

**King County Application for EPA Community-Wide Brownfields Assessment Grants:  
Hazardous Substances and Petroleum – October 16, 2009**

**III.C. Threshold Criteria for Assessment Grants**

**1. 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.

**2. 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.

**V.B. Ranking Criteria for Assessment Grants**

**1. Community Need**

a. Health, Welfare, and Environment

- i) Effects of Brownfields on Targeted Community/Sensitive Populations. The Brownfields Program will continue to offer its services throughout King County, but will continue to target historically underserved areas, including unincorporated White Center-Boulevard Park. The White Center-Boulevard Park community is located south of downtown Seattle, encompasses 3,916 acres, and according to the 2000 U.S. Census, has approximately 32,000 residents. The 2000 U.S. Census is the most recent source of demographic data for the White Center-Boulevard Park area and all census information for White Center-Boulevard Park includes combined data from the White Center Census Designated Place (CDP) and the Riverton-Boulevard Park CDP.

As of September 2009, there were 15,514 brownfield sites in all of King County and 72 in the portions of the five zip codes (98106, 98108, 98126, 98146 and 98168) that make up White Center-Boulevard Park listed on the Washington State Department of Ecology's (Ecology) Model Toxics Control Act (MTCA) Confirmed and Suspected Contaminated Sites List, the MTCA Leaking Underground Storage Tank list, and Ecology's Regulated Underground Storage Tank list. The brownfield sites in White Center-Boulevard Park are primarily small, neighborhood sites consisting of former gas stations, dry cleaners, auto repair shops, heating oil distributors and the like. Contaminates of concern at the sites include petroleum, dry cleaning solvents, and metals.

These neighborhood brownfield sites have notable impacts to the health, welfare, and environment of the White Center-Boulevard Park community. Specifically, 76 sites were recently identified through a brownfields inventory of White Center-Boulevard Park as having historical activity that could have resulted in Recognized Environmental Conditions (RECs). RECs have the potential to impact the health of local residents and impede reuse and redevelopment by spreading contamination and deterring prospective developers. Of the

76 sites with the potential for RECs, 68 of these are former gas stations and/or dry cleaners which may or may not have caused contamination and may or may not have been cleaned up. Many of the sites are located within close proximity to residential areas that have families with children. The impacts of these brownfield sites are to contribute to blight, depress neighborhood revitalization, and put residents at risk of exposure to toxic contaminants.

According to 2000 U.S. Census data, White Center-Boulevard Park has a high proportion of sensitive populations relative to King County as a whole, including minorities and children. Specifically, White Center-Boulevard Park has a minority population of 47% compared to 26.6% countywide, making it one of the most diverse areas in the county. Furthermore, the percent of children under 18 in White Center-Boulevard Park is 27.1% compared to 22.5% in King County, and the percent of children living in single-parent households is 30.1% in White Center-Boulevard Park compared to 21.8% countywide.

In addition, due to White Center-Boulevard Park's large immigrant community, 19.5% of the population speaks English "less than very well" compared to 8.4% in the county overall. The existence of high proportions of sensitive populations in White Center-Boulevard Park and the close proximity of many brownfields to residential neighborhoods presents the possibility for these populations to be disproportionately impacted by environmental problems.

b. Financial Need

- i) Economic Impact/Limiting Factors. Brownfield sites in White Center-Boulevard Park have a negative economic impact on the community. The community has struggled to attract economic development and suffers from underinvestment. Brownfields contribute to this by presenting environmental and financial barriers to property reuse. 2000 U.S. Census data demonstrate additional economic needs of the community as follows: White Center-Boulevard Park has a poverty rate of 13.2%, median household income is \$39,950, and nearly 6% of residents are unemployed. This compares with the county overall, which has a poverty rate of 8.4%, a median income of \$53,000 and an unemployment rate of 4.5%. In addition, according to the History page of the White Center Community Development Association's (WCCDA) website, 31% of rental housing in White Center-Boulevard Park is subsidized (22 % public housing and 9% housing vouchers) and 45% of renters and 26% of home owners spend more than 30% of their household income on rent or mortgages.

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 a 2009 budget deficit of \$93 million and a projected 2010 budget deficit of \$53 million, King County does not have the funds to conduct environmental site assessments and provide free brownfields technical assistance for the community as it has done successfully for the last 11 years with EPA funds. King County has received five EPA brownfields grants over the last 11 years, including one cleanup grant and four assessment grants. These include a current Community-Wide assessment grant which is nearly fully expended. The county needs additional funding to be able to continue to conduct site assessments on behalf of cities and nonprofit organizations in our community, including, sites in White Center-Boulevard Park such as a former roller rink that WCCDA wishes to

purchase for a new headquarters and community artist space and that may be impacted by an adjacent former dry cleaner.

