Written Assurance (EWA) from the DERR. As part of the EWA process, Reasonable Steps for the project were established to help guide both development and future use. The EWA was issued in February 2017 and construction of this first phase commenced shortly thereafter setting the stage for future construction in South Salt Lake's 'Downtown District'.

LUST Site Redevelopment Program

- **Outcomes**

- Utah DEQ's Interactive Map

- www.deq.utah.gov



Interactive Map



Utah Environmental Interactive Map

Wyoming

Select Query Layers

[Define Search Criteria](#)

Search

Clear Search

Nevada

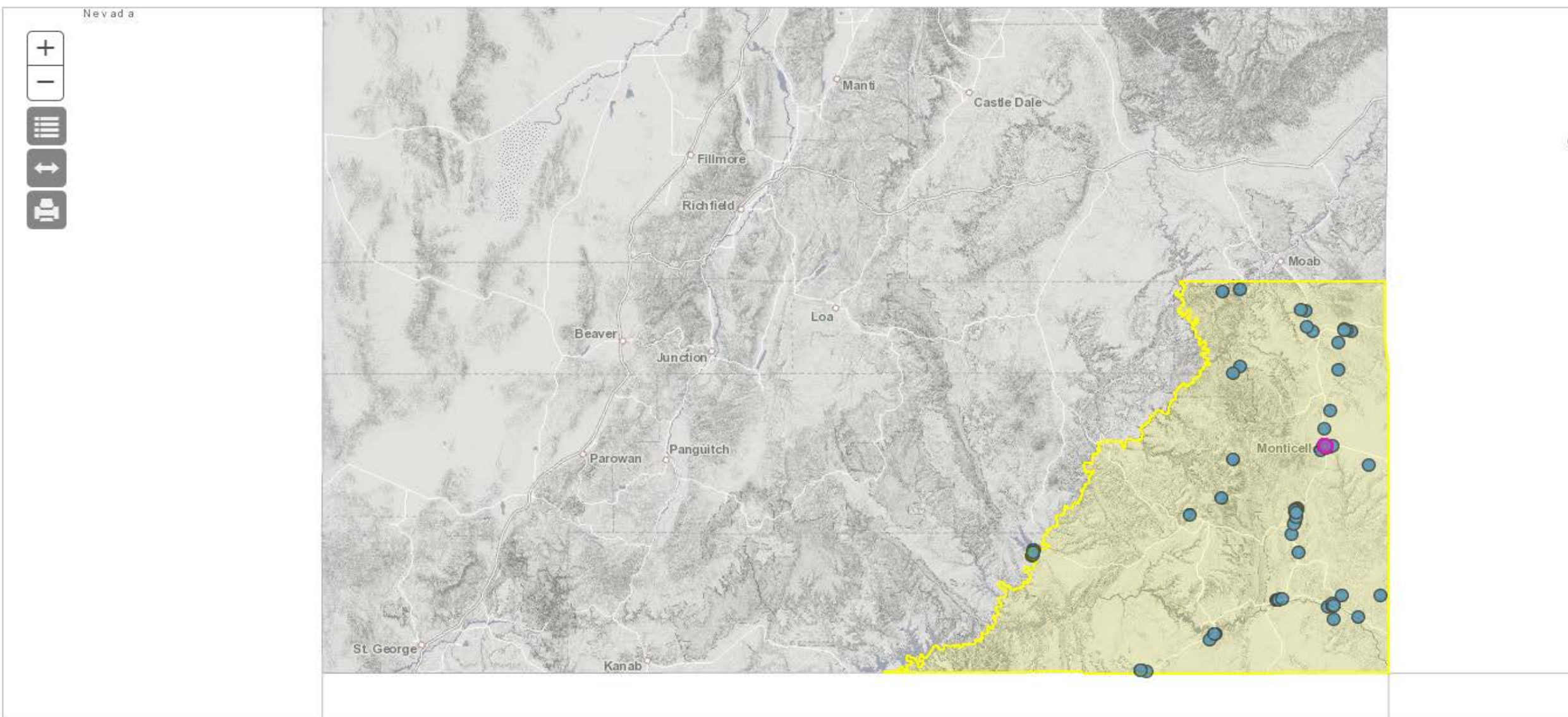
Colorado



Interactive Map



Utah Environmental Interactive Map 1.4.0



| Id | Name | Type | Address | City |
|--------------------------------|-------------------------------|-------------|--------------------------------|-------------|
| Underground Storage Tanks 99 | | | | |
| 5000002 | WOODY'S #122 | Gas Station | 32 E CENTRAL | MONTICELLO |
| 5000003 | BRENT K. REDD PROPERTY | Commercial | 148 E CENTER (HWY 666) | MONTICELLO |
| 5000008 | ATLAS MINERALS - PANDORA MINE | Industrial | 2 MILES SE OF LA SAL, | LA SAL |
| 5000009 | ATandT MOAB RS | Utilities | 10 MI S OF MOAB ON BLACK RIDGE | MOAB |
| 5000013 | ATandT MONTICELLO RS | Utilities | 1 MI E OF HWY 160 | MONTICELLO |
| 5000018 | 7-ELEVEN #53619 | Gas Station | SOUTH HWY 163 | MEXICAN HAT |
| 5000019 | 7-ELEVEN #53618 | Gas Station | 861 SOUTH HWY 191 | BLANDING |

