R10-13-A-005

Tacoma
City of Tacoma
Community and Economic Development Department

November 29, 2012

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

RE: FY13 Brownfields Assessment Coalition Grant—City of Tacoma

Dear Mr. West:

The City of Tacoma is pleased to take the lead role in this project, a project designed to dramatically accelerate the clean-up of contaminated sites in our Downtown. Together with our coalition partners, we are working to implement the central Puget Sound regional plan, VISION 2040, by accommodating our share of projected regional growth: 30,000 people and 40,000 jobs in the southern portion of our Downtown.

Our coalition partners are: the Puget Sound Regional Council (the regional planning agency that developed and is implementing VISION 2040); the Pierce County Health Department (a recipient of multiple assessment grants with a proven track record of accomplishment); the Foss Waterfront Development Authority (the municipal corporation responsible for the successful cleanup and redevelopment of the Foss); and the Tacoma Housing Authority (a nationally recognized public housing authority and innovator and a leader in the regional affordable housing field).

The City is currently funded through the HUD/EPA/Transportation Sustainable Communities initiative that is being led locally by the Puget Sound Regional Council.We applaud the EPA for being part of the Partnership for Sustainable Communities that has adopted Livability Principles that seek, in part, to align federal policies and leverage funding to increase the effectiveness of all levels of government to plan for future growth. We see support from the Brownfields Assessment Grant as a perfect opportunity to build on and enhance our current project supported by our region's Sustainable Communities Regional Planning Grant, funded by HUD's Office of Sustainable Housing and Communities.

Our task here in Tacoma is to develop plans and capital facility programs that accelerate the redevelopment of South Downtown in such a manner as to accommodate 30,000 people and 40,000 jobs. Our initial evaluation has identified that a major impediment to our work is the uncertainty that surrounds our knowledge and action plans regarding soil and groundwater contamination.

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Simply put, funding of this project will remedy this situation. Further, given the extensive public participation involved in our Sustainable Communities initiative here in Tacoma we can assure you that the project will directly engage property owners, businesses, and other stakeholders to the fullest extent possible; we have the support of the two major business and property owner groups in our planning area (the Hilltop Development Council and the Tacoma Dome Business Association). We seek your assistance in rebuilding a diverse, mixed-income, mixed-use center here in the South Puget Sound.

Thank you for your consideration.

Sincerely,

Ricardo Noguera
Director

cc: Hilltop Development Council
Tacoma Dome Business Association

RANKING CRITERIA

1. Community Need

The Brownfield Assessment project described in this proposal aims to accelerate the cleanup of contaminated sites in the South Downtown area of Tacoma, Washington. The City of Tacoma (City) is currently funded through a HUD/EPA/USDOT Sustainable Communities Regional Planning Grant led by the Puget Sound Regional Council (PSRC) to plan for accommodating significant population and employment growth in the 600-acre Tacoma South Downtown Subarea. A major challenge in this project is the uncertainty that surrounds soil and groundwater contamination on potential redevelopment sites. The Brownfields Coalition Assessment Grant is a perfect opportunity to help remedy this situation and leverage the City's Federal Partnership for Sustainable Communities efforts.

The proposed project will fill the significant gap in area-wide data on environmental contamination that 150 years of industrial and commercial activity have left in South Downtown Tacoma. The area has hundreds of environmental issues, both known and yet to be discovered. These contaminated sites not only present environmental risks disproportionally to disadvantaged populations, but also create an impediment to redevelopment that limits economic opportunity across all populations. Key to the success of an integrated strategy for the Subarea is an area-wide assessment that can reveal the important relationships among sites, and help establish priorities that leverage other planning efforts in South Downtown. Providing robust assessment data for the entire South Downtown area will help address the health, social welfare, and economic needs of the community by enabling brownfield remediation and subsequent redevelopment.

