

# Northern Arizona Brownfield Site Redevelopment Success Stories

## Brownfields Site Reuse & Revitalization Program

### Apache County, Arizona

It can be difficult to imagine reuse possibilities when looking at a vacant or underutilized property (often called “eyesores”) with unknown contamination. Environmental assessments can help demystify unknown site issues that prevent redevelopment, allowing community revitalization plans to move forward.

In 2021, Apache County was awarded \$600,000 of Brownfields Assessment Grants by the U.S. Environmental Protection Agency (EPA). Funding will be used to perform environmental assessments and cleanup planning on eligible sites to transform blighted properties into vibrant businesses and community spaces.

The following success stories are examples of how reusing brownfield sites can restore the environment, create jobs, increase property values, reduce health risks, and support neighborhood revitalization.



### Williams Health Clinic, Williams AZ

Located in Williams Arizona west of Flagstaff, the local health clinic had long been operated out of a building constructed in the 1950s as a hospital. Unfortunately, the original construction included use of asbestos containing material (ACM) and lead-based paint (LBP). Over the years, the interior of the building began to deteriorate to the point where 1/3 of the building became unusable for fear of exposing patients to these hazardous materials. The Williams Hospital District (WHD) decided to use money they had collected from residents for several years to replace the old building with a new health clinic that was safe and more functional. Unfortunately, they didn't have money to remove asbestos before demolition.

#### Key Accomplishments

- Coconino County used \$15,000 in 2015 from a USEPA brownfields assessment grant to test the hospital building for asbestos
- WHD used a \$53,000 brownfields grant from the Arizona Department of Environmental Quality for removal of asbestos in the hospital building
- In 2020, the WHD demolished the hospital building and constructed a new \$6 million new health clinic
- North Country Healthcare is currently providing health care services to residents of the City of Williams in the new, larger clinic which provides adequate space for physical therapy
- The clinic is also able to provide dental services that were needed by residents of Williams but were previously unavailable

### Help us create a success story in your neighborhood!

Do you know of a vacant or underutilized site in need of redevelopment? Get involved with the Apache County Site Reuse and Revitalization Program! A pool of great ideas and visions and observations of opportunities help local municipalities and potential developers realize community desires, needs and possibilities. To learn more, please visit our website or contact:

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### Barnet-Dulaney-Perkins Eye Center, Flagstaff AZ

Chrysler in Detroit decided to discontinue support of Diamond Dodge Chrysler Dealership in Flagstaff due to poor sales. Bank wanted to foreclose on the dealership after it defaulted on its mortgage. However, they were fearful of accepting liability due to presence of potential contamination at the property.

#### Key Accomplishments

- City of Flagstaff allowed the bank to use \$4,000 of EPA brownfield grant funds to perform a Phase I ESA and identify several recognized environmental conditions
- Bank spent ~\$40,000 to remove oil water separator and stained surface soil
- Barnet Dulaney Perkins purchased property, demolished existing building and constructed new 13,000-square-foot eye care facility
- City of Flagstaff has the first ever eye care facility of this type in Northern Arizona

Visit our website to learn about Apache County's  
Brownfields Redevelopment Program!

<https://www.apachecountyaz.gov/Property-Reuse-and-Revitalization-Program>

Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