## **2. Project Description and Feasibility of Success**

- a. **Project Description.** The county will use the funds to continue to conduct community-wide assessments for eligible clients, including cities and nonprofit organizations within King County. The goals of the assessments are two-fold: 1) to support the county's smart growth and growth management efforts to concentrate growth in urban centers by promoting the reuse of infill sites, and 2) to contribute to sustainable community development in areas of need by helping to create jobs and affordable housing. In the past, the county has focused on the Rainier Valley in Southeast Seattle, a historically low-income, minority neighborhood. Under the new grant, the Brownfields Program will focus on White Center-Boulevard Park, where the county has already conducted brownfields inventory activities and where we have a strong community partner in WCCDA.

The county's approach to conducting the assessments includes use of two consultants that serve complementary purposes. The first consultant conducts outreach to the community to identify sites that need and are eligible to receive assessment assistance. That consultant then provides free technical assistance to clients in understanding and successfully completing the assessment and cleanup planning process. The second consultant is an on-call geotechnical consultant that conducts American Society for Testing and Materials (ASTM)-compliant Phase I and Phase II environmental site assessments. This consultant also provides cleanup cost estimates once the assessments are complete. The county's approach to conducting the assessments is reasonable and has been highly successful for many years as demonstrated below through a listing of past projects. The county has sufficient resources as well as the capability to complete the assessments in a timely fashion.

Examples of recent past projects include assessments of: 1) a former gas station purchased by the nonprofit organization SouthEast Effective Development (SEED) in the Rainier Valley for a mixed use, affordable housing project; 2) a former gas station to be purchased by the nonprofit Capitol Hill Housing for another mixed use, affordable housing project; and 3) a former bulk oil distribution facility to be purchased by the City of Enumclaw for new senior housing. And, as an aside, as a result of the successful assessment work done on these three sites by the King County Brownfields Program, each of these projects has recently been selected to receive federal American Reinvestment and Recovery Act (ARRA) stimulus funding for site cleanup.

The **outputs** for the new grant will be for the technical assistance consultant to assist a minimum of 10 clients per year, for a total of 30 clients. The outputs for the geotechnical consultant are for the consultant to conduct four Phase I assessments at an estimated average cost of \$7,500 each, and five Phase II assessments at an estimated average cost of \$45,600 each. The actual costs of the assessments will vary from site to site and will include the costs of the required federal Endangered Species Act (ESA) and National Historic Preservation Act (NHPA) analyses.

The **outcomes** for the new grant will depend on the specific sites that are assessed, but will include acres assessed, contaminants remediated, other funding leveraged, acres of

greenspace/open space created, units of affordable housing created, and other key public benefits, as appropriate.

b. Budget for EPA Funding and Leveraging Other Resources

*REVISE BASED ON FINAL BUDGET IN CA WORKPLAN*

i) Budget Tables

**Hazardous Substances Budget**

<b>Budget Categories</b>	<b>Project Tasks</b>			
(programmatic costs only)	<u>Task 1</u> Site Identification & Technical Assistance	<u>Task 2</u> Community Involvement & Outreach	<u>Task 3</u> Site Characterization & Cleanup Planning	<u>Total</u>
Personnel	0	0	0	0
Fringe Benefits	0	0	0	0
Travel	0	0	\$1,500	\$1,500
Equipment	0	0	0	0
Supplies	0	0	0	
Contractual	\$61,500	\$8,000	\$129,000	\$198,500
Other				
<b>Total</b>	<b>\$61,500</b>	<b>\$8,000</b>	<b>\$130,500</b>	<b>\$200,000</b>

**Petroleum Budget**

<b>Budget Categories</b>	<b>Project Tasks</b>			
(programmatic costs only)	<u>Task 1</u> Site Identification & Technical Assistance	<u>Task 2</u> Community Involvement & Outreach	<u>Task 3</u> Site Characterization & Cleanup Planning	<u>Total</u>
Personnel	0	0	0	0
Fringe Benefits	0	0	0	0
Travel	0	0	\$1,500	\$1,500
Equipment	0	0	0	0
Supplies	0	0	0	
Contractual	\$61,500	\$8,000	\$129,000	\$198,500
Other				
<b>Total</b>	<b>\$61,500</b>	<b>\$8,000</b>	<b>\$130,500</b>	<b>\$200,000</b>

## Combined Narrative for Hazardous Substances and Petroleum Budgets

### Task 1: Site Identification and Technical Assistance - \$123,000 Total (*\$61,500 Hazardous Substances & \$61,500 Petroleum*)

Site identification and technical assistance will be performed through a consultant contract, currently being implemented through a contract with the nonprofit Environmental Coalition of South Seattle (ECOSS). ECOSS serves as the technical assistance arm of the King County Brownfields Program and provides free assistance to businesses, nonprofits, and municipalities in assessing contaminated brownfield sites. The \$123,000 in funds will be used to pay ECOSS or a comparable consultant for an estimated 1,757 hours of staff time at an average of \$70 an hour. The projected outputs for this task are for ECOSS to assist a minimum of 10 clients per year, for a total of 30 clients. Each sub-task is described in detail below.