The goals of the proposed project are well-aligned with the City's federally funded South Downtown planning efforts, which involve a Subarea Plan and environmental impact statement (EIS) intended to promote the creation of equitable transit-oriented communities. The effort, which will continue through 2013, includes extensive public engagement and will establish measures to avoid displacement and fragmentation of businesses, existing residents, and cultural groups.

Together, the proposed Brownfield Assessment and the South Downtown Subarea Plan & EIS present an unmatched opportunity to leverage federal funding and mutually reinforce the achievement of broad goals for creating a sustainable, livable, and equitable community in Tacoma's South Downtown Subarea. An area-wide Brownfield Assessment is the critical missing element to promoting environmental justice and catalyzing reinvestment in the community.

Target Community – The target community is located in the City of Tacoma in western Washington State's Pierce County. The City is the largest in the County, and third largest in the State. Located 35 miles south of Seattle, it lies on the shores of Commencement Bay in Puget Sound, adjacent to the mouth of the Puyallup River. The Port of Tacoma is a busy international gateway to the Pacific Rim and the world, and the City's diverse economy includes growing tourism and service sectors. The City has two major EPA Super Fund Sites - the American Smelting & Refining Company (ASARCO) and Commencement Bay. Due to its location, the City figures prominently in efforts to clean up Puget Sound led by the Puget Sound Partnership.

The target community covers 600 acres in the historic industrial and commercial area in the southern half of Tacoma's downtown. It is located in a State Community Empowerment Zone, and previously was part of the HUD Renewal Community Program (eliminated by Congress in 2010). The area encompasses five distinct districts: the Brewery District, the University of Washington Tacoma/Museum District, the Dome District, the Hillside neighborhood, and the Foss Waterway. It includes two National Register Historic Districts, and has approximately 100 historic properties. It has a relatively high concentration of vacancies, buildings in disrepair, and underutilized property. Portions of the study area are on steep hillsides that create mobility challenges, but also afford stunning territorial views. A multi-modal transit station provides local light rail, commuter rail, Amtrak, and bus service. This high level of transit access presents an exceptional opportunity for creating transit-oriented communities with a wide range of social, economic, and environmental benefits.

a. Health, Welfare, and Environment

The South Downtown Subarea is littered with hundreds of brownfield sites that pose significant health, welfare and environmental risks, and also impede reinvestment that would improve the quality of life of residents. Brownfield sites in the South Downtown Subarea range from manufacturing and processing facilities, to former dry cleaners and gas stations, to materials of all sorts that were used as structural fill. Local, State and federal agencies have information on some of these sites, but many remain un-assessed. The Tacoma Pierce County Health Department (Health Department) inventoried former gas station sites that have no regulatory record and found 22 in the South Downtown Subarea, an indication that there are likely many other unconfirmed contaminated sites.

Existing data indicate that the risk posed by yet-to-be-identified environmental concerns could be substantial. The State's Department of Ecology estimates that soil and/or groundwater contamination is found in 50% of all gas station tank removals, while the Health Department's experience regulating underground tank removals in the county since 1989 indicates about 75%. Abandoned gas station sites represent only one category of historic activity that may have left behind environmental concerns. One recent example is the excavation for a new commuter rail line through South Downtown. A mix of petroleum and other contaminants from a variety of sources was found, ultimately requiring the disposal of than 450,000 tons of soil.

The potential impacts of contaminated sites in the South Downtown Subarea are significant. Direct exposure to contaminants poses immediate health risks to residents, employees, and visitors. Proximity to the waterfront presents additional risk of the spread of contaminants to sensitive ecosystems in Puget Sound. Furthermore, these threats to public health and the environment increase the financial risk associated with redevelopment and private investment in the community, thereby resulting in additional, long-term negative impacts on community welfare.

Minority Communities – As shown in the Demographics Table below, compared to the City as a whole, the County, State, and nation, South Downtown has a large fraction of minorities, along with high rates of poverty and unemployment. Resolving environmental contamination would provide direct health and economic benefits to these minority and ethnic populations in the target community, and would also benefit these populations in adjacent areas. In particular, the Hilltop

neighborhood to the west and the Eastside neighborhood to the south both have high minority populations.

