

REDEVELOPMENT SUCCESS STORY

FORMER CITY VIEW MOBILE HOME PARK

3800 W. Alameda Avenue, Denver, CO 80219 ---- (OPS Event ID 10803)



SITE SUMMARY

Release Discovery Date: 2/10/09

Remediation Status: Closed

Remediation Method: Contaminated Soil Excavation

Number of Underground Storage Tanks: Two (abandoned)

Petroleum Fuel Type: Waste Oil

NFA letter issued: 10/1/09

Funding Source: Petroleum Storage Tank Fund

Current Land Use: Open Space/City Park

REDEVELOPMENT PROCESS

This is a former gas station that has been redeveloped from a mobile home park into the Cuatro Vientos/Four Winds Park. The cleanup of this property was facilitated with approximately \$27,000 from the Petroleum Storage Tank Fund under the innocent property owner/non-responsible category. This Westwood neighborhood property restoration was completed by Denver Parks and Recreation with support from the Trust for Public Land. An investment of \$1.35 million was used to create Westwood's first new park in 30 years. The park provides a vibrant and active open space for the community that includes a playground, interactive water feature, turf areas for fitness/sports activities, and a picnic shelter. This new park helped stabilize Westwood property values and removed an eyesore.



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REDEVELOPMENT SUCCESS STORY

FORMER RELIABLE CONOCO-PHILLIPS

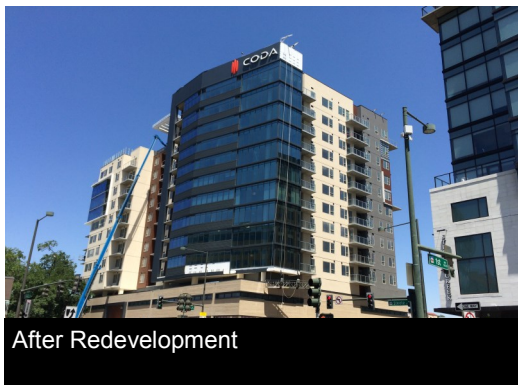
100 Steele Street, Denver, CO 80206 ---- (OPS Event ID 10741)



Storage Tank Removal



Development Ready Site



After Redevelopment

SITE SUMMARY

Release Discovery Date: 10/22/08

Remediation Status: Closed

Remediation Method: Contaminated Soil Excavation, Air Sparge/Soil Vapor Extraction (AS/SVE)

Number of Underground Storage Tanks: Three

Petroleum Fuel Type: Gasoline

NFA letter issued: 11/22/11

Funding Source: Petroleum Storage Tank Fund

Current Land Use: Residential/Commercial

REDEVELOPMENT PROCESS

This site is a former gas station that has been redeveloped into a high-rise luxury apartment complex. The cleanup of this property was facilitated with approximately \$215,000 from the Petroleum Storage Tank Fund. The property is located in the bustling Cherry Creek neighborhood, and the completed mixed-use, residential/commercial property has an actual assessed value of \$23.95 million. The residential apartments are being leased with occupancy set for August 2016. The building is LEED-Gold certified, featuring Energy Star rated appliances, dual-flush toilets, and low-volatile organic compound (VOC) paints.

REDEVELOPMENT SUCCESS STORY

Former Gas Station

315 Grant Avenue, La Junta, CO 81050 ---- (OPS Event ID 12810)



Before Redevelopment



Site Characterization



Final Redevelopment

SITE SUMMARY

Application Received: 7/20/17

Remediation Status: Open

Number of Petroleum Underground Storage Tanks: Two

NFA letter issued: TBD

Current Land Use: Commercial

REDEVELOPMENT PROCESS

The Division of Oil and Public Safety (OPS), Petroleum Cleanup and Redevelopment Fund (Redevelopment Fund) provided financial and technical support during the site assessment, characterization and cleanup of petroleum contamination at a former gas station located at 301 Grant Avenue, La Junta (Property).

Historic records indicate that the property operated as a gasoline service station from the 1940s through the 1980s. The presence of petroleum contamination hindered the Property's redevelopment potential. The Redevelopment Fund played a key role in facilitating a future No Further Action status for this site. The Property is currently being redeveloped from vacant and deteriorating commercial buildings to a Sonic Restaurant.