Interactive Map

FORMER CHEVRON
604 SOUTH STATE STREET
SALT LAKE CITY

Result Filters

Program Sub Program Project Manager Release ID
All All All All Clear Filters

23 documents found.

1 2 3

| | Doc # | Name | Branch | Fac ID | Pgm | Sub Pgm | RIs ID | Doc Date | Title |
|----------------------|------------------|----------------|-------------|---------|------|-------------------|--------|------------|---|
| View | DERR-2015-014683 | Former Chevron | Tank Branch | 4002518 | LUST | Corrective Action | NID | 11/2/2015 | JUDITH M. PACK @616 S State Str (Former Chevron @604 S St Str Judy @ 630 S St |
| View | DERR-2010-021429 | FORMER CHEVRON | Tank Branch | 4002518 | LUST | Correspondence | NID | 11/1/2010 | Phase I Environmental Site Assessment |
| View | DERR-2010-021430 | FORMER CHEVRON | Tank Branch | 4002518 | LUST | Correspondence | NID | 12/23/2010 | Phase II Environmental Site Assessment |
| View | DERR-2015-019102 | FORMER CHEVRON | Tank Branch | 4002518 | LUST | Correspondence | NID | 9/9/2015 | Limited Phase II Environmental Aite Assessment |
| View | DERR-2015-019103 | FORMER CHEVRON | Tank Branch | 4002518 | LUST | Correspondence | NID | 9/10/2015 | Misc Documents |
| View | DERR-2015-020443 | FORMER CHEVRON | Tank Branch | 4002518 | LUST | Redevelopment | NID | 9/24/2015 | 616 Lofts SLTRIB.pdf |
| View | DERR-2016-005951 | FORMER CHEVRON | Tank Branch | 4002518 | UST | Closure | | 2/24/2016 | Closure Plan Approval for Underground Storage Tank No. 1 |
| View | DERR-2016-007454 | FORMER CHEVRON | Tank Branch | 4002518 | UST | Closure | | 3/28/2016 | FORMER CHEVRON @604 S State Street SLC, UT - UST Closure |
| View | DERR-2016-008089 | FORMER CHEVRON | Tank Branch | 4002518 | UST | Compliance | | 4/13/2016 | No Further Action for Underground Storage Tank |
| View | DERR-2016-005801 | FORMER CHEVRON | Tank Branch | 4002518 | UST | Closure | | 2/25/2016 | IMG_0160.JPG |

1 2 3

Interactive Map

8/30/2017

Salt Lake City approves \$1M low-interest lo... | The Salt Lake Tribune

The Salt Lake Tribune

Salt Lake City approves \$1M low-interest loan for affordable housing

By Christopher Smart The Salt Lake Tribune

Published: December 7, 2015 8:12 am

The 616 Lofts • All units would be income restricted to individuals earning 60 percent of the area median income.

This is an archived article that was published on sltrib.com in 2015, and information in the article may be outdated. It is provided only for personal research purposes and may not be reprinted.

The Salt Lake City Council has approved a \$1 million loan from the city's Housing Trust Fund to build a 274-unit affordable-housing complex aimed at easing the dearth of low-rent units in Utah's capital.

The \$47.5 million project, to be called "The 616 Lofts," would be built by Wasatch Residential Group LLC on a vacant 2.3-acre parcel on the southwest corner of 600 South and State Street. Construction, according to the developer, is set to begin Feb. 1 and planned to be completed by July 1, 2017.

In 2013, a housing study determined that the city needed an additional 8,240 affordable units.

To date, Mayor Ralph Becker's 5,000 Doors initiative has created 797 affordable units. The 616 Lofts would bring that total to 1,071.

The seven-story project would include five floors of residential space over two floors of parking with 280 stalls. The ground floor is planned to accommodate offices and retail commercial uses, as well.

A studio apartment would rent for \$691 per month; a one-bedroom would be \$738; two-bedroom, \$880; and a three bedroom, \$1,070.