*Site Identification:* Site identification will include making contact with property owners and prospective purchasers; reviewing contaminated sites lists, including Ecology's Confirmed and Suspected Contaminated Sites List; conducting drive-by and walk-through visits of potential sites; updating the county's Brownfields Inventory; and drafting "Site Eligibility Determination Outlines" 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 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, including educating them on Ecology's Voluntary Cleanup Program (VCP); reviewing Phase I and Phase II assessment reports conducted by the county; helping to develop potential cleanup options; and helping clients access additional brownfield resources, including cleanup grants and loans.

### Task 2: Site Characterization and Cleanup Planning - \$261,000 Total (*\$130,500 Hazardous Substances & \$130,500 Petroleum*)

Formal ASTM-compliant Phase I and Phase II assessments will be conducted on specific sites as they are identified by the county and determined 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 or a comparable consultant to perform assessments under this grant. The consultant will also prepare planning level remediation cost estimates for assessed sites. The contract with CDM is currently being funded through a 2007-2010 EPA grant to conduct assessments on a number of sites, including a former gas station to be purchased by Capitol Hill Housing for a mixed use, affordable housing project.

Of the \$261,000 allocated to this task, an estimated \$180,600 will be used for 1,806 hours of professional services at an average of \$100 per hour, and an estimated \$77,400 will be used for analytical and drilling services (for a subtotal of \$258,000). The projected outputs for this task are for the consultant to conduct four Phase I assessments at an estimated average cost of \$7,500 each, and five Phase II assessments at an estimated average cost of \$45,600 each (for a total of

\$258,000). The actual costs of the assessments will vary from site to site and will include the costs of the required federal Endangered Species Act (ESA) and National Historic Preservation Act (NHPA) analyses.

In addition, as part of this task, \$3,000 will be used to pay for travel for King County staff to attend national brownfields conferences over the course of the cooperative agreement, including, potentially, EPA's annual, national brownfields conference and the 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 of site characterization and cleanup planning, to network with other brownfields professionals around the country, and to share successes and lessons learned from the King County Brownfields Program with the wider brownfields community.

Task 3: Community Involvement/Outreach - \$16,000 Total  
*(\$8,000 Hazardous Substances & \$8,000 Petroleum)*

Community involvement and outreach will be conducted by a contractor (currently ECOSS). The contractor will contact community groups to share information on and receive feedback into the community-wide assessments being conducted under the grant. These groups include Capitol Hill Housing (CHH), the Delridge Neighborhoods Development Association (DNDA), the Duwamish River Cleanup Coalition (DRCC), the Environmental Coalition of South Seattle (ECOSS), Environmental Works (EW), the International District Housing Alliance (IDHA), the Manufacturing Industrial Council of Seattle (MIC), People for Puget Sound (PPS), SouthEast Effective Development (SEED), the Vashon-Maury Island Land Trust, and the White Center Community Development Association (WCCDA).

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 \$8,000 will be used for an estimated 114 hours of contractor staff time at an estimated \$70 an hour.

ii). Leveraging. If the results of assessments conducted under this grant indicate that additional assessment and/or cleanup work is required, King County will work to identify and obtain additional resources to complete the work. This will include assisting clients in applying for EPA cleanup grants and loans and Targeted Brownfields Assessments (TBAs), as appropriate.

Past examples of the county successfully accomplishing this include 1) assisting SEED in obtaining an EPA TBA, two EPA cleanup grants, and a cleanup loan from the Washington State Coalition Brownfields Cleanup Revolving Loan Fund (RLF) program to assess and cleanup a former illegal landfill for the multi-phase, mixed-use affordable housing Rainier Court project; 2) facilitating a TBA for the city of Auburn for a former gas station that the city wants to protect as a wetland; 3) facilitating a TBA for an artists collaborative in the City of Seattle that wants to purchase a former gas station and turn it into a community art project; and 3) working with the Washington State Coalition RLF program to secure \$2.6 million in ARRA stimulus funding for six sites in King County that need cleanup funds, including three sites that the King County Brownfields Program has previously conducted site assessments on using EPA assessment grant funds.

In addition, project proponents receiving assessment and cleanup assistance bring substantial resources to the table to ensure the successful revitalization of their sites, including, for example, SEED, which has leveraged significant public and private sector resources for Phases 1 and 2 of Rainier Court, as presented below.