The redevelopment of the Property is creating temporary and permanent jobs, increasing the tax base/revenue and improving landscape and street views in La Junta. The redevelopment of the Property can stimulate the beautification and/or redevelopment of other neighborhood properties. In addition, Sonic restaurants are known to support local schools and sporting events as well as host community activities.

REDEVELOPMENT SUCCESS STORY

Stop 'N Save #3 Gas Station with EV Charging

723 Horizon Drive, Grand Junction, CO 81506 ---- (OPS Event ID 75)



Before Redevelopment



Tank Removal



After Redevelopment

SITE SUMMARY

Application Received: 12/31/17

Remediation Status: Implementing CAP

Number of Petroleum Underground Storage Tanks: Three

Current Land Use: Commercial

Petroleum Cleanup and Redevelopment Fund Expenditures: \$240,000

REDEVELOPMENT PROCESS

This gas station had a pre-1988 contaminant release within the vicinity of the former dispenser island. Since the release occurred before 1988, the event was not eligible to the Petroleum Storage Tank Fund. Three 10,000-gallon gasoline and diesel underground storage tanks were removed 9/11/18. Contaminant removal in the soil and groundwater occurred within the vicinity of the former dispenser island. Today, this gas station is an upscale consumer convenience store with drive-thru food service. It contains an electric charging station installed with a grant from Charge Ahead Colorado. Horizon Drive is a primary gateway entrance to Grand Junction. A recreation path and pedestrian walkway are planned in the area.

Kent Frieling, President of Feather Petroleum and owner of the gas station, says "We were pleased to work with OPS and Charge Ahead Colorado...this really is an opportunity."



Stop N Save Store



Electric Charging Station



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REDEVELOPMENT SUCCESS STORY

VISTA 28, LLC DEVELOPMENT

2400 East 28th Avenue, Denver, CO 80205 ---- (OPS Event ID 12217)



SITE SUMMARY

Application Received: 12/30/13

Remediation Status: Closed

Number of Petroleum Underground Storage Tanks: Three

NFA letter issued: 10/5/15

Current Land Use: Residential

REDEVELOPMENT PROCESS

This former gas station was redeveloped by Vista 28, LLC and operated as an automotive repair and gas station for over 60 years. Located in north Denver, this property was considered to be blighted with perceived contamination. The three 6,000-gallon USTs, product dispensers, and piping were removed and a comprehensive site assessment was conducted that did not detect petroleum contamination. Today, this former brownfield is a 3-story, 22,000 square foot boutique apartment building. The Vista 28 contains 22 1-3 bedroom units. As a result, temporary construction jobs were created and a projected 3.5 million capital expenditure was made that resulted in increased tax revenues. Joe Levy, Vista 28 owner, stated that the "Redevelopment Fund acted as part of the team".



REDEVELOPMENT SUCCESS STORY

University Developments, LLC

2490 South University Boulevard, Denver, CO 80210 ---- (OPS Event ID 12253)



Before Redevelopment



Pre-construction demolition



During Construction

SITE SUMMARY

Application Received: 5/1/15

Remediation Status: Closed

Number of Petroleum Underground Storage Tanks: Three

NAD letter issued: 9/16

Current Land Use: Residential and Commercial

REDEVELOPMENT PROCESS

This former gas station had three 3,000-gallon gasoline underground storage tanks removed in 1989. A comprehensive site assessment was conducted in June 2015. The contaminated groundwater was treated during construction dewatering activities for a two-level below grade parking structure. They also mitigated for indoor air, removed contaminated soil, and followed a materials management plan to take care of old infrastructure as part of the Colorado Department of Public Health and Environment Voluntary Cleanup Program. Today, this former brownfield is a 5-story boutique apartment building with retail space on the ground floor. The Atelier at University Park contains over 100 studio, 1-bedroom, and 2-bedroom units ranging from 566 to 1,520 square feet. Denver University is nearby and the apartment complex is pet friendly with a rooftop swimming pool.



