

King County Application for EPA Brownfields Assessment Grant – December 2006

I. Threshold Criteria for Assessment Grants

A. Applicant Eligibility

King County is a General Purpose Unit of Local Government and as such is an entity that is eligible to apply for U.S Environmental Protection Agency (EPA) brownfields grants.

B. Letter from the State or Tribal Environmental Authority

A current letter from the Washington State Department of Ecology (Ecology) acknowledging that King County plans to conduct assessment activities and is planning to apply for Federal grant funds is included in this application as Attachment A.

II. Ranking Criteria for Assessment Grants

A. Assessment Grant Proposal Budget – Hazardous Substances

Budget Categories	Project Tasks			Total
	Task 1 Site Identification and Technical Assistance	Task 2 Site Characterization and Cleanup Planning	Task 3 Community Involvement/ Outreach	
(programmatic costs only)				
Personnel		0		0
Fringe Benefits				
Travel		\$4,500		\$4,500
Equipment				
Supplies				
Contractual	\$57,500	\$135,000	\$3,000	\$195,500
Other				
Total	\$57,500	\$139,500	\$3,000	\$200,000

1. Budget Narrative/Description of Tasks

Task 1: Site Identification and Technical Assistance - \$57,500

Site identification and technical assistance will be performed by staff of the Environmental Extension Service (EES), currently implemented through a contract with the nonprofit Environmental Coalition of South Seattle (ECOSS). The EES is the technical assistance arm of the King County/City of Seattle Brownfields Program (Brownfields Program) and provides free assistance to businesses, nonprofits and municipalities in assessing contaminated brownfield sites. The \$57,500 in funds will be used for an estimated 1,095 person hours of EES staff time at an average of \$52.50 an hour. Each sub-task is described in detail below.

Site Identification: Site identification will include making contact with property owners, operators and other project proponents; reviewing contaminated sites lists, including Ecology’s Confirmed and Suspected Contaminated Sites List (CSCSL); conducting drive-by and walk-

King County/City of Seattle Community-Wide Assessments /Hazardous Substances - 2006

through visits of potential sites; updating the county's Brownfields Inventory; and drafting "Site Eligibility Determination Forms" to be submitted by the county to EPA for use in determining eligibility of specific sites for use of grant funds.

Technical Assistance: Technical assistance will include conducting research on past site uses found in Ecology case files and/or the Puget Sound Regional Archives; reviewing existing environmental studies done for specific sites and identifying data gaps; helping clients navigate the regulatory and technical requirements of the assessment process; helping clients access additional brownfield resources, including cleanup grants and loans; reviewing and interpreting Phase I and Phase II assessment reports; helping to develop potential cleanup options; and educating clients on Ecology's Voluntary Cleanup Program (VCP).

Task 2: Site Characterization and Cleanup Planning - \$135,000

Formal Phase I and Phase II assessments will be conducted on specific sites as they are identified and deemed to be eligible by EPA. King County has hired Camp Dresser & McKee, Inc. (CDM) as an on-call environmental contractor to perform assessments for the county, and will use CDM to perform assessments under this grant. CDM will also prepare planning level remediation cost estimates for assessed sites. The contract with CDM is currently being funded through a 2004-2006 EPA grant to conduct assessments on a number of sites, including a former drycleaners in the city of Seattle being acquired by the Seattle Housing Authority for an affordable housing project. Of the \$135,000 allocated to this task, an estimated \$94,500 will be used for 1,181 person hours of professional services at an average of \$80 per hour and an estimated \$40,500 will be used for analytical and drilling services.

In addition, as part of this task, \$4,500 will be used to pay for travel for SWD and EES staff to attend national brownfields conferences over the course of the cooperative agreement, including EPA's annual, national brownfields conference and the annual National Association for Local Government Environmental Professionals (NALGEP) Brownfields Communities Network (BCN) summit. Attendance at the conferences will enable staff to keep current on the newest and best practices concerning site characterization and cleanup planning, to network with other brownfields professionals around the country and to share successes and lessons learned from our Brownfields Program with the wider brownfields community.

Task 3: Community Involvement/Outreach - \$3,000

Community involvement and outreach will be conducted by EES staff. The EES will contact community groups to share information on and receive feedback into the community-wide assessments being conducted under the grant. These groups include the King County Unincorporated Area Councils (UACs), the city of Seattle City Neighborhood Council, the North Seattle Industrial Association (NSIA), SouthEast Effective Development (SEED), the South Park Business Association, the Central Area Development Association (CADA), People for Puget Sound, the Community Coalition for Environmental Justice (CCEJ), the Manufacturing Industrial Council of Seattle, Capitol Hill Housing Improvement Program (CHHIP), the Delridge Neighborhood Development Association (DNDA), the International District Housing Alliance (IDHA), the Vashon-Maury Island Audubon Society, the Vashon-Maury Island Land Trust and the Duwamish River Cleanup Coalition.

In addition, as specific sites are identified for assessment, additional groups from the communities in which the assessments will be conducted will be added to the community involvement and outreach activities. The \$3,000 will be used for an estimated 57 hours of EES staff time at an average of \$52.50 an hour.