**Rainier Court Phases 1 and 2: Acquisition and Development Funds Leveraged as of 2009**

Tax Credit Investors Equity	\$15,350,000
Conventional Bank Loan	\$13,000,000
Tax Exempt Bond Financing	\$12,500,000
City of Seattle CDBG Float Loan	\$6,000,000
Private Equity Investment	\$5,300,000
Taxable Bond Financing	\$2,800,000
Federal Grants (CDBG/U.S. Office of Community Services)	\$1,000,000
City of Seattle Low Income Housing Levy Funds	\$1,000,000
Local Initiative Support Corporation (LISC)/Impact Capital Loan	\$960,000
<b>Total</b>	<b>\$57,910,000</b>

And finally, King County will contribute substantial in-kind staff resources to the Brownfields Program to insure the success of assessments conducted under the program. This will include .90% of an FTE of a Senior Planner position to manage the Brownfields Program and oversee the work of consultants. The total to be leveraged is an estimated \$95,822.37 per year (in 2009 dollars) in salary and benefits for three years for a total of \$287,467.11. This includes 1,449 hours (90% of an estimated 1,610 productive hours of a Senior Planner FTE) times \$66.13 an hour (\$42.28 hourly salary plus \$23.85 benefits, calculated at 56.4% of salary. These funds will cover otherwise eligible activities of the grant, including all reporting and project management tasks as well as participation in all three budgeted tasks. The source of the funding will be the King County Solid Waste Division Operating Fund.

c. Programmatic Capability

- i) Currently or Has Ever Received an EPA Brownfields Grant. King County is a past recipient of three Brownfields Assessment grants and one Brownfields Cleanup grant, and is a current recipient of one Brownfields Assessment grant. In addition, as mentioned above, King County is a partner in the Washington State Coalition RLF Program, but is not the grant recipient for that program. Specific grant Cooperative Agreement (CA) information is provided below.

<b>Grant Type</b>	<b>CA Dates</b>	<b>CA Number</b>	<b>Original Amount</b>	<b>Balance of Funds</b>
Assessment	10/1/07 – 9/30/10 (3 year)	BF-960153-02	\$400,000	\$102,686
Assessment	10/1/05 – 3/31/08 (2 year plus 6 month extension)	BF-960153-01	\$400,000	\$0
Cleanup	10/1/04 – 9/30/06 (2 year)	BF-970923-01	\$200,000	\$0
Assessment	10/1/03 – 9/30/06 (2 year plus 1 year extension)	BF-970667-01	\$200,000	\$0
Assessment	10/1/98 – 12/31/03 (2 year original Showcase Community grant plus 2 year supplemental plus 3 month extension)	BP-980307-01	\$400,000	\$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 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 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 financial status reports and ACRES database entries.

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 assess, cleanup and redevelop brownfield sites have been great. Over the past 11 years, the county has used EPA Brownfields grant funds

to conduct eight Phase I and 11 Phase II ASTM-compliant site assessments, conduct one Ecology-compliant site cleanup, and provide free brownfields technical assistance to over 80 clients. Furthermore, assessments conducted using EPA funds have resulted in several significant cleanup and redevelopment projects, as described below.

1. SouthEast Effective Development (SEED) - Rainier Court Project. SEED, a nonprofit community development corporation, has completed the first two phases of a four-phase cleanup and redevelopment of this 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 and successfully navigating the assessment process, 2) accessing EPA TBAs of the site, 3) facilitating the state’s first Brownfields RLF loan for site cleanup and, 4) providing EPA USTFields grant funding for underground storage tank removal. King County is continuing to work with SEED to assist with assessment and cleanup of the final two phases of this project.
2. Seattle Housing Authority (SHA) – Former NuWay Cleaners Project. King County used EPA assessment funds to conduct a Phase II assessment of this former dry cleaning site in South Seattle. SHA has subsequently purchased and cleaned up the site and will redevelop the site into 150-200 units of affordable housing as part of a larger project that includes adjacent parcels.
3. King County - Middle-Fork Snoqualmie River Project. 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.
4. City of Enumclaw - Christensen Site Project. King County used EPA assessment funds to conduct Phase I and Phase II assessments of this former bulk oil distribution facility located in downtown Enumclaw. The city is planning to acquire the site and develop new, senior housing and, with help from King County, was recently selected to receive ARRA stimulus funding to conduct the cleanup and is moving ahead with the project.
5. Capitol Hill Housing (CHH) - 12<sup>th</sup> and Jefferson Project. King County used EPA assessment funds to conduct Phase I and Phase II assessments of this former dry cleaning site in South Seattle. CHH plans to purchase the site and clean it up and develop it into a mixed-use, affordable housing and commercial project. In addition, with help from the county, CHH was also recently selected to receive stimulus funding to clean up this site.
6. SEED - Chubby and Tubby Project. King County used EPA assessment funds to conduct Phase I and Phase II assessments of this former gas station and retail store site in South

Seattle. SEED has purchased the site and will clean it up and develop it into a mixed-use, affordable housing and commercial project. In addition, with help from the county, SEED was also recently selected to receive stimulus funding to clean up this site.

