

- [Ace Asphalt breaks ground](#)
- [President Bush signs brownfields bill](#)
- [City of Tucson uses innovative technology](#)
- [Brownfields 2002 conference a success!](#)
- [Phoenix brownfields program news](#)
- [City of Phoenix news](#)
- [Brownfields news from across the country](#)
- [For more information](#)

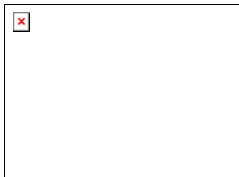
[Back](#)

Ace Asphalt of Arizona breaks ground at Salt River site

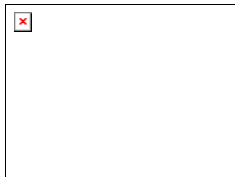
On Feb. 21, 2002, Mayor Skip Rimsza and Councilman Michael Johnson praised Ace Asphalt for its redevelopment of a former landfill site located south of the Salt River between Seventh Street and Central Avenue. The city presented a \$56,000 brownfields grant to Ace for public infrastructure improvements such as utilities, sidewalks, public landscaping, etc. More than 100 people attended the groundbreaking ceremony, including several members of the surrounding neighborhood.

Tim Drexler, president and chief executive officer, approached brownfields staff when he was contemplating the acquisition of this underdeveloped piece of property. This project is one of the first developments to be constructed beyond the banks of the Rio Salado Habitat Restoration Project.

The company hopes to leave its current 20-year home at 895 W. Elwood St. and be in the new building at 3030 S. Seventh St. by November 2002. Ace has more than doubled in size in the past four years, necessitating the construction of a new facility. The current space is too small for the increasing number of employees and operations, making the move a positive step in continuing the steady growth of the company.



Ace receives a \$56,000 brownfields grant.



More than 100 attendees listen to the history of the company.



L-R: Councilman Johnson, Mayor Rimsza, Katherine Drexler, John Drexler, Tim Drexler.

[Return to top of Brownfields Bulletin](#)

President Bush signs brownfields bill into law

President George W. Bush signed a bill to reform the laws governing redevelopment of brownfields on Jan. 11, 2002. The Brownfields Reform and Small Business Liability Relief Act is intended to encourage the cleanup and redevelopment of contaminated industrial properties known as brownfields.

The new law reforms one of the major hindrances to brownfields cleanup - the federal Superfund law. The bill provides liability protection for prospective purchasers, contiguous property owners and innocent landowners, and authorizes increased funding for state and local programs that assess and clean up brownfields. According to Bush, "This bill was passed because of the work of both Republicans and Democrats. It's an example of what can happen when people put partisanship aside, and focus on what's best for America. It's a great accomplishment."

The bill adds small business liability exemption to the nation's Superfund law, where the original polluters cannot be found or have gone bankrupt. Under the bill, businesses would be shielded from the cost of a Superfund site cleanup if they did not add any hazardous wastes and did not contribute a significant amount of non-hazardous waste to the site. The city of Phoenix could benefit from this bill by obtaining additional grant dollars from the U.S. Environmental Protection Agency for investigation and remediation of brownfields in the city.

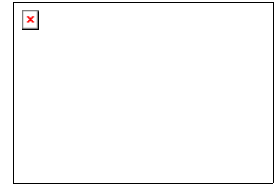
[Return to top of Brownfields Bulletin](#)

City of Tucson uses innovative technology to stabilize landfill for future redevelopment

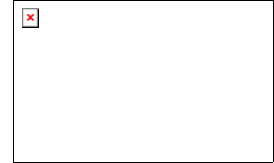
The Rio Nuevo Project, approved by Tucson voters in 1999, is one of the significant turning points in Tucson's history and a defining milestone pointing toward its future. Construction of museums and commercial and residential facilities is the "heart" of the project. However, 50 acres of the Rio Nuevo Project site consist of old closed landfills. Because of known problems associated with old landfills, it was clear that a creative approach was needed to restore the land to beneficial use.

