



# Brownfield Assessment Program Application

CITY OF OREM, UTAH

## Part I: Information for Applicants

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The City of Orem, Utah, under a Cooperative Agreement with EPA, is providing Phase I and Phase II Environmental Site Assessments (ESAs) on eligible public and privately-owned properties whose owners are interested in participating in this program. Orem's goal is to put underutilized properties into productive reuse and to promote sustainable development.

### **What are brownfields?**

The term 'brownfields' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

### **Who is eligible to participate in this program?**

Any interested private property owner or unit of local government may apply.

### **What types of properties are eligible?**

All types of properties may receive an assessment, with some exceptions. Orem's primary focus is on industrial and commercial properties; however, residential areas may be considered under special circumstances. Properties subject to enforcement action associated with environmental contamination are not eligible (Superfund sites, etc.).

### **Who reviews the application?**

Both Orem and EPA review the applications.

### **How are the applicants notified?**

Selected applicants will receive a confirmation letter within three weeks of the receipt of the application. Orem will schedule a kick-off meeting or teleconference with the applicant to explain the project process, timeline and scope of work, and to answer questions.

### **How long will the assessment take once the application is approved by EPA?**

Upon approval of the application, assessment activities will be initiated within 30 days.

### **What is the cost to the property owner?**

There is no cost to the property owner to participate in this program.

### **What type of information is collected during the Phase I assessment?**

The following information is collected during Phase I activities:

- Records review - a review of all state and federal records to identify any contaminated sites in the vicinity of the property. This review will also include identification of all physical characteristics of the property including geologic and topographic conditions. All historical uses of the property will be identified and all recorded land and title information will be collected.
- Site reconnaissance - Orem's contractor will observe the property, and adjacent properties, visually and physically to document current and historical facilities.
- Interviews with owners and occupants - Orem will conduct interviews with these individuals to obtain information indicating the recognized environmental conditions in connection with the property.

Upon completion, Orem's contractor will complete a Phase I Environmental Site Assessment report and provide it to the applicant.

### **What type of sampling may be conducted during the Phase II assessment?**

The following may be sampled by Orem during a Phase II assessment:

- soil
- sediment
- ground water
- surface water
- drums and other chemical waste containers
- tanks
- building materials (i.e. asbestos and lead paint)

### **What if contamination is found on the property?**

Should the assessment reveal contamination on the property, Orem, or Orem's contractor, can meet with the applicant to discuss the following possibilities:

- removal options
- identification of the actual discharger
- cleanup standards/goals/technologies
- available funding mechanisms
- redevelopment suitability regarding environmental issues (i.e. land use restrictions, nonresidential/residential redevelopment)
- participation in Utah's Voluntary Cleanup Program (VCP) where the applicant can pursue cleanup if necessary prior to redevelopment and can receive a No Further Action Determination for the property

## Part II: Brownfield Program Application

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### Applicant Information:

Applicant Name:

Applicant Organization:

Contact Person:

Title:

Address:

Phone: Fax:

E-mail:

Do you currently own the subject property? Yes      No

Are you under contract to purchase the subject property? Yes      No

If Yes, when is the proposed closing date?

If none of the above, please describe your relationship to the subject property:

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### Site Information

Property Address:

Block and Lot:

Current Zoning:

Site Acreage:

Physical condition of the site, including whether there are any buildings present:

Name of existing/former business on site (if applicable):

Current owner of property (if different from applicant):

Contact information of property owner:

Address:

Phone:

E-mail:

### Environmental Site Assessment Services

What services are being requested under this program?

Phase I Environmental Site Assessment (ESA)

Phase II ESA

Supplemental Phase II

Has a Phase I Environmental Site Assessment ever been conducted for this property?

Yes      No

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If any assessment has already been completed, please attach that information with this application. If requesting a Phase II, please provide a current Phase I.

Is an access agreement to conduct investigation activities at the site included in with this application? Yes No

If an access agreement is not provided, please provide details on plans to access the site for field activities.

## Site History

Provide a brief history of the site's past uses (if known):

Describe any previous environmental contamination on this site that has been remediated (including the removal of underground storage tanks):

Are there any specific time or physical constraints or accessibility issues that could impact the contractor's ability to conduct the field activities? Yes No If yes, please describe:

Describe the operational history of the site (if known):

If known, is this site now or historically been under regulatory oversight for environmental issues? Yes No If yes, please describe:

Provide a summary of previous environmental investigations conducted on the site, if any:

Describe the proposed plans for the site:

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Upon completion of this application, please return to the City of Orem.

Both digital and paper copies are accepted.

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