	South Downtown	City of Tacoma	Pierce County	WA State	National
Population	2,462	198,397	795,225	6,724,540	308,745,538
Unemployment	16.3%	13.0%	12.2%	9.1%	8.2%
Poverty Rate	33.1%[1]	16.2%	11.6%	13.4%	15.1%
Percent Minority	48%	38%	28.0%	22.8%	26.7%
Median HH Income	$23,405	$47,862	$57,869	$57,244	$49,445

1 – Data based on Census Tracts 602, 614, 616.02, 617 and 626, which is not the precise South Downtown Subarea boundary.

Children and Women of Childbearing Age – It is reasonable to assume that the South Downtown area reflects national trends for minorities and low-income families, and so can be expected to have higher than average percentages of children living in poverty, and a lower average age. It follows that there are probably higher percentages of children and women of childbearing age in the target community and surrounding neighborhoods compared to regional norms. The Health Department collects health indicator data for "Pierce County District Four," which consists mainly of downtown Tacoma, and includes most of South Downtown (these data were not available for the South Downtown Subarea alone). As shown in the Table below, Tacoma's downtown rates are worse than the County, State, and nation for many key health indicators that disproportionally impact children and women of childbearing age.

	Pierce Co. District 4	Pierce County	WA State	National
Infant Mortality (per 1000)	7.0	6.1	5.3	6.8
Crime (per 1000)	79.9	47.0	39.8	34.7
High School Dropout Rate	6.8%	5.9%	5.1%	3.6%
Child Maltreatment (per 1000)	64.6	47.6	44.4	N/A
Late/no Prenatal Care Rate	6.9%	6.1%	5.5%	N/A
Domestic Violence (per 1000)	15.4	9.3	5.6	N/A

Data source: Tacoma-Pierce County Health Department

b. **<u>Financial Need</u>** – The Tables above illustrate that the target community has financial needs exceeding the norm in several areas.

Poverty, Income, and Unemployment – Compared to the greater region, residents of the target community have higher rates of poverty, higher unemployment, and lower household incomes. The poverty rate in the study area is more than twice the national average, and the poverty rate

for the City as a whole is significantly higher than regional and national rates. Unemployment in Tacoma is consistently higher than that of the State or nation, and within the South Downtown Subarea, unemployment is higher than in the City as a whole.

Negative Economic Impact Of Brownfields – In the past decade South Downtown has seen significant reinvestment, including an expanding University of Washington campus, several large museums, a convention center, local light rail, and a multi-modal transit hub. However, a large portion of South Downtown consists of vacant lots and neglected and/or underutilized buildings—remnants of the area's industrialized past. Brownfields are a formidable barrier to the redevelopment of these properties, and as such is an impediment to economic opportunity. The question of possible contamination is consistently raised by property owners and potential developers. Furthermore, the problem does not revolve around one, two or even three big brownfield sites. Individual sites are mostly small in size, but they number in the hundreds. Many have contaminant issues that cross property lines. The perceived financial and environmental risks posed by these sites have impeded redevelopment in what is otherwise an attractive location for new housing and employment.

Economic Context – Over the past several years the City of Tacoma has experienced considerable economic hardship, and there has been very little redevelopment activity in South Downtown. In 2011 the Urban Land Institute conducted a Technical Assistance Panel to provide the City with practical advice on transforming the Brewery District—one of South Downtown's core Districts—into a high-density, mixed-use urban center. One of the primary recommendations was that "We need to create a market. The market is not going to come to us." Reducing uncertainties associated with possible site contamination is a critical step for creating a viable real estate development market in South Downtown. An area-wide assessment will send a strong message that the City is proactively dealing with the issue, and the new, site specific information generated through the project will greatly reduce developer risk.