Final Redevelopment



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REDEVELOPMENT SUCCESS STORY

HIGHLAND MARKET APARTMENTS

3001 Zuni St., Denver, CO 80211 ---- (OPS Event ID 6331)



Underground Storage Tank Removal

SITE SUMMARY

Remediation Status: Closed

Remediation Method: Hydrogen Peroxide Injections

Number of Underground Storage Tanks: Four

Petroleum Fuel Type: Regular & Premium Unleaded Gasoline

Funding Source: Petroleum Storage Tank Fund

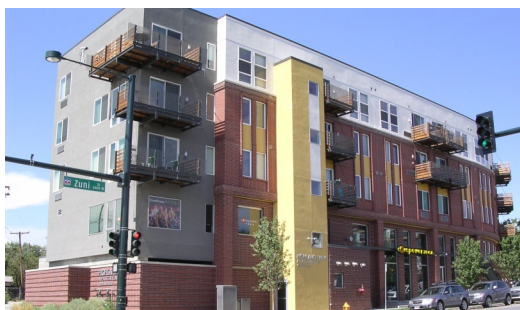
Current Land Use: Mixed Retail/Residential



Construction Underway

REDEVELOPMENT PROCESS

The Highland Park Apartments were constructed at this former gas station property. Located in the historic Highland neighborhood district, this infill development contains a mixed-use building that attained Leadership in Energy and Environmental Design (LEED) Platinum certified status and includes 126 rental units.



Redeveloped Site



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REDEVELOPMENT SUCCESS STORY

3100 Gilpin Partners, LLC

3100 Gilpin Street, Denver, CO 80205 ---- (OPS Event ID 12586)



Before Redevelopment



Tank Removal



Final Redevelopment

SITE SUMMARY

Application Received: 7/29/16

Remediation Status: Closed

Number of Petroleum Underground Storage Tanks: Four

NFA letter issued: 1/5/17

Current Land Use: Commercial

REDEVELOPMENT PROCESS

An UST was discovered at the property during a Phase I and II Environmental Site Assessment. The UST was removed on 8/30/16 and a Level I and II assessment were completed at that time. Soil impacts were detected during the assessment. The contaminated soil was excavated and disposed of properly. Today, this former brownfield is leased as a commercial building.



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REDEVELOPMENT SUCCESS STORY

RPDG Tennyson Street, LLC

3860-3868 Tennyson Street, Denver, CO 80212 ---- (OPS Event ID 12252)



Before Redevelopment



Before Redevelopment



During Construction

SITE SUMMARY

Application Received: 3/1/15

Remediation Status: Closed

Number of Petroleum Underground Storage Tanks: Four

NFA letter issued: 2/9/16

Current Land Use: Residential

REDEVELOPMENT PROCESS

This former gas station operated from the 1930s to the 1970s. Located in Northwest Denver, this property was considered to be blighted with perceived contamination. The two 500-gallon, one 2,000-gallon, and one 4,000-gallon gasoline USTs, product dispensers, and piping were removed and a comprehensive site assessment was conducted. The contaminated soil was excavated and disposed of properly. Today, this former brownfield is a 5-story boutique apartment building. The Colewood contains 49 studio, loft, 1-bedroom, and 2-bedroom units ranging from 639 to 1,235 square feet. Natural green space is nearby and bike lanes are located on Tennyson Street.



Final Redevelopment



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REDEVELOPMENT SUCCESS STORY

Tennyson Place, LLC

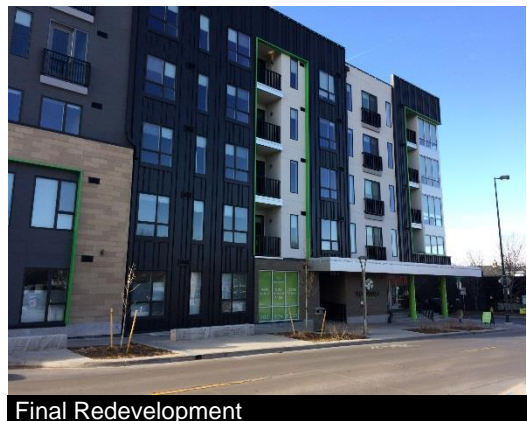
3885 North Tennyson Street, Denver, CO 80212 ---- (OPS Event ID 12355)



During Construction



During Construction



Final Redevelopment

SITE SUMMARY

Application Received: 9/16/15

Remediation Status: Brownfield

Number of Petroleum Underground Storage Tanks: Four

NFA letter issued: N/A

Current Land Use: Residential

REDEVELOPMENT PROCESS

This former gas station operated from approximately 1954 to 1967. A second former gas station operated at the site until 1998, when two 10,000-gallon gasoline USTs were removed. A Phase II Environmental Site Assessment was conducted in July 2015. Soil and groundwater impacts were detected during the assessment. The contaminated soil was excavated and disposed of properly. Groundwater was run through a carbon vessel to meet construction dewatering permitting requirements. Today, this former brownfield is a 5-story boutique apartment building. Tennyson Place contains studio and 1-bedroom units ranging from 365 to 769 square feet. Natural green space is nearby and bike lanes are located on Tennyson Street.



