

# **BROWNFIELDS MULTIPURPOSE GRANT FOR ROADRUNNER LAKE RESORT MOBILE HOME PARK**

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Brownfields Program Manager

# What is a Brownfield Site?

- A Brownfield site is any property such as land or an abandoned building that is undeveloped and unused due to perceived or actual contamination.
- The Environmental Protection Agency (EPA) defines a brownfield as a "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."

# Purpose of EPA Funding: To Clean up and Revitalize Brownfield Sites

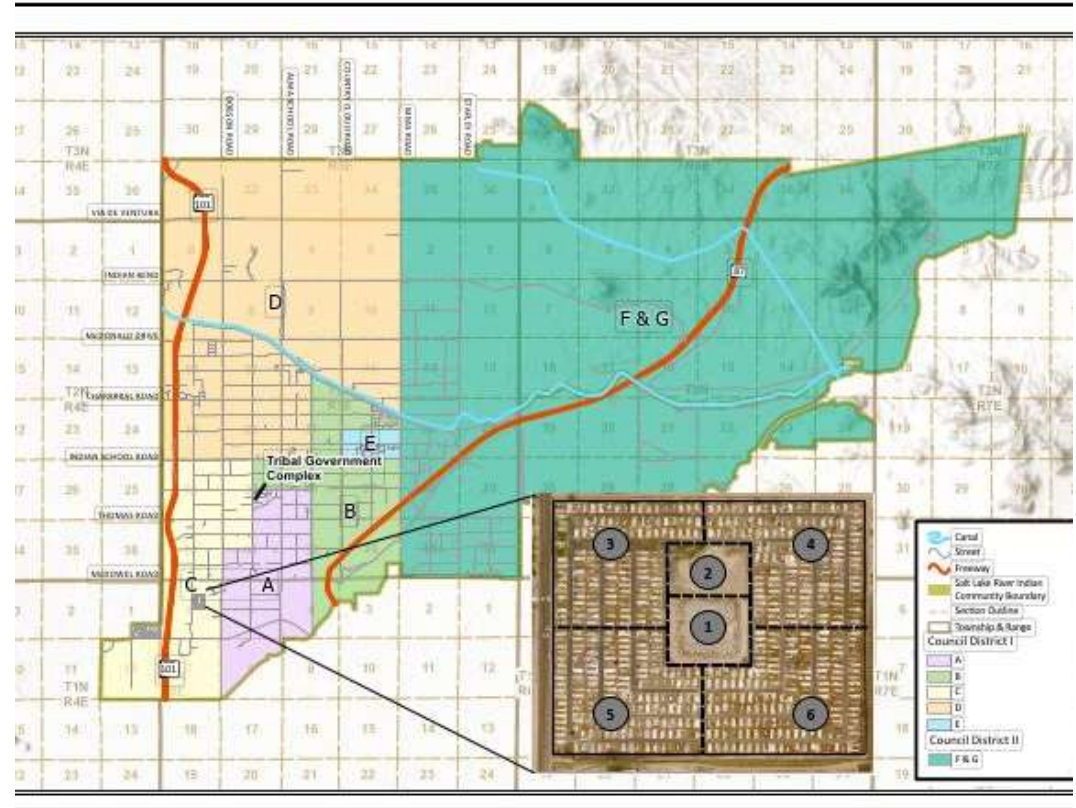
- Phase I investigations and preliminary site assessments
- Phase II environmental site assessments, which include sampling and surveys
- Community involvement and outreach
- Clean up
- Revitalization and reuse planning

# Brownfields Multipurpose Grant

The Salt River Pima-Maricopa Indian Community's (SRPMIC) Brownfields Program was recently awarded an \$800,000 Brownfields Multipurpose Grant for the Roadrunner Lake Resort Mobile Home Park (RLR).

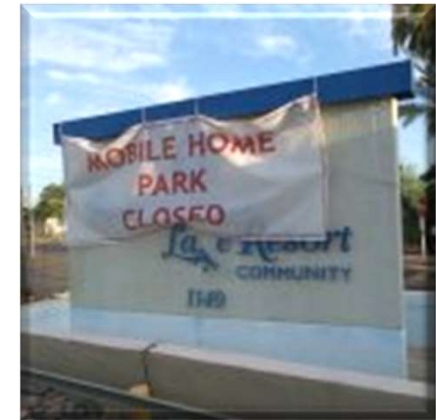
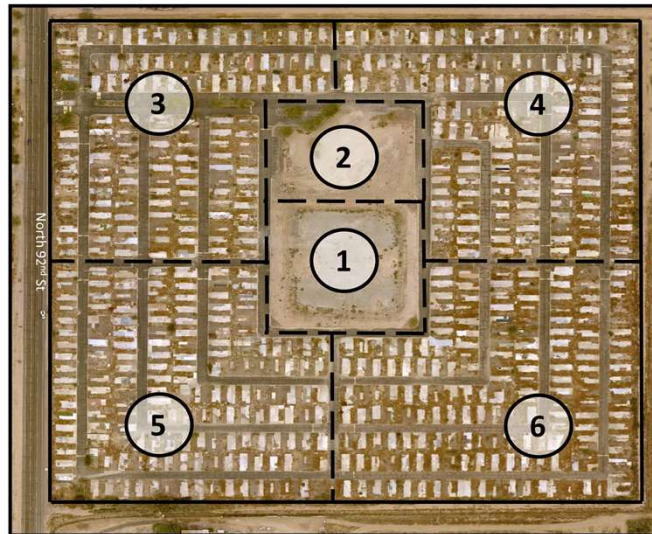
Work being conducted under this grant will be outlined in this presentation.