The city of Tucson conducted a pilot Landfill Stabilization Project (LSP) on the Nearmont Landfill within the Rio Nuevo Project site. The LSP uses enhanced aerobic degradation methods to accelerate the natural decomposition process, thereby stabilizing the refuse contained in the landfills much faster than would occur under anaerobic conditions.

Water is applied to the surface of the test site to increase the moisture content of buried refuse. Ground penetrating radar is used to measure water infiltration into the refuse and to monitor the moisture content. Air is injected into the landfill through vertical wells and controlled by a series of extraction wells. The entire project site is monitored continuously for methane, carbon dioxide, oxygen levels and temperature changes.



View of Rio Nuevo Project Site from "A" Mountain



Planned bridge reconstruction, Rio Nuevo Project

Initial results from the LSP technology show:

- Methane gas concentrations rapidly decreased from 25% to 1%
- Landfill odors are not detected
- Oxygen concentrations, refuse moisture content and landfill temperature have been increased sufficiently to support the aerobic microorganisms responsible for degradation

The signs of aerobic degradation include elevated temperatures, increased settlement, extremely low levels of methane, and increased production of carbon dioxide. More than 46% of the organic material within the site has been degraded during the first three months of air circulation and water application. More than one foot of surface settlement has been measured in the same period. Based on the preliminary data, the landfill could be effectively degraded within two years.

Because of the promising results, the city of Tucson now will apply the technology to a second, larger site, known as the Congress Landfill. At the Congress site, the well spacing will be increased, injected air will be cycled to control temperatures more effectively, and reclaimed water will become the water source.

The city of Tucson believes that the technology being tested will prove the pilot program's goals: to create a method for accelerating landfill cleanup and stabilization at minimal costs, within a much shorter time frame than conventional methods require, while addressing the health and safety concerns voiced by neighborhood residents. This innovative technology promises not only to lay a solid foundation for the planned \$300 million Rio Nuevo Project, but also to provide Tucson with an economical, fast and environmentally desirable way to restore old landfills for the benefit of the public.

For further information about this project, please contact the authors at the City of Tucson, Office of Environmental Management, 201 N. Stone, Tucson, AZ 85726, (520) 791-5414.

[Return to top of Brownfields Bulletin](#)



Phoenix Brownfields 2002 Conference is a success!

The fourth annual Brownfields Conference was held on April 30 at the Phoenix Civic Plaza. More than 200 people attended the day's events, making it the largest local brownfields event to date. The conference highlighted the accomplishments of the city of Phoenix program, which includes restoration of 235 acres of previously contaminated, under-used property that has resulted in the creation of more than 3,000 jobs. Completion of these projects has resulted in a private investment of \$244 million.

Speakers emphasized the opportunities presented by brownfields redevelopment and provided a wealth of information on the tools available to help prospective buyers who wish to acquire, clean up and redevelop contaminated property. The luncheon keynote speaker, Charles Bartsch of the Northeast-Midwest Institute, stressed the value of additional funding becoming available from the U.S. Environmental Protection Agency for environmental investigation and cleanup of brownfields. He encouraged audience members to contact their congresspeople and urge them to support full appropriation of the \$250 million yearly budget for brownfields.

If you would like to participate in next year's conference as a sponsor, exhibitor or speaker, please contact the city's brownfields program at 602-256-3452.

[Return to top of Brownfields Bulletin](#)



Phoenix Brownfields Program News

Grant Funding Available!

The city's program continues to offer grant funds to business owners, innocent property owners, nonprofit agencies and developers of contaminated

real estate. Approximately \$110,000 is available each fiscal year (July-June cycle) for infrastructure improvements such as curbs, gutters, streets and landscaping in public easements. Funds also can be used for development fees such as construction plan submittals and building permits.

EPA REGION 8, 9 & 10 Brownfields Pilots Workshop in Salt Lake City, Utah

Phoenix brownfields staff participated in an EPA-sponsored workshop focused on providing information to the municipal and state brownfields pilot programs in the western region. Phoenix was part of a panel session organized by the National Association of Governmental Environmental Professionals on the topic of establishing a successful local brownfields program.

