

JEFFERSON SCHOOL APARTMENTS PHASE II

Utah DEQ
Assessment Grant*Engaging Communities in Healthy Living through Revitalization*

ADDRESS: 1031 South West Temple Street, Salt Lake City, UT 84115
PROPERTY SIZE: 2.57 acres
FORMER USES: Wholesale produce company warehouse and trucking, a tiling company, and auto and lumbering operations
CURRENT USE: Residential



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:

Envirofacts - www.epa.gov/enviro/html/bms/bms_query.html
Enviromapper - www.epa.gov/enviro/bf

EPA GRANT RECIPIENT:

The Utah Department of Environmental Quality was awarded a \$200,000 EPA Brownfields Assessment Grant.

PROJECT PARTNERS:

Redevelopment Agency of Salt Lake City, Housing Authority of Salt Lake City, U.S. Bank, Enterprise Social Investment Coalition, and American Express Centurion Bank

PROJECT BACKGROUND:

Located in a largely commercial and light industrial area of Salt Lake City, this 2.57-acre property was once the site of a tiling company, auto and lumbering operations, and more recently, a wholesale produce company. Though the surrounding neighborhood had long been unattractive to developers, construction of the 84-unit, Jefferson School Apartments Phase I complex only a couple of blocks away (part of a redevelopment surge brought on by the city's hosting of the 2002 Olympic winter games) led to the property being considered as a second phase of the same apartment complex—Jefferson School Apartments Phase II. Through funding obtained from partners including U.S. Bank, the Enterprise Social Investment Coalition, and American Express Centurion Bank, the Housing Authority of Salt Lake City purchased the property in 2004. That same year, EPA Brownfields Assessment Grant funds were used to help define the extent of contamination from a 4,000-gallon underground storage tank (UST) discovered during preliminary construction activities, which included elevated levels of petroleum in the site's soil and ground water. Cleanup was completed by March 2005, which included removal of the UST, excavation of the contaminated soils, and remediation of the property's ground water.

KEY ACCOMPLISHMENTS:

- Leveraged \$8,100 from the Housing Authority of Salt Lake City for cleanup activities.
- Removed a 4,000-gallon underground storage tank, excavated petroleum contaminated soils, and remediated the site's ground water.
- Leveraged \$5.5 million for redevelopment in the form of a loan from U.S. Bank.
- Provided much needed affordable housing in Salt Lake City.



View of the new clubhouse/office and new apartment buildings.

OUTCOME:

U.S. Bank's \$5.4 million loan funded construction of an 84-unit, mixed-income apartment complex on the property. Development began in May 2004 and was completed in March 2006. Already, nearly 90 percent of the apartments are leased. This second phase of the Jefferson School Apartments includes affordable one- and two-bedroom units, a courtyard, and amenities that include a pool and an exercise room. The apartments are conveniently accessible to the light-rail transit line, downtown, and to the University of Utah, providing maximum benefit to working and student residents.