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 opened in 2009 and houses the King County Medical Examiner's Office, the Neurosciences Institute and the University of Washington's Department of Global Health.

And as a final example of our successes, brownfields technical assistance provided by the county using EPA assessment funds has also resulted in cleanup and redevelopment projects. An excellent example of this is the former Kwik Cleaners turned Delite Bakery site. This former dry cleaner was contaminated with perchloroethylene (PCE) when it was unwittingly purchased by an immigrant Filipino woman and her husband who wanted to relocate and expand their bakery. The owners contacted the Brownfields Program after the property was tested by the local Sound Transit Authority that was considering boring a light rail tunnel under the site and had found the contamination. The Brownfields Program, through its technical consultant ECOSS, provided a range of valuable assistance to the owners in addressing the contamination.

First, ECOSS referred the owners to an environmental attorney who was able to locate an old insurance policy held by the owner of the former dry cleaner. Since the new owners' purchase agreement stipulated that the seller would be responsible for any contamination, the insurance covered the entire cost of the cleanup, which was significant. Second, ECOSS and the attorney worked together to find a qualified consultant to develop and implement a cleanup plan consistent with Ecology regulations. And ECOSS has provided ongoing technical assistance to the owners in entering and complying with the requirements Ecology's VCP and monitoring post-cleanup sampling. As a result, the owners were able to successfully clean up the site, build a new building for the bakery and hold a ribbon cutting opening ceremony on July 16, 2004 with the Mayor of Seattle in attendance and free baked goods for all. In a September 19, 2003 Puget Sound Business Journal article, one of the owners, Mrs. Susan Despi, said "To me, ECOSS is an angel because I would have never known what to do." This unique, client-tailored assistance is a hallmark of the county's Brownfields Program.

The management system the county will have in place to direct activities under the grant is as follows. The King County Solid Waste Division (SWD) will be the grant recipient and will manage the grant. The King County Brownfields Program is located in the Recycling and Environmental Services (RES) Section of SWD. RES staff will manage the grant and all contracts funded by the grant, including those for brownfields technical assistance (currently held by ECOSS) and for conducting formal Phase I and Phase II site assessments (currently held by CDM).

The project manager has a master's degree in public policy and 16 years of experience with King County. Her expertise in managing grant work plans and reporting requirements and in managing the work of technical consultants is substantial, having successfully managed the

county's Brownfields Program for the last 11 years, including the \$1.6 million in grant funds given to the county to-date by EPA. Should employee turnover occur, the county would advertise for qualified staff through its standard competitive process and do everything possible to ensure adequate overlap and training time for new staff.

In addition, the county has highly effective, professional systems in place to contract for additional expertise to perform work proposed to be done under the grant. These systems are run by the county's Procurement and Contract Services (PCS) Section, which is a part of the King County Department of Executive Services. PCS will work with Brownfields Program staff to develop scopes of work and Request for Proposals (RFPs) for any contracts to be entered into using EPA funds. PCS will ensure fair and competitive advertisement for and review of contractor proposals, including following the requirements of 40 CFR 31.36(e) regarding Small and Disadvantaged Business Utilization Requirements. (The county has followed these requirements in the past when contracting with ECOSS and CDM for contracts that used EPA funding.) PCS will also formalize the selection of the contractor and provide a contract boilerplate. And last but not least, King County has never received any adverse audit findings nor has the county had any problems with the management of its brownfields grants.

### **3. Community Engagement and Partnerships**

- a. Plan for Involving the Affected Community. King County's plan for involving the affected community in the work of the Brownfields Program is to continue to work closely with cities and community-based organizations to identify sites that need and are eligible for assistance, conduct the assessments, and provide support for cleanup and reuse decisions. Specific organizations include Capitol Hill Housing (CHH), the Delridge Neighborhoods Development Association (DNDA), the Duwamish River Cleanup Coalition (DRCC), the Environmental Coalition of South Seattle (ECOSS), Environmental Works (EW), the International District Housing Alliance (IDHA), the Manufacturing Industrial Council of Seattle (MIC), People for Puget Sound (PPS), SouthEast Effective Development (SEED), the Vashon-Maury Island Land Trust, and the White Center Community Development Association (WCCDA).