Limits on Brownfields Assessment Funding – Funding options for assessments in South Downtown are limited for several reasons. First, most sites are small, not consolidated, and located in poorer neighborhoods, and therefore are not attractive to private investment. Second, most sites are privately-owned, and State funding for assessment work is restricted to publicly or non-profit-owned properties; privately-owned properties are not eligible. In addition, the Washington State Constitution uniquely prohibits the use of public funding for private gain. No local funding sources for assessment exist for either public- or privately-owned properties. Outside of private investment, the EPA Brownfields Assessment Program is the <u>only source</u> of funding for privately-owned sites. Third, the City of Tacoma is confronting a $65 million budget deficit in the upcoming biennium. Significant layoffs in essential police, fire and public works services are projected to occur. The City does not have the capacity fund brownfield assessments.

2. <u>Project Description and Feasibility of Success</u>

a. <u>Project Description</u>

The purpose of the proposed project is to develop data and policies for a coordinated, long-term effort to promote brownfield remediation and redevelopment throughout Tacoma's South Downtown. It is a comprehensive, area-wide strategy that will be an asset to promote brownfield

redevelopment for many years. The primary goals are to remediate environmental contamination, to reduce economic uncertainty caused by contaminated sites, to produce tools for prioritizing future environmental work, and to forward new policies that facilitate brownfield redevelopment.

The core of the project will be the creation of a geographic information system (GIS) brownfields inventory that compiles environmental assessment data from a variety of sources into an area-wide GIS database. The inventory will consolidate historic and regulatory information and integrate it with other local GIS data. Important data gaps will be filled through the implementation of grant-funded Environmental Site Assessments (ESAs). The other main components of the project are the development of new brownfield strategies and policies, and a public engagement process to educate stakeholders and involve the community in guiding the project.

Project Fit with Community Plans – This Coalition proposal is coupled to a major, community-driven planning project that the City of Tacoma is conducting through 2013. In 2011 the City received a $500,000 grant as part of a $5 million Sustainable Communities Regional Planning Grant awarded to the Puget Sound Regional Council. The grant funds the development of an area-wide land use plan and associated environmental impact analysis for the accommodation of up to 30,000 new residents and 40,000 new jobs in the South Downtown Subarea. Given the planning work already underway for South Downtown, the timing is perfect for the proposed brownfield project, as it will take the next logical step by addressing the critical environmental issues in the Subarea. The City, South Downtown stakeholders, and adjacent communities are already engaged, and public outreach is ongoing. The current planning work also builds on previous City planning efforts, including a 2011 Urban Land Institute Technical Advisory Panel, the 2010 Brewery District Development Concept Study, and the 2008 Tacoma Dome District Development Strategy Update.

Public engagement for the South Downtown Subarea Plan & EIS included an October 2011 community meeting at which property owners developers concurred that a comprehensive brownfields assessment with contaminant clean up strategies is critical to redevelopment of the Subarea. This input from the community is one of the prime reasons for this proposal.

Project Details – The project activities are grouped into four main tasks, each described below.

- *Task 1 - Outreach and Education*

  These activities will provide education about brownfields, inform property owners, provide program information, obtain feedback, and build active partnerships. This task entails three main components (see Section 3 below for more details):

  - Formation of *Coalition Steering Committee* comprised of Coalition Members and community stakeholders that oversees and provides direction for the project
  - Community education involving public meetings, events targeting specific stakeholders, and regular involvement of Coalition members
  - Coordination with the City's Federal Partnership for Sustainable Communities work

Key Roles:

Lead Partner:	City of Tacoma	Coordinate with Subarea planning
Supporting	Tacoma Housing Authority	Engage affordable housing stakeholders

Partner(s):	Health Department	Engage environmental health and built environment stakeholders
	University of Washington Tacoma	Engage students, faculty and community
Subcontractor(s):	Community engagement consultant	Coordinate and execute task activities

- *Task 2 - Inventory/Site Assessments/Cleanup Planning*

Develop an Area-wide, GIS Inventory – The first step in Task 2 is to develop a GIS database of historic-use and environmental information across the entire Subarea. The database will integrate regulatory information from local and state agencies, available geological and hydrogeological data, and historic land-use information from the City, the Health Department, and other sources, some of which may not be part of the regulatory record.