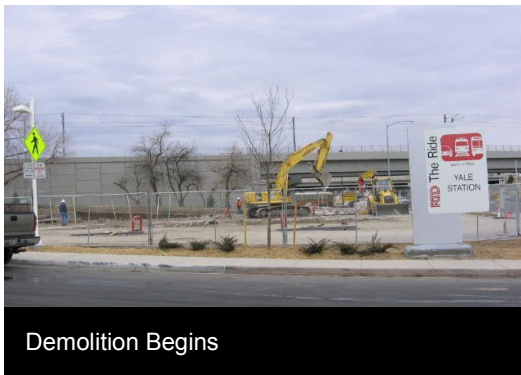
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REDEVELOPMENT SUCCESS STORY

FORMER DIAMOND SHAMROCK

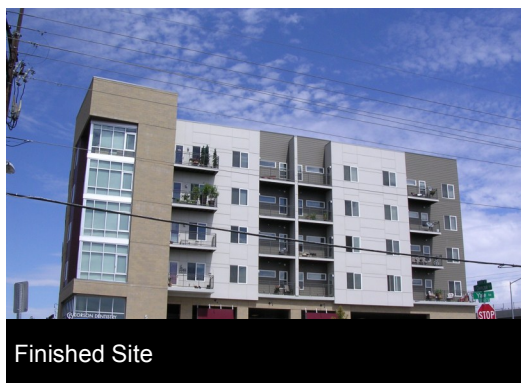
5307 E. Yale Ave., Denver, CO 80222 ---- (OPS Event ID 7575)



Demolition Begins



Petroleum-Impacted Soil Excavated



Finished Site

SITE SUMMARY

Release Discovery Date: 5/19/99

Remediation Status: Closed

Remediation Method: Oxygen Diffusion, Contaminated Soil Excavation, & Passive Vent System with Vapor Barrier

Number of Underground Storage Tanks: Five

Petroleum Fuel Type: Diesel, Regular, & Premium Unleaded Gasoline

NFA letter issued: 12/2/09

Funding Source: Petroleum Storage Tank Fund

Current Land Use: Mixed Retail/Residential

REDEVELOPMENT PROCESS

This is a former gas station that has been redeveloped into a mixed use retail/residential building. The structure is located next to the RTD Light Rail station and is a transit-oriented development (TOD) project. The redevelopment of this parcel also reflects Colorado's sustainability principles. This new construction project is the first multifamily affordable TOD development to be built on an existing/operating light rail station in Denver that has received an allocation of low-income housing tax credits. The building is 5,100 square feet of commercial space on the ground floor and has five units at 40% area medium income (AMI), 33 units at 50% AMI, and 11 units at 60% AMI all serving independent seniors.



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REDEVELOPMENT SUCCESS STORY

Town of Mead

15995 Weld County Road 7, Mead, CO ---- (OPS Event ID 12227)



SITE SUMMARY

Application Received: 1/6/15

Remediation Status: Closed

Number of Petroleum Underground Storage Tanks: Three

NFA letter issued: 10/29/15

Current Land Use: Greenspace

REDEVELOPMENT PROCESS

This former gas station operated from the 1920s to 1997 and two out of the three USTs were removed in 1998. A Phase II Environmental Site Assessment was conducted in June 2014. Soil and groundwater impacts were detected during the assessment. Approximately one foot of water exhibiting a petroleum sheen was present in the remaining UST on the site. Removal of the remaining UST was conducted on August 24, 2015. Approximately 250 gallons of water was pumped from the UST, which also contained pits, major corrosion, and many holes. Approximately 120 cubic yards of contaminated soil was excavated from the UST pit. The excavated contaminated soil and water were disposed of properly. Today, this former brownfield is now a greenspace at the gateway to the town.



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