All units would be income restricted to individuals earning 60 percent of the area median income. That would apply to a family of four making \$43,320 or less; a two-person household earning \$34,656; or a single person making \$30,324 (just under \$15 per hour, based on a 40-hour week).

Funding for the complex is proposed to tap 4 percent federal low-income housing tax credits, a deferred developer fee and subordinated loans from the state's Olene Walker Housing Loan Fund and Salt Lake City.

The city's loan term is 40 years at 2 percent interest.

Neither the Becker administration nor the City Council has pushed for inclusionary zoning that would require all new multifamily developments to have a certain percentage of affordable units.

The city relies instead on financial incentives such as those used for The 616 Lofts. But some developers avoid that model due to its complexity.



State of Utah
GARY R. HERBERT
Governor

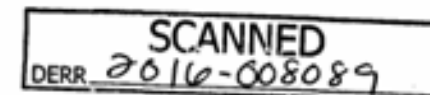
SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Brent H. Everett
Director



ERRU-064-16

April 13, 2016

Keith Ruesch
Wasatch DC Builders
299 South Main Street, Suite 2400
Salt Lake City, Utah 84111

Re: **No Further Action for Underground Storage Tank**
Former Chevron, located at 604 South State Street, Salt Lake City, Utah
Facility Identification No. 4002518

Dear Mr. Ruesch:

A review of the information submitted in the *Closure Notice* received on March 21, 2016, for the above-referenced underground storage tank (UST), indicates that contaminant concentrations are below State of Utah cleanup levels (Utah Admin. Code, R311-211-6). No corrective action is currently required at this site for the one regulated UST.

Corrective action may be needed in the future if contamination is found that exceeds State of Utah cleanup levels. If you have any questions regarding this matter, please contact **Kim Viehweg** at (801) 536-4161.

Sincerely,

Brent H. Everett, Director
Division of Environmental Response and Remediation

BHE/KV/caq

cc: Gary L. Edwards, M.S., Director, Salt Lake County Health Department

LUST Site Redevelopment Program

- **Outcomes (cont.)**
 - ASTSWMO Redevelopment Compendium
 - www.astswmo.org



Our Mission: to enhance and promote effective State and Territorial programs and to affect relevant national policies for waste and materials management, environmentally sustainable practices, and environmental restoration.