The database is intended to serve as an environmental decision-making tool. It will provide comprehensive information on potential environmental concerns, elucidate spatial relationships between contaminant point sources, and assist in strategically prioritizing future brownfield work. This information will be incorporated into the City's public, web-based geographic information system known as "govMe," enabling any user to easily overlay brownfield data with other spatial information relevant to development (e.g., land use, zoning, census, etc.).

Develop a Site Assessment Strategy – As it is developed, the GIS inventory will be applied to the planning of Phase I and Phase II environmental site assessments (ESA). Site selection will be based on two main criteria: (1) Sites that fill important data gaps identified by the GIS brownfield inventory; and (2) Sites located in priority redevelopment opportunity areas identified in the South Downtown Subarea Plan. The Steering Committee and other public engagement will be utilized to inform the assessment prioritization. Consent of property owners will also be a factor.

Because the South Downtown Subarea falls within the Commencement Bay Superfund Site, it is possible that the EPA may determine that certain sites in the Subarea are ineligible for EPA Brownfields assessment funding. In preparing this grant application, the Health Department had extensive conversations with representatives from EPA Region 10 to get clarity on this issue. On November 1, 2012, EPA Region 10 replied with an email message stating that:

> "...when determining eligibility of properties located within the boundaries of the Commencement Bay Superfund Site, EPA would continue its efforts of working with both EPA and state Source Control contacts to determine if the property of interest was identified as a contributor to the Superfund contamination or merely located within the defined site boundaries. In these instances, EPA would not automatically discount eligibility, but make a property specific determination."

Conduct Site Assessments – The project will conduct 9 to 14 Phase I, and 5 to 10 Phase II ESAs. The number of each will depend on site size and the nature of the contamination. Phase II sites will be selected based on Phase I results, and according to the priorities discussed above. Phase II ESAs will include recommendations for cleanup alternatives. Results from these ESAs will be added to the GIS inventory database, and will enable property owners and developers to appraise remediation options.

Identify Future Brownfields Priorities – The information generated through the inventory and assessments will be used to identify future assessment and cleanup priorities for the Subarea. Prioritization criteria will be tailored to reinforce the goals and policies of the South Downtown Subarea plan.

Key Roles:

Lead Partner:	City of Tacoma	Coordinate with Subarea's high priority First Development Zones Provide platform for GIS database
Supporting Partner(s):	Tacoma Housing Authority Health Department Foss Waterway Authority Puget Sound Regional Council University of Washington Tacoma	Participate with other Coalition partners in Steering Committee activities to prioritize assessment sites
	Health Department	Facilitate EPA site requirements
Subcontractor(s):	Planning consultant	Collection of GIS data from agencies Coordinate environmental subcontractors
	Environmental consultant	Provide environmental assessment services

- *Task 3 – Policy Development*

Develop Area-Wide Policy Recommendations For Brownfields Redevelopment – Coalition members and the Steering Committee will utilize the brownfields inventory, the cleanup plans, and future brownfields priorities to develop policy recommendations. The goal is improved public policy that leads to more effective brownfield redevelopment by reducing uncertainty. Two potential focus areas are (1) integrating brownfield redevelopment incentives with Transferable Development Rights programs, and (2) local ordinances that build on future State legislation related to brownfields redevelopment, such as the 2012 Engrossed Senate Bill 6211.

Key Roles:

Lead Partner:	City of Tacoma	Coordinate with Subarea Plan as it relates to public policy
Supporting Partner(s):	Tacoma Housing Authority Health Department Foss Waterway Authority Puget Sound Regional Council University of Washington Tacoma	Participate in Steering Committee activities to develop policy
Subcontractor(s):	Planning consultant TBA	Provide support for policy development

- *Task 4 -- Project Coordination*

These activities are necessary for meeting the reporting requirements of this EPA grant and for the purpose of coordinating the various components of the project. As part of this task the Coalition also plans to develop a case study report on the area-wide assessment.