Other Eligible Activities

In addition to the tasks described above that will be conducted with EPA grant funds, SWD staff will conduct additional, otherwise eligible activities, including all the project management and reporting tasks related to the grant. SWD staff will also manage the contract to implement the EES and will provide oversight and direction to CDM in performing the Phase I and II assessments, including reviewing project deliverables, meeting with stakeholders and providing overall contract management. And SWD staff will participate in all three budget tasks. The source of funding for these activities will be the SWD Operating Fund.

B. Community Need

1) The target community is King County as a whole, with an emphasis on the county's three Manufacturing and Industrial Centers (MICs) and specific cities in which sites have been preliminarily identified, including Bothell and Seattle.

According to the U.S. Census Bureau, 2005 American Community Survey, King County's poverty rate is 9.4% and its median income is \$58,400. Of the total population, 21.7 percent are low-income (earning below 50% of median) and 30% are minorities. In addition, 10.8% of the population speaks English "less than very well." Children make up 22% of the population and persons with disabilities make up 13%.

And as mentioned above, the Brownfields Program has an emphasis on the county's MICs, which are the principal areas of historic contamination in the county. One of these, the Duwamish/Tukwila MIC, has significant low-income, minority and sensitive populations surrounding it, as described below.

The neighborhoods of South Park (census tract 112), Georgetown (census tract 109) and Allentown (census tract 263), are all located in or around the Duwamish/Tukwila MIC and have significant minority and low-income populations. According to 2000 U.S. Census data, these neighborhoods have a population of 6,129 and are quite diverse. On average, the residents of these neighborhoods are roughly 50% White, 7% Black, 15% Asian Pacific Islander, 19% Hispanic and 8% Other, as opposed to King County overall, which is 73% White, 5.4% Black, 11% Asian Pacific Islander, 5.5% Hispanic and 4% Other.

On average, these neighborhoods have a poverty rate of 12.5%, roughly 6% are unemployed and median household income is \$41,705. This compares with King County overall, which has a poverty rate of 8.4%, an unemployment rate of 4.5% and a median income of \$55,000. The source of this data is the Profile of General Demographic, Social, and Economic Characteristics: 2000, U.S. Bureau of Census.

Furthermore, downtown South Park is home to the SeaMar Community Health Clinic which provides a range of preventive health services for pregnant woman and children, including

maternity support services and a Women, Infant's and Children (WIC) program. These sensitive populations receive health care within an area targeted for brownfields assessment. Assessments conducted in neighborhoods with sensitive populations will identify and address the reduction of threats to the health and welfare of those populations.

2) The target community will benefit from this grant in a number of ways. First, as contamination is assessed, threats to human health and the environment can be identified. Once identified, these threats can be addressed by the property owner(s) with assistance from the Brownfields Program. In addition to providing assessment assistance, the Brownfields Program offers assistance in site cleanup, including access to a Washington State-managed, EPA funded Brownfields Cleanup Revolving Loan Fund (BCRLF) offering low-interest loans for site cleanup, and assistance to municipalities and nonprofit organizations in applying for EPA and Ecology cleanup grants. Past successes of the Brownfields Program in these areas include facilitating a \$440,000 BCRLF loan to SouthEast Effective Development (SEED) for the Phoenix Award-winning Rainier Court Phase I mixed-use affordable senior housing project, and assisting SEED prepare two successful \$200,000 EPA cleanup grant applications: one for Rainier Court Phase II and one for Rainier Court Phase IV.

Second, the target community will benefit economically from the assessment and ultimate cleanup and redevelopment of brownfield sites in King County. Sites that are vacant and/or underutilized can be redeveloped to provide new construction and permanent jobs as well as additional contributions to the local sales and property tax bases. Past successes in this area include: 1) the former North Coast Chemical site, which was redeveloped into a concrete recycling business, creating 10 new jobs; 2) the Rainier Court Phase I mixed-use project which has created approximately 150 construction jobs and 25-50 permanent retail jobs; and 3) the former Kwik Cleaners that was redeveloped into the new home of the Delight Bakery, retaining 11 and creating three new jobs. In addition, all three of these projects are contributing to the local tax base; in particular, Rainier Court Phase I which currently contributes to local property and sales tax bases through the creation of 208 units of low- and moderate-income senior housing and 9,000 square feet of new commercial space.

The current proposal targets a community previously targeted by an EPA Brownfields cooperative agreement. Additional funding is justified because sites needing assessment continue to be identified in the community. For example, the number of sites on Ecology's contaminated sites list located in King County grew 19 percent; from 764 in January 2004 to 910 in November 2006. In addition, through our Brownfields Inventory and other site identification activities, SWD has preliminarily identified additional, specific brownfields sites that are impacting our community and that could qualify for assessment, including:

- A Former Dry Cleaners in the City of Bothell. The city is interested in possibly acquiring this dry cleaning facility as part of an expansion of their city hall campus. This property has been on the state's CSCSL since October 2002. It has not been assessed even though groundwater contamination has been confirmed and soil contamination is suspected. The contaminants are halogenated organics, i.e. dry cleaning solvents. Should the city move forward with plans to acquire this site, the Brownfields Program could provide Phase I and II

site assessments to establish the city's eligibility for EPA cleanup grants through All Appropriate Inquiry and to determine the extent and degree of contamination.