NEWS Flash!

The national brownfields conference *Brownfields 2002: Investing in the Future* will be held Nov. 13-15, 2002, in Charlotte, N.C. For more information, visit www.brownfields2002.org.

[Return to top of Brownfields Bulletin](#)

City of Phoenix News

Rio Salado Project Update

Crews have completed digging the low-flow channel for the Rio Salado from 19th Avenue to Fourth Street and 48th Street to just downstream of Interstate 10. The 200-foot-wide and approximately 20-foot-deep channel will provide needed flood protection in the larger channel once vegetation is planted. Also, keep an eye out for the 1,000-tree forest being planted west of Central Avenue on the north terrace and west of Seventh Avenue on the south terrace.

The project has had a positive impact on the economy in Arizona. Since 1999, this project has supported 200 professional level jobs in the private sector. The 26 Arizona companies working on the Rio Salado project will receive a total of \$28 million.

Light Rail Transit Project Update

The Valley Connections Market Analysis report identifies a range of development opportunities for areas adjacent to light rail stations based upon the existing market conditions, real estate and transit-oriented development opportunities. The study provided an opportunity for each of the participating cities and individual stakeholders to maintain and enhance the vitality of the community through the addition of light rail and other subsequent development. View the report at www.valleyconnections.com.

[Return to top of Brownfields Bulletin](#)

Brownfields news from across the country

- **EPA announced \$21.5 million in brownfields grants to clean up and revitalize blighted communities in 17 states.** In a ceremony in Oakland County, Michigan, EPA Administrator Christie Whitman said, "We are here today to announce the awarding of \$21 million in funds to help clean up brownfields across America. This money will go to help communities turn neighborhood eyesores into community assets, much like what is going on here at this site."

The grants were awarded under EPA's Brownfields Revolving Loan Fund program to capitalize on state and local programs that in turn provide no-interest or low-interest loans to businesses to carry out cleanup activities at brownfields properties.

- **A new study released by George Washington University, "Public Policies and Private Decisions Affecting the Redevelopment of Brownfields,"** addresses four issues concerning brownfields redevelopment in that context: How brownfields redevelopment reduces developmental pressures on undeveloped suburban or rural areas ("greenfields"), economic benefits gained by the redevelopment of brownfields, federal statutes and regulations, and statutes and regulations at the state and local level. Read the publication at: <http://www.gwu.edu/~eem/Brownfields/index.htm>.
- **EPA Administrator Christie Whitman announced President Bush's proposed Fiscal Year 2003 budget request of \$7.7 billion** to support the EPA's mission of protecting human health and the environment. The budget request includes more than doubled funding for brownfields, significant increases for watershed protection and a \$200 million overall increase over last year's request. The budget request for fiscal year 2003, beginning Oct. 1, provides \$200 million for the nationally acclaimed Brownfields program. The Brownfields program is a top environmental priority of the Bush Administration and is a cornerstone of the EPA's partnership efforts with states, tribes and localities.
- **Brownfields program partners with Habitat for Humanity.** On Feb. 13, 2002, EPA Administrator Christie Whitman signed a memorandum of understanding with Habitat for Humanity International launching a partnership to build energy efficient housing on former brownfields properties. The EPA has worked cooperatively with Habitat for Humanity's affiliates in the cities of Wellston, Mo., and Minneapolis, Minn., to construct homes on former brownfields properties. The EPA will use brownfields dollars to perform environmental assessment at community-identified brownfields properties so that Habitat can locate safe, affordable building lots..

[Return to top of Brownfields Bulletin](#)



For more information

Contact:

Rosanne Sanchez
City of Phoenix
Office of Environmental Programs
200 W. Washington St., 14th Floor
Phoenix, AZ 85003

(602) 256-5669

(602) 534-0795 fax

rsanchez@ci.phoenix.az.us

Phoenix Brownfields Land Recycling program Web site: www.phoenix.gov/ENVPGM/brownfld.html