The county will communicate project progress to citizens by working with the organizations to contact stakeholders, obtain input into the projects, provide project status updates, and respond to questions and concerns. In the past this has involved attending organizational and special public meetings; publishing articles in organizational newsletters; and developing assessment fact sheets and distributing them via neighborhood newspapers, websites, local libraries, and other community bulletin boards. These activities will continue under the new grant, as appropriate. In addition, through its multi-cultural environmental education program staff, ECOSS has the capability to communicate in languages indigenous to particular communities, including Spanish, Vietnamese, Amharic, Eritrean, and Tigrinya, and will be available to do so as appropriate for the Brownfields Program.

- b. Partnerships with Government Agencies. King County has developed and will continue to engage in successful partnerships with several other government agencies to help ensure the success of its Brownfields Program. These include:

- U.S. Environmental Protection Agency, Region 10: King County has worked very closely with EPA since the inception of the county's Brownfields Program to successfully implement and report on assessment and cleanup grants, and to access other EPA resources for brownfield projects. This includes serving as a partner in the EPA-funded WA Coalition RLF Program, which made its first loan to the Rainier Court project, and working with EPA on a number of TBAs, including those for the Rainier Court, Irish Foundry, Advance Electroplating, Peasley Canyon, and Perovich sites.
- Washington State Department of Ecology (Ecology): King County works closely with Ecology to facilitate successful assessment and cleanup projects. Projects that receive assistance from the Brownfields Program are required to enter Ecology's VCP or other, more formal agreements, as appropriate. The Brownfields Program helps property owners understand and navigate Ecology's regulatory requirements necessary to achieve cleanup.
- Washington State Department of Commerce (Commerce): King County is a partner with Commerce in the Washington State Coalition Brownfields Cleanup Revolving Loan Fund (RLF) program. The county identifies prospective borrowers, reviews applications, conducts preliminary credit analyses, and forwards final applications to Commerce, which serves as the Fund Manager and issues the loans. Ecology serves as the Site Manager on these projects and signs off on the adequacy of the cleanups. The state's first RLF loan, made to SEED for phase 1 of Rainier Court, was a King County project.
- Public Health – Seattle & King County (Public Health): King County will continue to work with public health to identify and assess contaminated sites. For example, Public Health oversees public health protection at any brownfield site that may have clandestine drug lab contamination. In 2001, the Brownfields Program worked closely with Public Health to facilitate the assessment, cleanup, purchase, and environmental rehabilitation of a former meth lab (the Middle-Fork Snoqualmie River project), and could be involved in additional projects of this nature. If this occurs, the county 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, the Brownfields Program 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.

- City of Seattle and Other Cities within King County: King County will continue to work closely with the City of Seattle and the other 38 cities within the county, as appropriate, to identify sites that need and are eligible for assessment assistance and to conduct those assessments. These partnerships have proven quite fruitful to-date, resulting in assessments having been conducted in the cities of Auburn, Bothell, Enumclaw, and Seattle.

Description and Role of Community-Based Organizations. As mentioned above, there are a number of key community-based organizations that the county has worked with and will

continue to work with to conduct brownfield assessments. Below is a table with descriptions of each organization and of their role in the Brownfields Program. Letters from all community-based organizations listed above describing their roles in the Brownfields Program are included as Attachment B.

<b>Organization</b>	<b>Description</b>	<b>Role</b>
Capitol Hill Housing	Nonprofit housing developer in Seattle’s Capitol Hill neighborhood	Help identify additional sites; conduct outreach to citizens on assessment projects; obtain community feedback; provide project updates, including distributing assessment fact sheets; and provide information to the county on ongoing status of cleanup and redevelopment.
Delridge Neighborhood Development Association	Community Development Corporation in Seattle’s Delridge Neighborhood	Help identify potential sites; conduct outreach to citizens on assessment projects; obtain community feedback; provide project updates, including distributing assessment fact sheets; and provide information to the county on ongoing status of cleanup and redevelopment.
Duwamish River Cleanup Coalition	Community group focused on cleanup and restoration of the Duwamish River Basin	Conduct outreach to Coalition members on the Brownfields Program, help identify potential sites, and assist with distributing assessment fact sheets.
Environmental Coalition of South Seattle	Nonprofit environmental education and outreach organization	Help identify sites, conduct outreach to community members on the Brownfields Program, and assist with distributing community fact sheets.
Environmental Works	Nonprofit community design center providing sustainable architectural and planning services to low-income community groups	Conduct outreach to clients, help identify potential sites, and assist with distributing assessment fact sheets.