Community input is key to redevelopment planning.



# Roadrunner Lake Resort Mobile Home Park

- 1149 N. 92nd Street, Scottsdale, AZ (McDowell & 92<sup>nd</sup> St)
- Mobile home park for Seniors closed in August of 2019
- 40 acres of land zoned as Agricultural Residential



Pictured Left: The RLR project area and six subsections for planned phased environmental clean up.

Area 1: former lake;

Area 2: former park facilities;

Areas 3-6: former mobile home spaces



# Completed

In 2019 the Community Development Department's Environmental Protection & Natural Resources (CDD-EPNR) Division was left with hundreds of dilapidated structures.

CDD-EPNR fenced the park, dismantled the main facilities (8 structures), and 631 mobile homes were removed.

**2019**



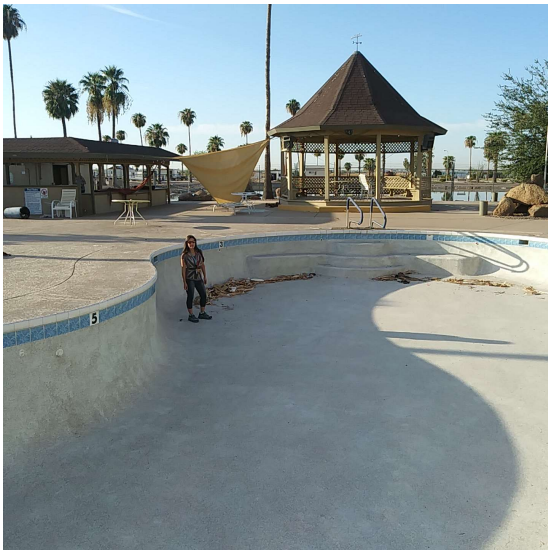
**2022**



# Completed

The pool was drained, dismantled and backfilled with native soils, and the lake was drained and left for further environmental assessments.