- A City of Seattle Right-of-Way at Denny Way and Madison Street. The city of Seattle wishes to encourage development along Madison Street in the city's mostly minority Central District. A developer has acquired a large parcel in this area for redevelopment that includes a former dry cleaners. Phase I and II site assessments have been completed that demonstrate solvent contamination is present on the developer's site with a plume extending into the city's right-of-way. The contaminated plume is about two feet thick and lies between 19 feet and 30 feet below the surface. It is thought to extend over an area of 150 feet by 200 feet beneath Madison Street at the intersection with Denny Way.

To encourage the developer to move forward with cleanup and redevelopment of his parcel, the city is willing to participate in the cost of cleanup of the plume using air sparging and oxidizer treatment technology. Preliminary estimates to remediate this plume in conjunction with source removal during site redevelopment are \$450,000. However this estimate is based upon only three borings in the ROW. Further assessment sampling will be required to accurately establish the boundaries and characteristics of the plume, and the Brownfields Program is ideally suited to perform this work.

3) The impact of brownfields on King County is widespread. As mentioned above, as of November 2006, there were 910 sites in King County listed on Ecology's CSCSL. Not all of these are brownfield sites, as many are not abandoned, idled or underutilized, but many offer the potential for redevelopment. While these and other, unreported, sites are located throughout the county, the majority is concentrated in the county's MICs. Sites are generally small in size, typically one- to three-acres and many are situated in close proximity to residential neighborhoods, including South Park, Georgetown, Allentown, White Center, Ballard and Interbay.

Economic impacts are felt in the county's urban centers and the MICs, as properties lie idle or underutilized. For example, in the Seattle portion of the Duwamish/Tukwila MIC, roughly two-thirds of the jobs have historically been in manufacturing, wholesale, transportation and other industries that typically pay family-wages and are accessible to residents with less than a four-year college degree. Redevelopment of brownfields in the MICs would likely result in the creation of additional family-wage jobs.

The environmental impacts of brownfields in King County are also significant. For example, eighty years of intense industrial use in the Duwamish/Tukwila MIC has had a substantial impact, with contamination resulting from discharges, spills, dust and dredging. Contamination is especially hazardous in the Duwamish because pollutants move via groundwater and surface water runoff, reaching the Duwamish River and Elliott Bay and entering the food chain through fish and other wildlife. In 2001, EPA designated the sediments in the Duwamish River as a Superfund site.

The neighborhood surrounding the Duwamish/Tukwila MIC is predominately low-income and minority and the close proximity of these populations to the site make them particularly

vulnerable to contamination. Accelerating the cleanup and redevelopment of brownfields in the Duwamish/Tukwila MIC and in the county in general will hasten the removal of contaminants that over time could threaten the health of nearby residents.

C. Site Selection Process

1) Sites will be selected through use of the county's recently completed Brownfields Inventory and through SWD's ongoing outreach efforts with cities and other potential clients to identify sites. The site selection criteria used in the Inventory are: the extent of contamination (per Ecology's site hazard assessment ranking), the type of pollutant, whether contamination is confirmed or suspected, whether the site is vacant/underutilized, site redevelopment potential, whether the site has been granted reduced tax assessment due to contamination, whether the site is on the county's tax delinquent list, the level of community support for cleanup/redevelopment and whether there are any property liens and/or restrictions on the site.

Once King County identifies a specific site for assessment, a Site Eligibility Determination Form will be prepared and submitted to EPA Region 10 for determination of eligibility. This form includes information on project organization, site history, current ownership, prior site assessment activities, discussion of analytical results, regulatory history, site assessment needs and estimated cost and schedule.

2) King County developed its Brownfields Inventory as part of a 2004-2006 EPA assessment grant. The inventory process began with gathering information on sites from a variety of sources, including Ecology's CSCSL, the King County Treasury Division's list of tax delinquent properties, a King County Assessor's list of properties whose owners have requested a tax reassessment based on the property being contaminated and contacts/visits with community groups and key cities within King County.

Once the broad list was developed, the county eliminated the following: sites that are part of the federal or state Superfund programs; sites where the contamination has been remediated; sites that are not underutilized, idled or abandoned; sites owned by mid- to large-size companies (defined as having greater than 100 employees or more than \$5 million in sales per year); sites that are not tax delinquent and the property owner requests that the property not be included in the inventory; and individual residential properties.

The remaining sites were then prioritized per the criteria listed above. Each criterion has a numerical weight associated with it, and some of the criteria are more important than others. For example, ten points are given to a site that has strong community support for redevelopment, whereas only five points are given to a site that is on the county Assessor's list for having asked for a reduction in taxes due to contamination. The Inventory is periodically updated and used to identify and prioritize sites for assessment assistance.

3) If SWD conducts assessments on privately owned land under the new grant, we will work closely with property owners to obtain written permission for entry to conduct testing. If permission is not obtainable, we will consider sampling in surrounding street rights-of-way, public sidewalks and/or public alleys, as appropriate.

D. Sustainable Reuse of Brownfields

1) The grant will help prevent pollution and reduce resource consumption by encouraging the assessment, cleanup and productive reuse of sites located in the county's urban centers. Reuse of sites in the urban centers protects undeveloped greenfield sites and reuses existing infrastructure. Encouraging reuse of sites in the urban centers is a key element of the county's overall growth management strategy, and the sustainable reuse of brownfields is one way the county is implementing that strategy.