<b>Organization</b>	<b>Description</b>	<b>Role</b>
International District Housing Alliance	Nonprofit housing and community service organization in Seattle's International District	Help identify potential sites; conduct outreach to citizens on assessment projects; obtain community feedback; provide project updates, including distributing assessment fact sheets; and provide information to the county on ongoing status of cleanup and redevelopment.
Manufacturing Industrial Council of Seattle	Membership-based organization concerned about the future of Seattle's industrial business community.	Share information on the Brownfields Program to the industrial community and help identify sites that need assessment assistance.
People for Puget Sound	Environmental organization dedicated to protecting and restoring the land and waters of Puget Sound	Conduct outreach to members on the Brownfields Program, help identify potential sites, and assist with distributing assessment fact sheets.
SouthEast Effective Development	Community Development Corporation in Seattle's Rainier Valley	Help identify potential sites; conduct outreach to citizens on assessment projects; obtain community feedback; provide project updates, including distributing assessment fact sheets; and provide information to the county on ongoing status of cleanup and redevelopment projects.
Vashon-Maury Island Land Trust	Nonprofit to conserve land on Vashon-Maury Island	Conduct outreach to the community on the Brownfields Program, help identify potential sites, and assist with distributing assessment fact sheets.

Organization	Description	Role
White Center Community Development Association	Community Development Corporation in unincorporated White Center-Boulevard Park	Help identify potential sites; conduct outreach to citizens on assessment projects; obtain community feedback; provide project updates, including distributing assessment fact sheets; and provide information to the county on ongoing status of cleanup and redevelopment.

**4. Project Benefits**

a. Welfare and/or Public Health. Since this is an application for community-wide funding, and as such is not required to preidentify sites, it is difficult to describe the specific environmental, social and/or public health benefits that will result from developments of sites assessed under this grant. However, based on experience from past projects, it is possible to describe the types of benefits that are expected to result. These include protection of human health and the environment through the removal and/or control of hazardous substances on brownfield sites, protection of nearby and sensitive populations during assessment through use of Health and Safety Plans (HASPs), and the creation of affordable housing. Past assessments conducted by King County have resulted in these types of benefits and it is anticipated that the same will occur under this grant. An example of a past project that resulted in these benefits is given below.

- Rainier Court Phase I (Courtland Place): The environmental benefits of cleaning up this former illegal dump site were significant. First, 21 tons of PCB contaminated soil and 16,990 tons of PCE, PCB, petroleum, and metals-contaminated soil above state cleanup levels were excavated from the site and treated/disposed of at a permitted facility or addressed through Ecology-approved institutional controls to assure long-term environmental protection. In addition, redevelopment of the site eliminated the illegal dumping and home-based auto repair activities that had created the problem, thereby preventing additional contamination.

The social/public health benefits of this project have also been great. Courtland Place created 208 units of new, affordable senior housing for people 62 and older who have incomes between \$17,000 and \$35,000 per year. This housing meets a critical need in Southeast Seattle, as 19% of seniors in this community aged 62 and older live below the poverty level. In addition, nearby and sensitive populations were protected from contaminants during assessment and cleanup through Ecology approved Health and Safety Plans (HASPs) that included site control, worker safety, and monitoring procedures to be followed during assessment and cleanup to ensure workers and the public were not exposed to hazardous substances. HASPs will continue to be used in every assessment conducted under the Brownfields Program.

b. Economic Benefits and/or Greenspace

- i) Economic Benefits. It is also anticipated that assessments conducted under this grant will result in significant economic benefits to the community. A past example of this is below.
- Rainier Court Phase I (Courtland Place): This project created 9,000 square feet of much needed new commercial space in a low-income, minority neighborhood. As a result, 200 temporary construction jobs and 25 permanent jobs were created. In addition, \$24.5 million was invested in the cost of the development itself. And although the project is exempt from property taxes for the first 10 years because it is targeted to low- and moderate-income seniors, in future years the project will contribute to the City of Seattle's property tax base. Additional economic benefits include an increase in property values in the surrounding area, an increase in revenues to local businesses through increased sales to new residents, and an increase in local sales tax revenues through those increased sales. These are the types of economic benefits the county expects to realize as a result of future assessments.
- ii) Other Non-Economic Benefits. Other non-economic benefits for greenspace or other not for profit activities are also expected to be realized from projects that receive assessments conducted under the grant, including the creation of public open space, community development through affordable housing and job creation in low income communities, and implementation of smart growth projects. Examples of past King County assessment projects that have resulted in these types of benefits are described below.
- Middle Fork Snoqualmie River Project: This former meth lab and illegal "chop shop" was assessed and cleaned up by King County. The county then purchased the 22-acre site for use as **open space**, adding it to 150 acres of valuable wildlife habitat being preserved through public ownership.
  - Seattle Housing Authority – Former NuWay Cleaners Project: This former dry cleaner was assessed by King County and purchased and cleaned up by the Seattle Housing Authority (a public body). SHA will redevelop the site into 150-200 units of **affordable housing** as part of a larger project that includes adjacent parcels.
  - Capitol Hill Housing - 12<sup>th</sup> and Jefferson Project: This former gas station was assessed by King County and is in the process of being purchased and cleaned up by CHH for a mixed-use building with approximately 5,000 square feet of commercial space and 40 units of **affordable housing**.
  - SEED – Former Chubby and Tubby Project: This former gas station was assessed by King County and was purchased and will be cleaned up by SEED for a mixed-use building with approximately 5,900 square feet of commercial space and 68 units of **workforce housing**.
  - City of Enumclaw – Senior Housing Project: This former bulk oil distribution facility was assessed by King County and will be acquired by the City of Enumclaw and cleaned up with federal stimulus funds for a new **affordable senior housing** project.

