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King County Application for EPA Brownfields Multi-Purpose Pilot Grant: Hazardous Substances – February 10, 2012

V. B. Ranking Criteria for Multi-Purpose Pilot Grants

1. Community Need

a. Health, Welfare, and Environment

i). Effects of Brownfields on Targeted Community/Sensitive Populations.

Health and Welfare of Sensitive Populations¹

	Targeted Community	King County	WA State	USA²
Population		1,931,249	6,724,540	308,745,538
Percent Minority		35.2%	27%	26.7%
Children Under 18		21.4%	23.5%	24.0%
Single Parent Households		7%	8.7%	9.6%
Children in Single-Parent Households		21%	24%	26.2%
Speaks English Less than Very Well		10.6%	7.5%	8.6%

b. Financial Need

i). Demographic Information/Economic Impact.

Economic Indicators for Residents

	Targeted Community	King County	WA State	USA
Unemployment ³		8.8%	9.6%	9.6%
Poverty Rate		9.7%	15.3%	14.3%
Poverty Rate Children under 18		11.6%	15.3%	18.6%
Per Capita Income		\$37,800	\$29,230	\$26,530

While population is not a limiting factor in the county's ability to draw on other sources of funding for assessing brownfield sites, fiscal condition is. As a large urban county government with large past General Fund budget deficits (\$59.2 million in 2011, for example), King County does not have the funds to conduct environmental site assessments and provide free brownfields

¹ Unless where otherwise noted, data for both tables above is from the U.S. Census 2010, Summary file 1, 2011.

² Data in the USA column in both tables is taken from the EPA-OSWER-OBLR-11-05 grant guidelines and is from the 2010 U.S. Census, the Bureau of Labor Statistics and the 2009 American Community Survey.

³ Unemployment data for Kent, King County and WA State is from the U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, 2011.

technical assistance for the community as it has done successfully for the last 13 years with the use of EPA funds.

King County has received six EPA brownfields grants over the last 13 years, including one cleanup and five assessment grants. These include a current Community-Wide assessment grant which will likely be fully expended before the end of the grant period in 2013. The county needs additional grant funding for the Maury Island Open Space Site to fund additional assessment work and cleanup activities.

2. Project Description and Feasibility of Success

a. Project Description.

i) Project to be Funded.

ii) Project Schedule.

b. Budget for EPA Funding, Tracking and Measuring Progress and Leveraging Other Resources.

i) Assessment and Cleanup Budget Tables and Narratives.

Assessment Budget

Budget Categories (programmatic costs only)	Project Tasks for Assessment				
	<u>Task 1</u>	<u>Task 2</u>	<u>Task 3</u>	<u>Task 4</u>	<u>Total</u>
Personnel					
Fringe Benefits					
Travel					
Equip/Supplies					
Contractual					
Total					

Narrative for Assessment Budget:

Cleanup Budget

Budget Categories (programmatic costs only)	Project Tasks for Cleanup				
	<u>Task 1</u>	<u>Task 2</u>	<u>Task 3</u>	<u>Task 4</u>	<u>Total</u>
Personnel					
Fringe Benefits					
Travel					
Equip/Supplies					
Contractual					
Total					
Cost Share					

Narrative for Cleanup Budget:

ii). Tracking.

iii). Leveraging.

c. Programmatic Capability and Past Performance

i) Programmatic Capability

ii). Adverse Audits. King County has never received any adverse audit findings nor has the county had any problems with the administration of any of its brownfields grants.

iii). Past Performance.

a. Information on Five Most Recent Grants. King County is a past recipient of four Brownfields Assessment grants and one Brownfields Cleanup grant, and currently has an active Brownfields Assessment grant. Specific grant Cooperative Agreement information for the five most recent grants is provided below.

Grant Type	CA Dates	CA Number	Orig Amt.	Balance
Assessment	10/1/10 – 9/30/13	BF-00J268-01	\$400,000	\$240,723.79 ⁴
Assessment	10/1/07 – 9/30/10	BF-960153-02	\$400,000	\$0
Assessment	10/1/05 – 3/31/08	BF-960153-01	\$400,000	\$0
Cleanup	10/1/04 – 9/30/06	BF-970923-01	\$200,000	\$0
Assessment	10/1/03 – 9/30/06	BF-970667-01	\$200,000	\$0

King County has successfully managed these grants and performed all phases of work under the grant agreements. Overall, King County's compliance with work plans, schedule, terms and conditions and timely progress reporting has been excellent. The county has supplied EPA with

⁴ An additional \$46,237.19 is also already committed through consultant contracts or work orders, for an actual balance of \$113,039.02. There is a high likelihood that these funds will be fully expended before the end of the current grant period of August 31, 2013, which is why the county is applying for additional funds at this time.

in-depth quarterly and final reports describing the activities, outputs (for example, number of assessments completed and number of clients assisted) and outcomes (including descriptions of final cleanup and redevelopment projects on sites assessed with EPA funds) of the assessment work carried out under the grants, and has faithfully provided all other required forms and reporting information, including ACRES database entries and financial status reports.