Key Roles:

Lead Partner(s):	City of Tacoma	Party responsible to EPA
Supporting Partner(s):	Other Coalition Partners	Provide input to overall project

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

i) Budget

The total budget for the project is $600,000, divided evenly between petroleum and hazardous waste, see Table below. The program spans two federal fiscal years, October 2013 to September 2015. Forty-nine percent of the budget will be used for planning and conducting ESAs and cleanup planning. With the addition of the GIS brownfields inventory, the allocation becomes 74%. The budget is weighted this way because these grant-funded activities are the project's only resource for costs related to the inventory development and assessments on privately owned properties. All costs are divided 50/50% between petroleum and hazardous waste activities as an estimate.

Proposed FY 2014-2016 Budget

	Task 1 Outreach & Education		Task 2 Inventory, Assessment, and Cleanup Planning		Task 3 Policy Development		Task 4 Project Coordination		Petro . Hazardous Waste Totals		Category Totals
Budget Categories	Petro	Haz Waste	Petro	Haz Waste	Petro	Haz Waste	Petro	Haz Waste	Petro	Haz Waste	
Personnel	-	-	-	-	-	-	20,000	20,000	20,000	20,000	**40,000**
Benefits	-	-	-	-	-	-	6,000	6,000	6,000	6,000	**12,000**
Travel	-	-	-	-	-	-	2,500	2,500	2,500	2,500	**5,000**
Equipment	-	-	-	-	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	500	500	500	500	**1,000**
Contractual	20,500	20,500	220,500	220,500	30,000	30,000	-	-	271,000	271,000	**542,000**
Other	-	-	-	-	-	-	-	-	-	-	-
Totals	20,500	20,500	220,500	220,500	30,000	30,000	29,000	29,000	300,000	300,000	**600,000**
Grand Totals	**41,000**		**441,000**		**60,000**		**58,000**		**600,000**		

Task 1 -- Community Outreach and Education - Costs include contract services estimated at $41,000 (547 hours @ $75/hour).

Task 2 -- Inventory / Site Assessments / Cleanup Planning - Total budget is $441,000, includes grant-funded, subcontracted site assessment work totaling $236,000 – 9 to 14 Phase I ESAs (est. $2,500 to $4,000 each) and 5 to 10 Phase II ESA's (est. $20,000 to $40,000 each) depending on their scope and complexity; $55,000 for staff (0.5 FTE) sub-contracted with the

Health Department for assistance in site assessment planning; and $150,000 in contracted services for the development of GIS and site assessment activities.

Task 3 -- Policy Development- This task is in line with the 10% budget grant provision for local governments for writing local brownfields-related ordinances that will aid in brownfields remediation. Costs for this task consist of consultant personnel and supplies for a total of $60,000 (estimated 800 hours @ $75/hour).

Task 4 -- Project Coordination – Total task costs are $58,000, including staff and related costs ($52,000, 0.5 FTE), supplies ($1,000), and travel to training and conferences ($5,000).

ii) <u>Tracking and Measuring Progress</u>

The Coalition plans a two-year project timeframe (October 2013 through September 2015) with the option for early completion. The Coalition is confident that this timeframe is both realistic and has the necessary flexibility, especially for successful collaboration with the Sustainable Communities work. Two of the Coalition members have extensive experience in EPA Brownfields grants and understand the time required for this work. The City is a partner in Washington State's Brownfields Revolving Loan Fund and has operated several Brownfields Job Training grants. The Health Department has been successfully completed four Brownfields community-wide assessment grants.