- City of Bothell – Downtown Revitalization Plan: King County assessed two former dry cleaners and a city right-of-way in the City of Bothell’s downtown area in support of anticipated redevelopment resulting from Bothell’s Downtown Revitalization Plan. The Plan implements smart growth principals by **concentrating housing and job growth in the downtown area** through strategic transportation and other public infrastructure improvements. Over the next 25 years, Bothell projects these improvements will result in \$675 million in private mixed-use investment, catalyzing 1,360 new permanent family-wage jobs, 2,700 new residential units, and 650,000 square feet of commercial space.
- c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse. The King County Brownfields Program is an important element of the county’s overall growth management strategy which encourages reuse of urban infill sites and other sustainable development practices. Redevelopment of underutilized infill sites makes use of existing infrastructure and protects undeveloped “greenfields.” Assessment and cleanup of brownfields facilitate the productive reuse of infill sites and contribute to sustainable community development. An example of a past project that incorporates sustainable development practices is included below, and the county anticipates that environmental benefits similar to those resulting from this project will be realized by future projects assessed under this grant.
- Rainier Court Development: This four-phase project implements sustainable development in a number of ways. First, the project is on an urban infill site designed to **reuse existing infrastructure**. It is located ¼ mile from a recently completed Sound Transit Link light rail line, one block from a bus stop served by three routes, and about two miles from interchanges serving the region via the I-90 and I-5 freeways. The site is also fully served by streets, water, sewer, and electrical utilities.

Second, Phase III of Rainier Court will create 86 new affordable senior housing units consisting of a five-story apartment building and six two-story townhouses. The site will also have a landscaped courtyard with elements designed for **sustainable water management**, including rainwater harvesting, low-water use plants, and pea patches for residents. The courtyard represents nearly 25% of the total project site.

And third, SEED will work with Seattle City Light’s Energy Smart Program to incorporate **energy efficient appliances and mechanical systems** into Phase III, and will also work with the King County GreenTools Program to explore opportunities for incorporating **green building features** into the new development.

The Brownfields Program will continue to work on projects of this nature that include sustainable practices. The Program is uniquely suited to doing this as it is co-located with the King County GreenTools Program and will work closely with Green Tools staff to identify opportunities for incorporating green building practices into brownfield projects. GreenTools staff provides technical assistance; grants; hands-on training; information on locally-produced, high quality sustainable building materials and resources; and assistance obtaining Leadership in Energy and Environmental Design (LEED) certification.

- d. Plans for Tracking and Measuring Progress. King County's plans for tracking and measuring progress are to provide EPA with detailed quarterly and final reports on the activities conducted under and the anticipated outputs and outcomes resulting from the grant. The **outputs** expected from this grant are to provide brownfields technical assistance to a minimum of 10 clients per year, for a total of 30 clients, and to conduct four Phase I and five Phase II ASTM-compliant environmental site assessments, including the required Endangered Species Act (ESA) and National Historic Preservation Act (NHPA) impact analyses for each assessment.

The **outcomes** expected from this grant will depend on the specific sites that are assessed, but will include acres assessed, contaminants remediated, other funding leveraged, acres of greenspace/open space created, units of affordable housing created, and other key public benefits, as appropriate. The final report will present a summary of the assessments conducted under the grant, including a description of the outputs and outcomes and a discussion of any lessons learned in conducting the assessments.

## ATTACHMENTS

- A. Letter from Washington State Department of Ecology.
- B. Letters of Commitment from Community-Based Organizations.
  - 1. Capitol Hill Housing (CHH).
  - 2. Delridge Neighborhood Development Association (DNDA).
  - 3. Duwamish River Cleanup Coalition (DRCC).
  - 4. Environmental Coalition of South Seattle (ECOSS).
  - 5. Environmental Works (EW).
  - 6. International District Housing Alliance (IDHA).
  - 7. Manufacturing Industrial Council of Seattle (MIC).
  - 8. People for Puget Sound (PPS).
  - 9. SouthEast Effective Development (SEED).
  - 10. Vashon-Maury Island Land Trust.
  - 11. White Center Community Development Association (WCCDA).