In 1990, Washington State passed the comprehensive Growth Management Act (GMA) to address the impacts of uncoordinated and unplanned growth on communities. Key goals of GMA include encouraging redevelopment in urban areas, reducing sprawl, encouraging economic development, promoting a variety of housing types, reusing existing infrastructure and protecting the environment. In response to GMA, King County developed a set of Countywide Planning Policies to guide the creation of county and city comprehensive plans. The Brownfields Program was created to help implement the portions of the comprehensive plans that address economic development and environmental protection by providing incentives to assess and clean up contaminated sites, especially in the MICs.

Additional support for sustainable development will be available to brownfield projects through the King County Green Building Program. This program provides free technical advice and assistance for integrating green building features into development projects and in obtaining Leadership in Energy and Environmental Design (LEED) certification. The Brownfields Program will work closely with Green Building Program staff to identify opportunities for assessing sites that will include green building projects.

2) The grant will promote economic benefits by working with cities and other entities to reclaim vacant and underutilized land and return sites to productive use. Future site uses may include residential, commercial, industrial or greenspace/open space - all of which create economic benefits, including temporary construction and permanent jobs, increased property values and increased tax revenues.

An excellent example of the type of project that is achieving these outcomes is the four Phase Rainier Court project which has received significant assistance from the Brownfields Program. As mentioned above, Rainier Court was selected as the Region 10 Phoenix Award winner in 2005. Rainier Court is a mixed-use housing and commercial project located in an inner-city neighborhood designed to revitalize a blighted area that is close to transit and employment. As discussed above in Section B, Phase I of the project is providing economic benefits by creating 150 construction jobs and 25-50 permanent retail jobs, increasing property values and generating additional property and sales tax revenues. Additional phases of the project will provide similar benefits. And by reusing a formerly blighted in-city site, the project is also helping to prevent future brownfields, promote use of public transit and reduce pollution and gasoline consumption.

3) The grant will support a vibrant, equitable and healthy community by encouraging cleanup and redevelopment of under-utilized contaminated properties that blight local communities. Examples of past assessment projects conducted with EPA funds that are or will soon be contributing positively to the community are: 1) a property in rural King County which was a

methamphetamine lab and illegal auto body “chop shop” that has been cleaned up and purchased by King County for open space, 2) a former dry cleaners on 12th Avenue in Seattle that the Seattle Housing Authority (SHA) is in the process of acquiring and will cleanup and redevelop into affordable housing, 3) a block in downtown city of Auburn that was used for various automotive purposes that is slated to become a mixed-use commercial and residential project, and 4) a former oil bulk plant facility in the city of Enumclaw that the city wishes to acquire and have developed into senior housing.

Based on SWD’s experience with past and current cooperative agreements, the **outputs** expected from this grant include conducting two-to-three Phase I and two-to-three Phase II Assessments, including the required Endangered Species Act (ESA) and National Historic Preservation Act (NHPA) impact analyses for each assessment. In addition, the EES is expected to provide technical assistance to a minimum of 10 clients per year, for a total of 30 clients assisted. These activities will contribute substantially to promoting sustainable reuse of brownfield properties, and SWD will report on the progress of these outputs in its quarterly reports to EPA.

The **outcomes** expected from this grant are not known at this time, since specific sites have yet to be selected for assessment. However, the outputs that will be measured and reported on in the quarterly and final reports will include acres assessed, jobs and other funding leveraged, acres of greenspace/open space created, units of affordable housing created and other key public benefits, as generated. In addition, as assessments are completed and cleanups move forward, the resulting changes in environmental conditions will be measured. Past assessment projects can be used as a guide to what types and levels of contamination can be expected to be identified through future assessments, and thereby serve as an indicator of the positive environmental outcomes to be achieved under this grant. The types and levels of contamination found in several current and past projects are summarized below:

- Ellisport Creek: Assessments at this sensitive wetland on Puget Sound identified Bunker C oil and PAH soil contamination exceeding human health-based cleanup levels of 2,000 mg/kg, as well as high levels of hydrocarbons in groundwater. While no formal volume calculation of contamination soil has been made, the “Concentrated Bunker C” area is approximately 80 feet long and 55 feet wide. A representative sample of the contamination would be from Test Pit 8 at 6 feet below ground service which contained 44,000 mg/kg heavy oil as Bunker C and 8.87 mg/kg TEQ cPAH (Toxic Equivalent Value for carcinogenic polycyclic aromatic hydrocarbons).
- Christensen Property: Assessments at this former Bulk Oil Storage facility identified benzene, ethylbenzene, xylene and diesel-range hydrocarbon contamination in soils up to 8 feet deep. Contamination was also detected in non-potable, shallow, perched groundwater. The assessment indicated that there are between 2,000 and 3,200 cubic yards of diesel contaminated soil that exceed current Washington State Model Toxics Control Act (MTCA) cleanup levels of 2,000 mg/kg. The contamination is all less than 8 feet below ground surface and readily amenable to excavation and off site disposal.
- Former NuWay Cleaners: Assessment at this former dry cleaners identified gasoline range hydrocarbons indicative of a mineral sprits type substance, and tetrachloroethene (PCE) in

soils and groundwater. An estimated 3,700 tons of soil may be impacted. Soil samples from 7 boreholes ranged from less than 5 mg/kg up to 14,000 mg/kg total petroleum hydrocarbon as gasoline (TPH-G) similar to mineral spirit. The cleanup level for this product would be 100 mg/kg. Groundwater samples contained both mineral spirit or TPH-G and trichloroethene or PCE the common dry cleaning solvent. One groundwater sample contained 3,600 micrograms per liter of PCE.