The few exceptions to this to this have been the following. On three occasions, the county requested and was granted extensions to cooperative agreements so that the county could fully expend all of the grant funds, which was done. And in 2004, due to internal workload issues not related to brownfields, King County was late twice in submitting quarterly reports. The county requested and was given EPA approval for these two late submittals with the understanding that future reports would be submitted on time, which they have been.

The county's accomplishments using EPA funds to successfully assess and facilitate the cleanup and redevelopment of brownfield sites have been many. Over the past 13 years, the county has used EPA Brownfields grant funds to conduct nine Phase I and 15 Phase II ASTM-compliant site assessments, conduct one Ecology-compliant site cleanup, and provide free brownfields technical assistance to over 86 individual clients. In addition, King County has consistently reported accurate and up-to-date information to EPA in the Assessment, Cleanup & Redevelopment (ACRES) database on a quarterly basis. And assessments conducted using EPA funds have resulted in several significant cleanup and redevelopment projects, described below.

- *SEED - Rainier Court*. SEED, a nonprofit community development corporation, has completed the first two phases of a four-phase cleanup and redevelopment of a former illegal dump site in South Seattle. The first phase, the Phoenix Award-winning "Courtland Place," resulted in the creation of 208 new affordable senior housing units and 9,000 square feet of new commercial space in a low-income, minority neighborhood. The second phase, "The Dakota" complemented this with the creation of 178 units of new, affordable family housing. The King County Brownfields Program was instrumental in accessing a variety of EPA funds and technical assistance for the successful assessment and cleanup of this site, including 1) providing free brownfields technical assistance to SEED in understanding the assessment process, 2) facilitating an EPA TBA of the site, 3) helping SEED obtain three EPA cleanup grants for the site, 4) facilitating the state's first Brownfields RLF loan for site cleanup and, 5) providing EPA USTFields grant funding for underground storage tank removal.
- *Capitol Hill Housing - 12th and Jefferson*. King County used EPA assessment funds to conduct Phase I and Phase II assessments of this former gas station site in Seattle's Central District. CHH, a nonprofit housing developer in Seattle, has purchased the site, cleaned it up and redeveloped it into a mixed-use, affordable housing and commercial project.
- *King County - Middle-Fork Snoqualmie River*. King County used EPA funds to conduct a Phase II assessment of this former methamphetamine lab and illegal auto body "chop shop" located along the Snoqualmie River in rural King County. The county used the information gained through the assessment to negotiate a lower price with the property owner and subsequently purchased and cleaned up the site to be held in perpetuity as open space.

b. King County – Harborview Medical Center. In addition to the above mentioned projects that have resulted from assessments conducted by King County, the county used an EPA cleanup grant to contribute to the cleanup of a former dry cleaner in Seattle that has been turned into a new building for Harborview Medical Center (the county’s public hospital). The cleanup is complete and the new building houses the King County Medical Examiner’s Office, the Neurosciences Institute and the University of Washington’s Department of Global Health.

3. Community Engagement and Partnerships

a. Plan for Involving the Affected Community.

b. Partnerships.

i) Local/State/Tribal Environmental and Health Agencies

- Washington State Department of Ecology:

- Public Health – Seattle & King County:

ii) Other Federal and State Governmental Agencies

- U.S. EPA, Region 10:

iii) Local Environmental Job Training Program

- King County Department of Community and Human Services/King County Jobs Initiative:

c. Description and Role of Key Community-Based Organizations. There are a number of key community-based organizations that the county is working with to successfully assess, cleanup and redevelop the site for open space. Below are descriptions of each organization and of their role in the Brownfields Program. Letters from all community-based organizations listed below describing their roles in the Maury Island Open Space Site project are included as Attachment C.

1. Vashon-Maury Island Land Trust - Nonprofit membership organization to conserve land on Vashon-Maury Island. **Role:** Conduct outreach to the community on the Brownfields Program, help identify potential sites and assist with distributing assessment fact sheets.

4. Project Benefits

a. Redevelopment Plan Impact on Welfare and/or Public Health.

b. Economic Benefits and/or Greenspace

i) Economic Benefits.

ii) Other Non-Economic Benefits.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse.

ATTACHMENTS

- A. Threshold Criteria Documentation.
- B. Letter from Washington State Department of Ecology.
- C. Documentation of Community Notification.
- D. Letters of Support from Community-Based Organizations.
 - 1. Vashon-Maury Island Land Trust.
- E. Special Considerations Checklist.

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