The project will use the EPA ACRES and the EPA Quarterly Progress Reports to report progress on project outcomes. The project will report outcome achievements in ACRES and the Quarterly Activity reports to EPA. In some cases, outcome measures, like jobs created, will not be available until sometime after the site assessment work is completed, and ongoing future updates will be provided to EPA as appropriate.

iii) <u>Leveraging</u>

The proposed project would leverage the following funding from other sources:

- ***University of Washington Tacoma (UWT)*** – Budgeted $1 million for brownfield remediation on their properties in the South Downtown Subarea. Information gathered through UWT efforts will contribute directly to the goals of the proposed project. Furthermore, the UWT is the co-lead on the South Downtown Subarea Plan & EIS.
- ***Foss Waterway Development Authority*** – Recently sent a letter of commitment to the State Department of Commerce in support of a $1.0 million revolving loan fund Federal grant application for cleanup of two sites on the Foss Waterway. Just completed site remediation on Waterway Park, funded with a DOE Remedial Action Grant and Integrated Planning Grant, a DOC Revolving Loan fund, and City of Tacoma Bonds.
- ***Brownfields job training*** – $500,000 ongoing program led by City of Tacoma; potential for training to be applied in assessments funded by the proposed project.
- ***Brownfields revolving loan fund*** – $4 million ongoing program led by the State of Washington; potential for coordination with area-wide assessment.
- ***South Downtown Subarea Plan & EIS*** – $500,000 planning grant funded by the Federal Partnership for Sustainable Communities. This effort is intended to promote economic development and create transit communities, and contaminated sites are seen as a major barrier to success.

- ***Rail Investments*** – In addition to Sound Transit's local light rail and new commuter line to the south, plans are being made to reroute Amtrak service and build a new Amtrak Station located in the heart of South Downtown. This project can be expected to involve brownfield remediation.
- ***Commencement Bay Superfund Site*** – Largely completed, but represents a large body of brownfield-related work that the proposed project can leverage.

The Health Department's Former Gas Station Brownfields Assessment grants demonstrate successful experience with leveraging brownfield-related funds in this community:

- ***Community Health Care Hilltop Regional Health Center*** – Worked with EPA Region 10 to conduct a Targeted Brownfields Assessment Program site assessment, which led to a $26.5 million construction project in 2012
- ***Ivory's Auto Rebuild Site*** – Major oil company helped pay for the cleanup
- ***Salvation Army Site*** – Leveraged assessments on adjacent parcels that were paid for by the Salvation Army, and subsequently a $118,000 Brownfields Cleanup Grant
- ***Lakewood Site Near Future Transit Station*** – Leveraged $5,000 from the State Department of Commerce
- ***McCarver Park (Zina Linnick Project)*** - Became a Targeted Brownfields Assessment and was the first step in a $375,000 redevelopment of this school playground project

c. Programmatic Capability and Past Performance

i) Programmatic Capability

The City manages a $2 billion dollar biennial budget and is AA- rated. It has never defaulted on any loan, and maintains its accounting records in accordance with state and federal laws and regulations and follows generally accepted accounting principles (GAAP). The City has received a Government Finance Officers Association Certificate of Achievement in Excellence for Financial Reporting for many years for the Comprehensive Annual Financial Report (CAFR).

Grant Management System - The 2010 Schedule 16 (Schedule of Expenditures) indicated that the City received over $39 million in Federal assistance including over $15 million in grants from DOT. In addition, the City received over $3 million from the State of Washington Department of Transportation (pass through DOT funding) for various projects. The City also manages several other Federal grants including over $3 million annually from the Department of Housing and Urban Development.

Project Management Staff - The project manager, Ian Munce, is an attorney with 30 years of experience in grant management without adverse findings. He is currently managing four grant projects totaling $850,000. If he needed to be replaced, the City would bring in someone equally qualified to manage its complex set of planning grant responsibilities. He is supported by the City's Finance Department's purchasing experts and by a budget specialist who oversees the proper processing of invoices.