The ultimate removal of these contaminants identified at current assessment projects will represent important environmental outcomes achieved by SWD under an EPA cooperative agreement. Future assessments to be conducted under this grant could likely result in similar outcomes.

E. Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purpose

To help facilitate the creation and/or preservation of greenspace/open space, the Brownfields Program will continue to work with the King County Water and Land Resources Division and other clients to assess sites being considered for purchase as greenspace/open space. For example, the Brownfields Program is currently conducting an assessment on a property along Ellisport Creek on Vashon Island which the county is considering purchasing for open space.

Past examples of assessments conducted by the Brownfields Program that have resulted (or may result) in open space include a former meth lab and “chop shop” in rural King County that was assessed, cleaned up and purchased by the county for open space (the Middle-Fork Snoqualmie River site); and a former unlicensed shooting range (the Beach property) in the same area that the county assessed and is currently in negotiation to purchase for open space.

In addition, making productive reuse of properties within the county’s urban centers will help protect existing greenspace and open space and assist in assuring that there is an adequate future supply of land for parks, recreation and other uses. And as discussed above in Section D, the Brownfields Program operates under the county’s growth management policies which encourage redevelopment in the urban centers and the preservation of greenspace/open space.

F. Pre-Award Community Notification

1) King County will notify the targeted community of our proposed plans in a number of ways. First, community groups representing residents throughout the county and the city of Seattle will be notified. King County has six Unincorporated Area Councils (UACs) that represent residents of unincorporated King County, and the city of Seattle has a City Neighborhood Council that represents thirteen District Councils that in turn represent 150 Seattle Community Councils. Each of the UACs and the City Neighborhood Council will be contacted and will receive a copy of the grant application. These organizations will be invited to comment on the plans presented in the application and to make suggestions for sites to be assessed.

Second, other local stakeholder groups will be contacted and provided with a copy of the application, including: NSIA, SEED, South Park Business Association, CADA, People for Puget Sound, CCEJ, the Manufacturing Industrial Council of Seattle, CHHIP, DNDA, IDHA, the Vashon-Maury Island Audubon Society, the Vashon-Maury Island Land Trust and the Duwamish River Cleanup Coalition.

Third, within one week of SWD receiving notice of the grant award, a legal notice will be printed in the Seattle Times newspaper notifying the community of the award and giving the community an opportunity to comment on the plans presented in the application. And fourth, the application will be posted to the county's Brownfields Program website at <http://www.metrokc.gov/dnrp/swd/brownfields/index.asp> starting in January 2007. A reference to this link will be included in the public notice.

2) These notification methods are the most appropriate ways to reach our target community because specific sites for assessment under this grant have yet to be selected. A broad approach to contacting organizations county-wide which will likely have an interest in brownfields and which may be able to suggest sites for assessment will give many individuals and groups input into the county's plans. Notification of additional stakeholders in a particular community will be conducted when specific sites are selected.

3) The comment period will begin within a week of SWD receiving notice of receipt of the grant award and end when the grant cooperative agreement is due to EPA (about a month and a half, based on past experience). In addition, as mentioned above, the application will be posted to the Brownfields Program website for public review starting in January 2007.

4) Our plans for addressing comments include the following: SWD will consider and respond in writing to comments on our approach to conducting brownfield assessments under the grant. In addition SWD will take suggestions for specific sites to be assessed and review their eligibility relative to EPA guidelines. Sites will then be prioritized relative to other identified sites.

G. Ongoing Community Involvement

1) Our plan for involving the target community is for SWD and EES staff to contact members of local community stakeholder groups to share information on and receive feedback into the assessments to be conducted under the Brownfields Program. These groups include the King County UACs, the city of Seattle City Neighborhood Council, NSIA, SEED, South Park Business Association, CADA, People for Puget Sound, CCEJ, the Manufacturing Industrial Council of Seattle, CHHIP, DNDA, IDHA, the Vashon-Maury Island Audubon Society, the Vashon-Maury Island Land Trust and the Duwamish River Cleanup Coalition. In addition, as specific sites are selected for assessment, additional groups from those communities in which assessments are to be conducted will also be contacted.

Community involvement activities that have already occurred include conducting outreach to stakeholder groups and cities in King County to provide information on the Brownfields Program and identify additional sites for assessment activities. Specific activities have included visiting city planning offices, presenting at organizational meetings, placing public notices in community newspapers and posting and distributing assessment fact sheets.

2) Our efforts and plans to develop and work in partnership with other stakeholders are many. First, the Brownfields Program will continue to work closely with Ecology as projects are entered into the VCP. Sites that receive assistance are required to enter the VCP, and EES staff will provide technical assistance to property owners to help them successfully navigate this process.

