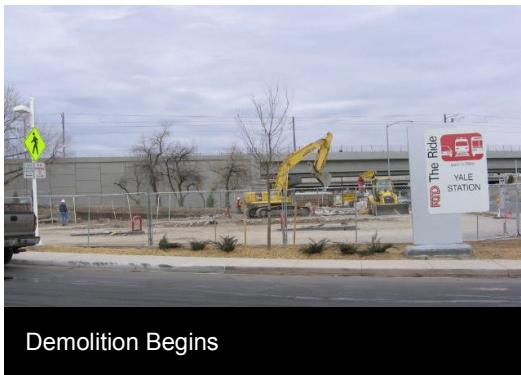


REDEVELOPMENT SUCCESS STORY

FORMER DIAMOND SHAMROCK

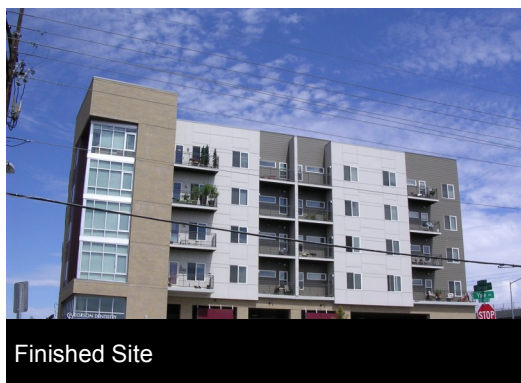
5307 E. Yale Ave., Denver, CO 80222 ---- (OPS Event ID 7575)



Demolition Begins



Petroleum-Impacted Soil Excavated



Finished Site

SITE SUMMARY

Release Discovery Date: 5/19/99

Remediation Status: Closed

Remediation Method: Oxygen Diffusion, Contaminated Soil Excavation, & Passive Vent System with Vapor Barrier

Number of Underground Storage Tanks: Five

Petroleum Fuel Type: Diesel, Regular, & Premium Unleaded Gasoline

NFA letter issued: 12/2/09

Funding Source: Petroleum Storage Tank Fund

Current Land Use: Mixed Retail/Residential

REDEVELOPMENT PROCESS

This is a former gas station that has been redeveloped into a mixed use retail/residential building. The structure is located next to the RTD Light Rail station and is a transit-oriented development (TOD) project. The redevelopment of this parcel also reflects Colorado's sustainability principles. This new construction project is the first multifamily affordable TOD development to be built on an existing/operating light rail station in Denver that has received an allocation of low-income housing tax credits. The building is 5,100 square feet of commercial space on the ground floor and has five units at 40% area medium income (AMI), 33 units at 50% AMI, and 11 units at 60% AMI all serving independent seniors.



COLORADO
Department of
Labor and Employment
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To learn more, please visit: www.colorado.gov/ops/BrownfieldsProgram