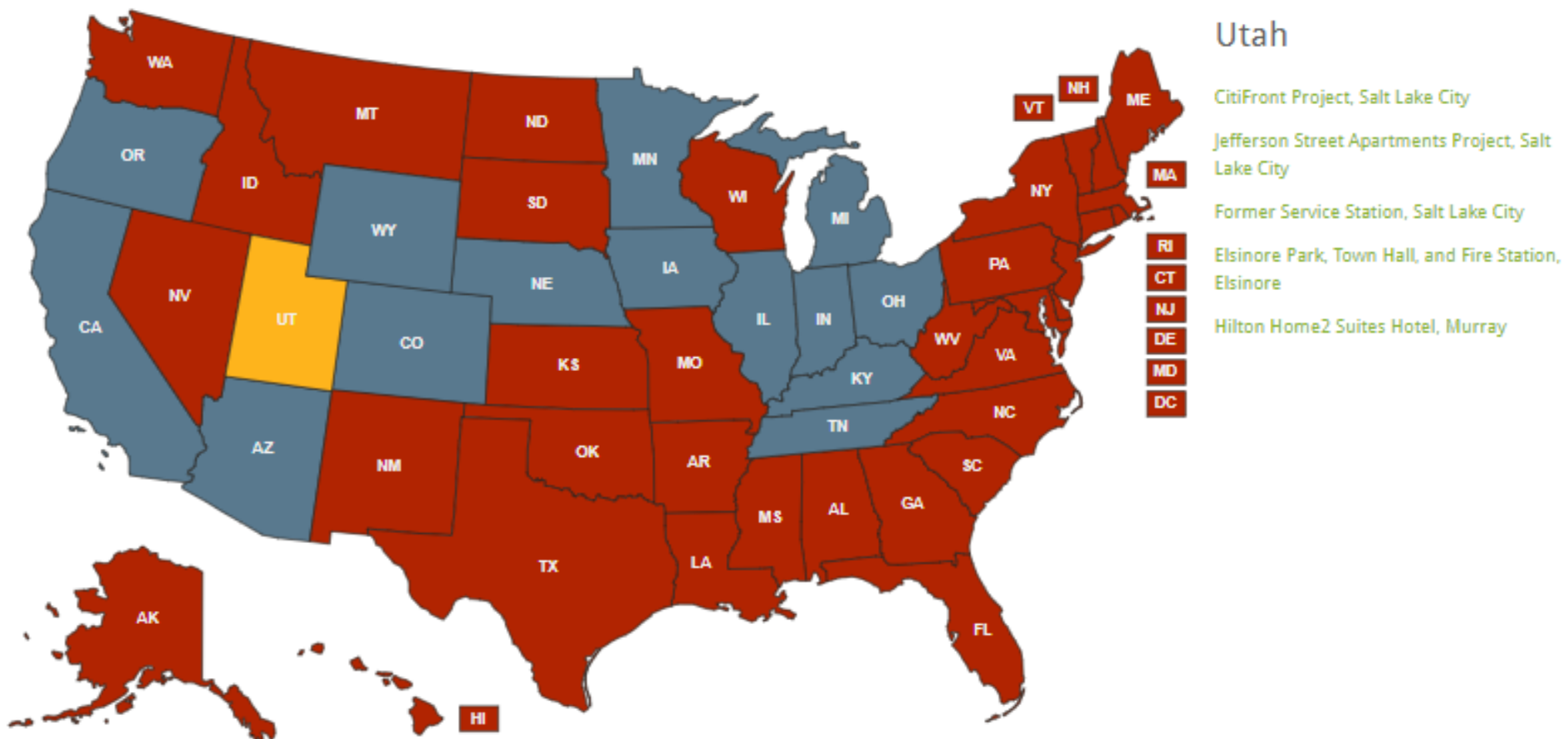
ASTSWMO Redevelopment Compendium

Redevelopment Successes at Petroleum Underground Storage Tanks Sites

Underground Storage Tank (UST) sites dot the American landscape of virtually every community, large and small. While many gas stations continue to serve our communities with vital fuel supplies and groceries, there are many sites that no longer provide those services and are currently vacant or underutilized. State UST programs are committed to preventing releases and for overseeing the proper assessment and cleanup of sites where petroleum releases have occurred. Through the years, State programs have evolved to assist our community leaders and developers in decision-making processes related to redevelopment of these sites. While the final cleanup of a site is an essential milestone in our programs, the utilization of the sites for new purposes, whether it is a coffee shop or a new park, often adds an enhancement to our cleanup efforts.

The ASTSWMO LUST Task Force developed this webpage to present information on redevelopment stories that have occurred in States across the country. UST sites have historically been located on main thoroughfares and busy intersections, which can offer redevelopment opportunities for new business ventures and housing for the community. Thousands of sites have been redeveloped across the country and the stories below represent a small number. The redevelopment of UST release sites are often considered routine in the cleanup process but in reality each one of the redevelopment stories is a success in ensuring that our communities have an active tax base and serve as an enhancement to a community's quality of life.

The LUST Task Force will provide updates to this compendium and add additional redevelopment stories periodically. All site-specific stories provided herein were developed by individual State Tanks programs and provided to ASTSWMO for its use. ASTSWMO is not responsible for any of the information provided in the enclosed information sheets, and all questions or comments on individual sites should be directed to the individual State programs. Contact ASTSWMO staff if you wish to contribute a story to this webpage.



ASTSWMO Redevelopment Compendium

Jefferson Street Apartments Project Redevelopment Success Story



RAVARINO PRODUCE

**JEFFERSON STREET
APARTMENTS**

1031 S. WEST TEMPLE
SALT LAKE CITY, UT

Located in a largely commercial and light industrial area of Salt Lake City, this 2.57-acre property was once a tiling company, auto and lumber operation, and more recently, a wholesale produce company. EPA Brownfields Assessment grants were used to help define the extent of contamination from a 4,000-gallon underground storage tank discovered during preliminary construction activities: contamination included elevated levels of petroleum in the property's soil and groundwater. Cleanup was completed by March 2005 and included removal of the underground storage tank, excavation of contaminated soils, and remediation of the property's groundwater. A \$5.4 million from U.S. Bank funded the construction of an 84-unit, mixed-income apartment complex on the property. The Jefferson School Apartments include affordable one- and two-bedroom units, a courtyard, a pool, and an exercise room. The apartments are conveniently accessible to the light-rail transit line, downtown, and the University of Utah, providing maximum benefit to working and student residents.

<http://www.epa.gov/oust/pubs/pubspbfreuseoption.pdf>



PARTNERS:

**UTAH DEPARTMENT OF
ENVIRONMENTAL QUALITY (UDEQ)**

**U.S. ENVIRONMENTAL PROTECTION
AGENCY (EPA)**

LUST Site Redevelopment Program

- **Outcomes (cont.)**

- Recognition
- Funding
- Partnerships



LUST Site Redevelopment Program

- **Contact Information**
 - Hillary Mason
Utah Department of Environmental Quality
801-536-4162, hmason@utah.gov
 - Morgan Atkinson
Utah Department of Environmental Quality
801-536-0052, mpatkinson@utah.gov