Second, we are partnering with the Washington State Departments of Community, Trade and Economic Development (CTED) to implement a Washington State Coalition Brownfields Cleanup Revolving Loan Fund (BCRLF) program. The program is set up such that King County identifies prospective loan projects and forwards the applications to CTED, which serves as the Fund Manager and issues the loan. Ecology serves as the Site Manager on these projects and signs off on the adequacy of the cleanups.

And third, we will continue to work with Public Health - Seattle & King County (Public Health), as appropriate, on specific sites. Public Health oversees public health protection at any brownfield site that may have clandestine drug lab contamination. We have already worked closely with Public Health to facilitate the assessment, cleanup, purchase and environmental rehabilitation of one former meth lab, and may be involved in additional projects of this nature. If this occurs, we will work very closely with Public Health to ensure protection of human health.

In addition, Public Health conducts Site Hazard Assessments on behalf of Ecology, and where appropriate, the Brownfields Program will conduct a brownfield assessment on the site in lieu of a Site Hazard Assessment. For example, with Public Health's approval, SWD conducted Phase I and Phase II assessments in 2005-2006 on the Harrington-Beall property on Vashon Island in lieu of Public Health conducting its regular Site Hazard Assessment.

3) We will communicate the progress of our projects through the outreach activities conducted by SWD and EES staff. EES and SWD staff will contact community and business organizations to provide updates on and receive input into the assessment work. Periodic reports on assessment activities will be published in the newsletter of the Environmental Coalition of South Seattle (ECOSS), which manages the EES, and posted to their website at www.ecoss.org. In addition, through its multi-cultural environmental education program staff, ECOSS has the capability to communicate in languages indigenous to the community, including Spanish, Vietnamese, Cambodian, Amharic and Tegrinya, and will be available to do so as appropriate for the Brownfields Program.

And, as specific sites are identified, SWD will work with representatives of the city in which the site is located to identify interested parties, solicit their input into the project and publish public notices and fact sheets.

4) A table with names and contact information for community-based organizations supportive of the Brownfields Program and of this application is provided below. Several of these organizations have been involved in past assessment projects. Organizations involved in specific future assessment projects will be added to the list as sites are selected.

King County/City of Seattle Community-Wide Assessments /Hazardous Substances - 2006

Organization	Contact Person	Phone	Activities/Representation
Seattle City Neighborhood Council	Pete Spalding	(206) 579-4373	Central council of Seattle civic organizations
Delridge Neighborhood Development Association (DNDA)	Philippa Nye	(206) 923-0917	Community Development Corporation in Seattle's Delridge Neighborhood
SouthEast Effective Development (SEED)	Patricia Chemnick	(206) 760-4261	Community Development Corporation in Seattle's Rainier Valley
International District Housing Alliance (IDHA)	Joyce Pisanant	(206) 623-5132 x 313	Nonprofit housing and community service organization in Seattle's International District
Central Area Development Association (CADA)	George Staggers	(206) 328-2240 x 1	Community Development Corporation in Seattle's Central District
Capitol Hill Housing Improvement Program (CHHIP)	Chuck Weinstock	(206) 329-7303	Nonprofit housing developer in Seattle's Capitol Hill neighborhood
South Park Neighborhood Association	Anna Marti	(206) 744-9818	Neighborhood Association representing residents of South Park
South Park Business Association	Ron Cook	(206) 763-8777	Association of businesses in South Park neighborhood
Vashon-Maury Island Audubon Society	Ann Spiers	(206) 463-9858	Society to preserve habitat on Vashon-Maury Island
Vashon-Maury Island Land Trust	Tom Dean	(206) 463-2644	Nonprofit to conserve land on Vashon-Maury Island
Four Creeks Unincorporated Area Council	Edie Jorgensen	(425) 313-1025	Represents interests of citizens of unincorporated Four Creeks to King County government
People for Puget Sound	Kathy Fletcher or Heather Trim	(206) 382-7007	Environmental organization dedicated to protecting and restoring the land and waters of Puget Sound
Duwamish River Cleanup Coalition	B.J. Cummings	(206) 954-0218	Community group focused on cleanup and restoration of the Duwamish River Basin

H. Reduction of Threats to Human Health and the Environment

1) Grant funds will be used almost entirely to identify and/or reduce threats to human health and the environment. Of the \$200,000 requested, \$193,500 (or 96%) will be used for the Site Identification and Technical Assistance and Site Characterization and Cleanup Planning tasks.

These funds will be used for the EES to work with local communities to identify sites that need assessment and that have viable cleanup and redevelopment plans. EES staff will identify sites that could pose a threat to human health and the environment and provide free technical assistance to businesses, nonprofit organizations and municipalities in assessing those sites. The EES has been providing assistance to brownfields sites for the past eight years, resulting in many successful projects, including the former North Coast Chemical site turned concrete recycling plant, the former Kwik Cleaners dry cleaners turned neighborhood bakery and a former blighted area in the Rainier Valley turned affordable housing/commercial development (Rainier Court).

