

US EPA ARCHIVE DOCUMENT



EPA Region 9 Brownfields Program Success Stories Marina Gateway · National City, CA



REDEVELOPMENT PROJECT PROVIDES NEW GATEWAY

Project Description

Property Address:	835 Bay Marina Drive, National City, CA 91950
Property Size:	Approximately 1.5 acres
Former Uses:	Foundry, storage facility/ warehouse, sign manufacturing, automotive repairs
Contaminants Found:	Arsenic, Lead, Mercury, Petroleum Hydrocarbons
Current Use:	Vacant land
Planned Use:	Commercial (restaurants)
Current Owner:	National City Community Development Commission

Project Partners

- U.S. EPA
- City of National City
- National City Community Development Commission
- Sycuan Tribal Development
- MRW Group

Property History

This 1.5-acre property was home to various industrial uses dating back to 1888, including: storage, a warehouse for linseed cake meal, a facility for dyeing and tanning cattle skins, manufacturing cabinets, packing, manufacturing signs, repairing autos, and most recently serving as a foundry. The property has been vacant since the National City Community Development Commission purchased the site in 1999 from a variety of private parties. A Phase II Environmental Site Assessment (ESA) conducted in February 2010 and funded through a forgivable loan from the Center for Creative Land Recycling (CCLR), detected elevated levels of arsenic, lead, mercury and petroleum hydrocarbons. The source of the contamination is unknown.



The Marina Gateway Plaza after renovation

Highlights

- 1.5 acre property identified as a key to Marina Gateway redevelopment project
- Burn ash discovered during demolition halted project
- Phase II ESA found arsenic, lead, mercury and petroleum hydrocarbons contamination
- \$200,000 EPA RLF sub grant solved a community challenge and allowed economic development activities to continue
- Removal of contaminated soil completed in January 2011
- Site closure approval from the San Diego County Department of Environmental Health expected in late spring 2011

Drivers for Redevelopment

The Marina Gateway redevelopment project comprises approximately 11 acres located at Interstate 5 and Bay Marina Drive in National City. The 1.5-acre has been identified as a key to the Marina Gateway redevelopment project. These 11 acres were all used for industrial purposes, became vacant brownfield sites, and subsequently became a focal point for redevelopment in 1995 after the successful approval of entitlements for the National City Marina. The Marina Gateway Hotel and Plaza—a 6.35-acre project immediately south of the current project site—was cleaned up and the hotel, restaurant and

commercial building on the site opened in 2009. The next phase of development includes two components:

- 1) \$4 million in public improvements on Bay Marina Drive and intersecting streets. This includes the construction of a public plaza at the Historic Santa Fe Depot, which is immediately west of the current project site and home to the historic railroad station that was the original terminus of the Intercontinental Railroad.
- 2) The development of restaurants on two blocks immediately north of the Marina Gateway Hotel and Plaza; one of these blocks is the project site. The commercial uses, specifically restaurants, are desirable to enliven an area that has been vacant and unutilized for more than 10 years, transform the image to a key city gateway, create jobs, and produce tax revenues.

Project Results

The National City Community Development Commission began demolition of two vacant buildings on the project site in 2009. During the demolition, burn ash was observed below the foundation of one building. As a result, demolition was immediately halted and an ESA was ordered for the property. The Phase II ESA recommended excavation of contaminated soil, sampling of groundwater, and demolition of the remaining foundations. In October 2009, EPA awarded National City a Brownfields Cleanup Revolving Loan Fund (RLF) grant. National City approved an EPA RLF subgrant in the amount of \$200,000 to the Community Development Commission on July 6, 2010 for cleanup activities. Since that time a competitive recruitment for consultants was conducted and a work plan for the cleanup is being completed by the selected consultant.

Removal of contaminated soils has been completed and a request for site closure has been filed with the

Project Timeline

1994	Phase I ESA conducted prior to acquisition by the Community Development Commission
1995	11 acres in gateway area targeted for redevelopment
1999	Community Development Commission purchases the site
2009	Community Development Commission starts demolition of two vacant buildings on the site
2/2010	Phase II ESA conducted on site
7/2010	EPA RLF subgrant awarded
1/2011	Removal of contaminated soil completed
Spring 2011	Site closure approval expected

San Diego County Department of Environmental Health. The next step is demolition of foundations near the burn ash site. The developer continues to seek tenants for the site and adjacent streetscape beautification has been completed by the city. There is strong investor interest and high hopes remain for project completion. Subsequent property redevelopment will be funded by Sycuan Tribal Development, in partnership with MRW Group (the partnership known as Marina Gateway Development Company).

Economic Challenges Encountered

The unique challenge of this site was that due to the unknown cause of contamination no responsible party could be found; therefore, there was no funding source for the necessary cleanup. Clearing this site of unsightly buildings was necessary to recruit end users properly. However, the project faltered abruptly when contamination was discovered during building demolition. The EPA RLF solved a community challenge that would have remained unresolved in current economic conditions; it allowed economic development activities to continue despite the appearance of costly unexpected challenges.

For additional information, please contact:

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