

BROWNFIELDS TECHNICAL ASSISTANCE BLACKWATER TRADING POST

PROJECT SUMMARY

Community

The property is located at 2666 West Highway 87 near Coolidge in Pinal County, Arizona, and part of the Gila River Indian Community. The tribe is interested in reusing this property because of the building's good condition and is located in a well trafficked area in the community. The tribe has a strong track record in cleaning up and redeveloping properties for reuse.

Property Information

The property was first developed in the 1940s with several small residences. In the 1960s and 1970s, the property was redeveloped with residential and commercial buildings. Past commercial uses of the site included a convenience store, museum, and bar. The property currently includes a single-family residence and a commercial building, both of which are unoccupied. This property is blighted and vacant due, in part, to environmental concerns. EPA Brownfields technical assistance was provided to address potential contamination at the site and ultimately facilitate redevelopment of the site to benefit the economic base of the Gila River Indian Community.

Technical Assistance

EPA provides technical assistance to research historic property uses, conduct environmental sampling and identify cleanup options and costs. Based on EPA's initial assessment that identified potential contaminants of concern, sampling and analysis of metals, volatile organic compounds, and polycyclic aromatic hydrocarbons were conducted in property soil. Additionally, the EPA funded surveys of asbestos-containing materials and lead-based paint in both site buildings. **Recommendations:** Conduct an additional investigation of volatile organic compound-impacted soil contamination in the southeastern portion of the property in the vicinity of a former underground storage tank and fuel dispenser; abate asbestos-containing material prior to any remodeling or demolition of site buildings.

Future Use

The property will be redeveloped for commercial use providing employment opportunities to the Gila River Indian Community. Redevelopment of the property will also improve the health and safety threats that abandoned facilities pose, such as vandalism and illegal dumping.



Property Information

Address 2666 West Highway 87
Pinal County, AZ

County Pinal

Size 3.7 acres

Technical Assistance Recipient

Gila River Indian Community
<http://www.gilariver.org>

Contacts

Janet Bollman
Gila River Indian Community
(480) 246-6450
janet.bollman@gric.nsn.us

Jose Garcia
U.S. EPA
(213) 244-1811
garcia.jose@epa.gov

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

www.epa.gov/brownfields

