

# Orphan Site Cleanup Account Projects

## Where Did the Money Go?

Orphan brownfield sites contaminated by leaking petroleum underground storage tanks exist throughout the State of California and contribute to neighborhood blight and impede redevelopment efforts. The Orphan Site Cleanup Account (OSCA) was able to financially assist many grantees cleanup these brownfields statewide. Several brownfield success stories are presented to highlight the grantees' accomplishments in transforming brownfields into more profitable and livable communities.

Gish Apartments – San Jose

The Village at Century – Inglewood

Villa Montgomery – Redwood City

Smart Corner – San Diego

## Gish Apartments (San Jose)

This project site was a former gasoline service station that had been cleaned up and had received regulatory site closure in 2000 based on land use at the time. The property sat idle for years until First Community Housing, a non-profit organization, had a vision for an infill affordable housing project.

Due to residential site development (land use charge), First Community Housing had to incur unforeseen environmental cleanup costs that jeopardized the feasibility of the project. The Orphan Site Cleanup Account was able to assist First Community Housing with \$561,000 dollars to provide the bridge gap funding necessary to cleanup petroleum-contaminated soils during site development.

The project site has been redeveloped resulting in smart growth for the City of San Jose. The 35-unit transit oriented family Gish apartment complex provides affordable housing for the residents and 13 units have been set aside for residents with developmental disabilities. The mixed-use plan includes a 7 Community Housing received LEED® (Lead in Energy and Environmental Design) Gold Certification for Homes and New Construction.



## The Village at Century (Inglewood)

The Haagen Company, in a public/private partnership with Inglewood Redevelopment Agency, has transformed a 16-acre vacant lot into a new state of the art commercial/retail development. The OSCA Program provided funding of \$1 million to assist in the cleanup of petroleum impacted soils. The site had been a former gasoline service station and carwash and had sat idle since 1991. The OSCA program's funding—more than \$1 million in assessment and cleanup grants toward the \$32 million project—influenced the decision of national retailers such as Ross, Bed Bath and Beyond, Marshalls, Michaels and Office Depot to commit to the project.

The new retail center has created over 500 full time and part time jobs and is expected to generate over \$600,000 to the City annually. The retail center now provides much needed services for the surrounding community.



## Villa Montgomery (Redwood City)

The project site was a former gasoline service station that had been cleaned up and had received regulatory site closure in 1999 based on land sue. In order to develop the site, the non-profit organization, First Community Housing, had to incur additional environmental cleanup costs due to gasoline-impacted soils that hadn't been removed. The Orphan Site Cleanup Account was able to assist First Community housing with a grant of \$600,000 to cleanup the contaminated soil. The grant funds allowed the redevelopment project, Villa Montgomery, to move forward. The Villa Montgomery affordable and energy efficient housing project was completed in 2008. The project is located near public transit and received LEED® (Lead in Energy and Environmental Design) Gold Certification for Homes and New Construction.



## Smart Corner (San Diego)

Lankford and Associates for San Diego's Centre City Development Corporation transformed a vacant lot that had been a classic example of urban blight into a 10-story residential tower, a five-story, 93,000 square foot office building with parking and on site transit services. During site development, petroleum contamination from leaking underground storage tanks was discovered and added to the costs of site development. Of the total investment project cost to the grantee of \$8.6 million, OSCA contributed over half a million to pay for cleanup costs. This project is a great example of smart growth as it exemplifies a balance of public transit, office space and housing.