Funds will also be used for CDM to conduct ASTM E1527-05 or equivalent Phase I, and ASTM E103-97 or equivalent Phase II assessments on sites and to develop preliminary cleanup plans and cost estimates. CDM has performed three Phase I and seven Phase II assessments and has prepared three cleanup estimates for SWD under current and former cooperative agreements.

Since sites have yet to be selected for assessment under this grant, it is difficult to describe the end uses of the sites and to what extent the end uses will factor into cleanup activities, monitoring, and maintenance of engineering controls or institutional controls as part of redevelopment. However, for sites found to require cleanup for redevelopment, remediation alternatives will be developed during the Remedial Investigation/Feasibility Study (RI/FS) phase, and the end use for each site will be considered in evaluating the feasibility of each cleanup alternative.

Monitoring, engineering controls and institutional controls may be used in future cases where complete removal of contaminated media is neither feasible nor required to satisfy site end use criteria, or where in-situ cleanup technologies may be utilized. An example could include an upland site where widespread low levels of an immobile contaminant are present in soils but not believed to be at concentrations hazardous to the surrounding environment if contained. In such a circumstance, it may be determined feasible to contain the soil with an engineered cap or cover system, if compatible with an end use which does not require removal of the soil for grading purposes. Such situations would also likely include a groundwater monitoring system and program to insure contaminants are not leaching from the contained soil, as well as institutional controls such as a property deed restriction to insure future property owners and decision makers are aware of the remaining contamination and of the maintenance needs of the engineered cap or cover.

2) SWD is working closely with Ecology and Public Health to ensure protection of public health and the environment during the assessment, cleanup and redevelopment process. As stated above in Section G, Public Health oversees public health protection at any brownfield site that may have clandestine drug lab contamination issues. The Brownfields Program has already worked closely with Public Health to facilitate the assessment, cleanup, purchase and environmental rehabilitation of one former meth lab, and could be involved in additional projects of this nature. If this occurs, the Brownfields Program will work closely with Public Health to ensure protection of human health. SWD will also continue to work with Public Health to conduct assessments in lieu of Site Hazard Assessments, as appropriate.

SWD will also continue to work very closely with Ecology on sites as they are entered into the state's VCP. For example, SWD is currently in close consultation with Ecology regarding the appropriate level and type of assessment and preferred cleanup approach for the environmentally sensitive Ellisport Creek site on Vashon Island. SWD and CDM are currently working with Ecology to develop a methodology for conducting a Terrestrial Ecological Evaluation (TEE) at the site to determine soil cleanup levels protective of terrestrial receptors, i.e. plants and animals.

Ecology's VCP process involves the following: Ecology works with property owners and developers through the VCP program to assure that the cleanup process and results meet the requirements of the Model Toxics Control Act (MTCA), the state's cleanup law. Ecology provides informal consultations on site specific technical or administrative issues; reviews of investigations, sampling and cleanup plans; and may provide written opinions on the status of site cleanup, including No Further Action letters. Ecology opinions will address whether the cleanup actions or proposed actions meet the substantive requirements of MTCA, and/or whether the department believes further remedial action is necessary at the site. SWD and EES staff work with clients of the Brownfields Program to understand and successfully complete this process.

I. Leveraging of Additional Resources

1) SWD will contribute substantial in-kind staff resources to the Brownfields Program, including: .80 FTE of a Senior Planner position to manage the Brownfields Program and .10 FTE of a Certified Industrial Hygienist position to oversee CDM's work in conducting Phase I and Phase II assessments. This totals an estimated \$95,623¹ per year (in 2006 dollars) in salary and benefits for three years for a total of \$286,869. These funds cover otherwise eligible activities of the grant, including all the reporting and project management tasks, as well as participation in all three budgeted tasks. The source of the funding will be the SWD Operating Fund.

In addition, the city of Seattle will continue to contribute to funding the EES, including \$85,000 for 2007 and \$85,000 for 2008, with additional funding likely in future years. The source of the funding will be the city's General Fund.

2) SWD has used and will continue to use assessment funds to leverage funding for cleanup and redevelopment of projects. As individual sites are assessed, significant public, nonprofit and/or private sector dollars have been and will be leveraged. For example, assessment assistance given to SEED for Phases 1 and 2 of the Rainier Court Project leveraged \$1,360,000 in cleanup funding (not including an EPA clean up grant and BCRLF loan) and \$49 million in redevelopment funds. And as mentioned above, this project created jobs, increased property values and is contributing to the local tax base.

Another example is the Harborview Medical Center (HMC) cleanup project which used EPA cleanup grant funds to leverage \$487,809 for the balance of the cleanup. And as this project is constructed, it too will provide additional jobs, increased property values and additional sales and property taxes. And finally, following assessment of the 12th Avenue site in Seattle, SHA

¹ Includes 80% of an estimated 1,610 productive hours of Senior Planner FTE (1,288 hours) times \$64.58 (\$40.49 hourly salary plus \$25.23 benefits, calculated at 59.5% of salary) plus 10% of an estimated 1,840 productive hours of Certified Industrial Hygienist FTE (184 hours) times \$67.63 (\$42.40 hourly salary plus \$25.23 benefits).

will clean up and redevelop the site into affordable housing. This will leverage temporary construction jobs and an increase in property values.