**Former Pool**

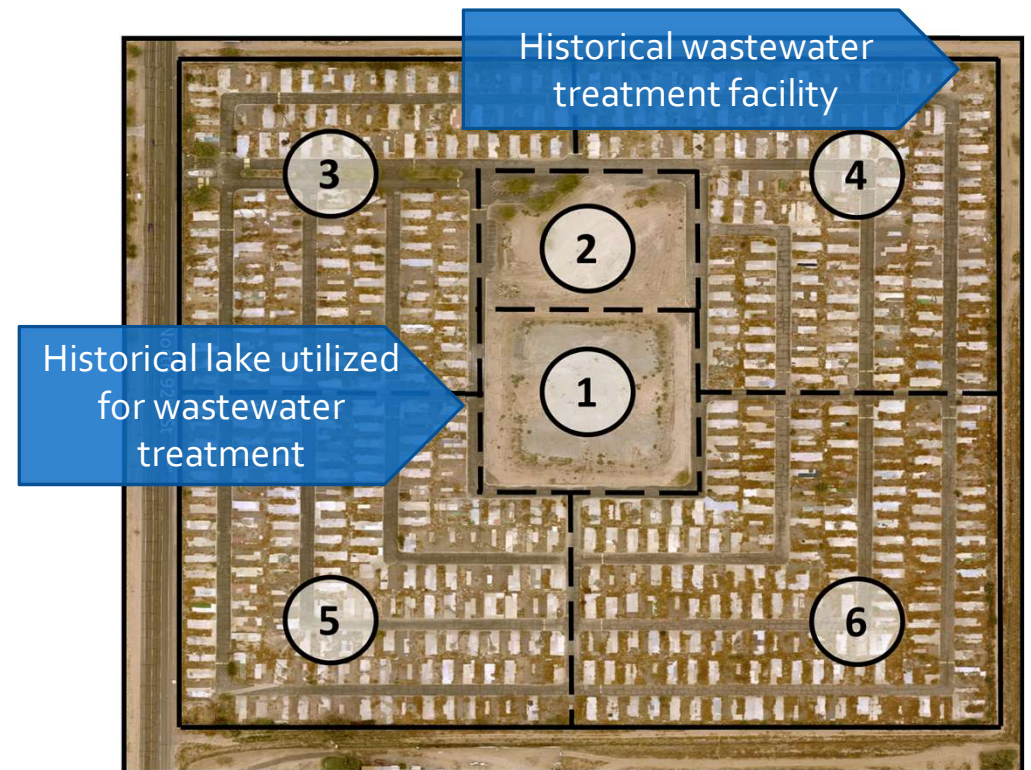


**Former Lake**



# Completed

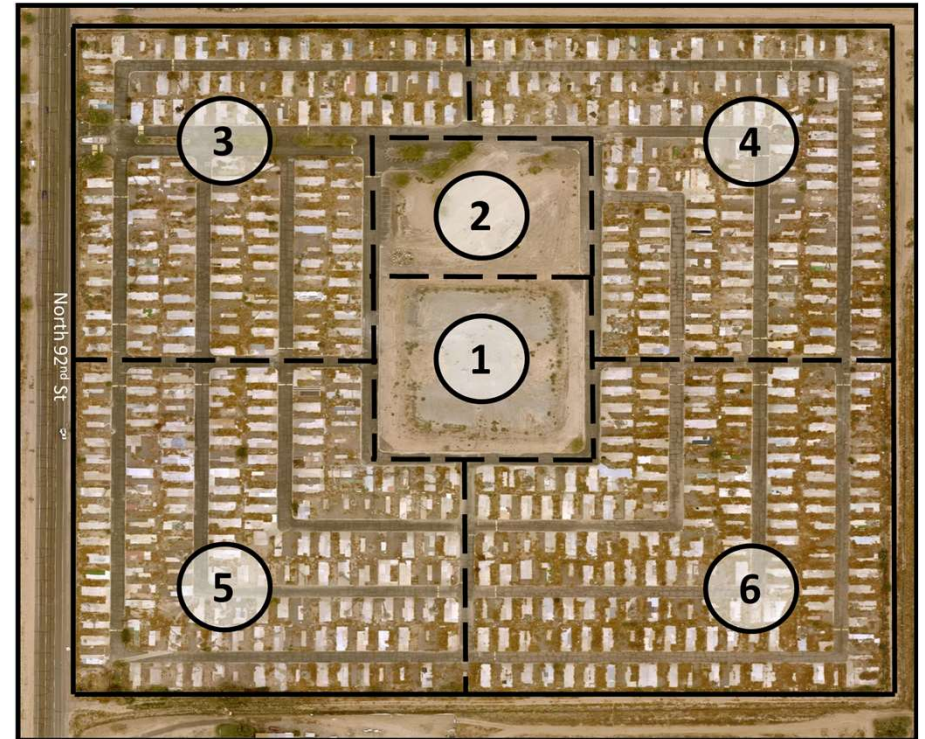
- Six Phase I Environmental Site Assessments were completed for each section of the RLR site (shown right).
- Phase I ESAs recommended further investigation:
  - A former wastewater treatment facility located in the northeastern corner of section 4.
  - The manmade lake (section 1) that was sporadically utilized as a part of the wastewater treatment process.
  - Potential asbestos in remnants of structures and mobile home pads (Sections 3-6).





# Completed

- Removed old mobile home park fence
- Removed vegetation from the park
- Removed small footings from fence



# Ongoing

- Infrastructure Assessment for future Redevelopment Planning
  - Identify existing utilities: electric, sewer, water
- Grant Administrative Tasks
- Prior to Phase II and Clean up work EPA must approve the following:
  - Quality Assurance Project Plan: Approved August 2022
  - Community Involvement Plan: Submitted June 2022
  - Sampling and Analysis Plan: Submitted September 2022. Approved October 2022.
- Community Outreach
- Phase II Investigation began on November 8<sup>th</sup>, 2022

# Next Steps

- Finish Phase II Investigations to identify areas in need of additional clean up
  - Asbestos and lead investigation of all remnant structures
  - Soil sampling of the former wastewater treatment facility and lake, located in Sections 1 & 4
- Clean up (e.g. asbestos abatement, hazardous waste removal, lead-based paint removal, etc...)
- Completion of a Revitalization Plan guided by SRPMIC's General Use Plan

# Community Participation and Input

- What would you like to see at the RLR site post clean up?
- Do you know of other potential Brownfield sites?
- Do you know of areas close to the RLR that may need to be inspected or tested for contaminated materials?
- Do you know of any activities at the RLR that could have created contamination?



# Any Questions?

For more information reach out to:

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