

BROWNFIELDS TECHNICAL ASSISTANCE

629 - 705 North Hayden Avenue, Hayden, AZ

September 2018



PROJECT SUMMARY

Community

The site is composed of six vacant parcels, including five that are located downtown in the City of Hayden and along the connecting highway. This rural area has been challenged by environmental and economic issues. EPA places a high priority on providing Brownfields technical assistance and other support to such communities.

Property Information

The northern parcel of the property housed a former laundromat, bar and car wash. The property's central parcel housed a clothing store, basketball court and an existing structure formerly used as a movie theater. The southern portion of the property housed a former auto repair shop and gas station, post office, furniture and appliance store and pressing and cleaning service. Four of the parcels have vacant structures on them.

Technical Assistance

EPA provides technical assistance to research historic property uses, conduct environmental sampling and identify cleanup options and costs. An EPA-funded environmental assessment included conducting a geophysical survey of the property, a hazardous building materials survey and sample collection and analysis of surface and subsurface soil, indoor air, and sub-slab soil gas samples. Volatile organic compounds were detected in the former automotive repair building, former car wash area and adjacent to the structure that was a former laundromat. The hazardous building materials survey documented the presence of asbestos-containing materials at three of the parcels. No other significant environmental concerns were identified at the property. Recommendation: Proposed cleanup alternatives include contaminated building materials abatement or removal, installation of a sub-slab depressurization system to address potential indoor air contamination and limited soil excavation and removal.

Future Use

The parcels were identified by the County of Gila as ideal for redevelopment for commercial businesses and a potential municipal building to enhance the downtown area.

Property Information

Address 629 - 705 N. Hayden Ave.
Hayden, AZ 85135
County Gila
Size 0.5 acres

Technical Assistance Recipients

Industrial Development of the County of Gila
www.gilacountyida.com

Contacts

Sandy Palmer
Industrial Development
of the County of Gila
(480) 330-9037
gilacounty_ida@yahoo.com

Lisa Hanusiak
U.S. EPA
(415) 972-3152
hanusiak.lisa@epa.gov

EPA's Targeted Brownfields Assessment Program is a technical service to conduct environmental assessments on brownfield sites:

www.epa.gov/brownfields