J. Programmatic Capability

1) King County SWD has a proven ability to manage this grant and oversee all phases of work under the grant. King County is a past and/or current recipient of three EPA Brownfields cooperative agreements, including two assessment grants and one cleanup grant. Over the past eight years, King County Brownfields Program staff have developed specialized expertise to successfully manage these agreements.

In addition, other SWD staff who work with the Brownfields Program have experience and technical expertise in managing assessment and cleanup projects. An example of a project completed by Brownfields and other SWD staff is the Middle-Fork Snoqualmie River Greenspace project, a former meth lab and “chop shop” that was assessed, cleaned up and purchased by King County for open space in 2002. The Brownfields Program provided assessment funding for, and SWD staff provided oversight of, this project. And, in addition to having in-house technical expertise, as mentioned above, the county has hired CDM as an on-call contractor to conduct Phase I and Phase II assessments.

SWD is a current and past recipient of EPA assessment and cleanup cooperative agreement funds. Significant accomplishments generated under past agreements include Phase I and/or Phase II assessments at: a city block with past automotive uses in downtown Auburn, the Middle-Fork and Snoqualmie River and Beach open space properties in North Bend, the Harrington-Beall Greenhouse complex on Vashon Island, the Ellisport Creek greenspace project on Vashon Island, the former NuWay Dry Cleaners site in Seattle’s Central District and the former Christensen Bulk Oil Plant site in Enumclaw. In addition, King County used an EPA cleanup grant to contribute to the cleanup of a former dry cleaners in Seattle to be turned into an HIV/AIDS clinic for HMC. To-date, monies leveraged for SWD’s brownfields projects total \$580,503, including \$487,809 for the balance of the cleanup at the dry cleaners site.

2) The Brownfields Program’s history of managing federal funds has been excellent. We have no adverse audit findings from an OMB Circular A-133 audit, an audit conducted by a federal, state, tribal or local government inspector general or similar organization or audits conducted by the U.S. General Accounting Office. In addition, we are not, nor have not previously been required to comply with special “high risk” terms and conditions under agency regulations implementing OMB Circular A-102.

3) King County is a past and/or current recipient of three EPA Brownfields Assessment cooperative agreements and one EPA Brownfields Cleanup cooperative agreement. The county’s compliance with quarterly progress reports, brownfields reporting measures and annual financial status reporting over the last four years has been excellent, with a couple of exceptions in 2004. Due to internal workload issues, King County was late twice in submitting quarterly reports. King 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.

In addition, SWD has done an excellent job in reporting on whether we are achieving results under our cooperative agreements, including providing detailed quarterly reports with narrative descriptions of tasks, and milestone charts showing the schedule and status of task-related milestones (a sample milestone chart from a previous grant is provided below as an example).

E. Quality Assurance and Health and Safety Plans

Project Milestones	Schedule	Status
• Submit draft QAPP to EPA	1/31/05	2/22/05
• Submit revised QAPP as needed and finalize	Prior to confirmation sampling	No changes made to the QAPP

SWD has also provided detailed final reports on assessment grants. Information provided in these reports demonstrates that SWD is making satisfactory progress by showing whether or not project tasks are on schedule and what the outcomes of projects are as they progress from assessment to cleanup and redevelopment.

Since 1998, the Brownfields Program has conducted three ASTM Phase I assessments, seven ASTM Phase II assessments and has contributed to one site cleanup. Five of the assessments included ESA and NHPA impact analyses, all of which have been accepted by EPA. In addition, the Brownfields Program has provided valuable assistance to projects in other forms, including facilitating the use of EPA Targeted Brownfield Assessments (TBA) and the state BCRLF.

Descriptions of successful Brownfields Program assessment and cleanup projects include: 1) a former meth lab and “chop shop” in rural King County which was assessed using EPA funds and eventually purchased by the county for open space, 2) a formerly blighted area in the Rainier Valley of Seattle that was assessed with TBA and cooperative agreement funds and which received an EPA cleanup grant and BCRLF loan and was redeveloped into affordable housing and retail space, 3) a former dry cleaners that was cleaned up in part with EPA funds and is in the process of being turned into an HIV/AIDs clinic, 4) a former dry cleaners in Seattle’s Central District that SHA is acquiring to develop into affordable housing and 5) a former bulk oil storage facility that the city of Enumclaw wishes to purchase and have redeveloped into senior housing.

4) SWD’s plans for tracking and measuring progress toward achieving expected outputs and outcomes will be to continue to provide detailed quarterly and final reports to EPA, as described above. The quarterly reports will include information on the **outputs** identified for this grant in Section D, including conducting two-to-three Phase I and two-to-three Phase II Assessments, and providing technical assistance to a minimum of 30 clients.

Quarterlies will also include information on the **outcomes** resulting from this grant, including acres assessed, jobs and other funding leveraged, acres of greenspace/open space created, units of affordable housing created and other key public benefits, as generated. In addition, as assessments are completed and cleanups move forward, changes in environmental conditions will be measured, including the types and levels of contamination found as a result of assessments. And the final report will present a wrap-up of the assessments conducted under the grant, including a summary of the outputs and outcomes and any lessons learned in conducting the assessments.

ATTACHMENTS

- A. Letter from Washington State Department of Ecology.