In the Event of Staff Turnover – There is capacity in place to retain project leadership or recruit qualified staff if necessary. Mr. Munce works in the City's Planning and Development Services Department which has other personnel with related backgrounds and expertise. The City has a

comprehensive human resource department that would be able to recruit qualified applicants for this position if needed.

Systems for Acquiring Additional Expertise/Resource – The City and the Planning and Development Services Department have the capabilities to contract for services that will be needed in this project. Their contracting procedures are designed to meet local, state and federal contracting requirements. Contracted technical services for the project would be obtained through a competitive procurement process. The City has contract procurement systems and routinely contracts for services for this kind of project and similar activities on a regular basis. The Tacoma-Seattle area has sufficient numbers of qualified firms to ensure the project will obtain competent and competitively priced consultants.

ii) Adverse Audits – No unresolved issues.

A review of the Washington State Auditor's audits for the periods of 12/31/2006 through 12/31/2010 found the following:

- Accountability audits – no findings
- Financial statement audits – no findings
- Single Audit (federal grants) – 1 finding for the period January 31, 2008 through December 31, 2008. The finding reads: "The City's internal controls were inadequate to ensure compliance with allowable cost / cost principle requirements of its Highway Planning and Construction grant."

The one finding for 2008 involved inadequate time and effort documentation (timesheets) for employee costs charged to a federal transportation grant. The questioned costs were $20,164. The City repaid the questioned costs and corrected the financial system and internal control processes to ensure accurate labor costs incurred were properly reported for all federal grants. On October 15, 2010, the Office of Inspector General and Federal Highway Administration (FHWA) issued a determination that the City had resolved the finding and they closed their report.

iii) <u>Past Performance</u>

The Coalition is a new applicant to the EPA brownfields grant and has not been the recipient of a grant before. However, some Coalition members have received Brownfield Assessment Grants and other Brownfields grant funding. We request that this Coalition application be considered a request from an organization that has never received a Brownfields Assessment Grant, with the recognition members have considerable recent experience with these grants.

1. <u>Current/Past EPA Brownfields Grants</u>

Coalition Members, but not the full Coalition itself, have received and successfully executed EPA Brownfields grants, as summarized in the Table below:

Previous/Current Brownfields Assessment Grants - November 2012

Coalition Member / Brownfield Grant Program				
Grants	**Total Funding**	**Grant Requirements**	**Status**	**Comments**
Tacoma Pierce County Health Department / Community-wide Assessment Grants				

Three: 2004 to 2009	Totaling $600,000	Met all	Grants closed out.	Assessment activities slowed with the downturn in the economy.
2009-2012	$200,000	Met all	Grant activities completed June 2012.	Slow economy impacted assessment work. EPA approved modifications to work plan that included inventory enhancement tasks
City of Tacoma / Revolving Loan Fund				
Since 2004	Part of $4M coalition	Meeting all	Currently operating	Activity has slowed with economy
City of Tacoma / Brownfield Job Training Grants				
2000 to 2008	Totaling $541,764	Met all	Grants closed out	Three grants awarded during this period
2010 to 2012	$500,000	Meeting all	Currently operating	Program still operating; close-out phase
2011 to 2013	$300,000	Meeting all	Currently operating	Program still operating
Foss Waterway Authority / Brownfields Economic Development Initiative				
1996	$200,000	Met all	Closed	

The Health Department's EPA-funded accomplishments since 2004 include:

- Assessment of 17 former gas station sites totaling 14 acres
- Assessment work on an additional 7.31 acres in conjunction with EPA's TBA program
- A community-wide effort to redevelop an elementary playground/community park
- *South Tacoma Way Roundtable on Former Gas Station Sites* community meeting in June 2006 that drew 60 people including 35 property owners
- Formation of the *South Puget Sound Brownfields Network* in 2006
- Helped establish the cross-agency Evergreen Tacoma Initiative to work on whole-systems approaches to sustainable Brownfield redevelopment in in the Tacoma; includes local, State and Federal agencies

2. Has Not Received an EPA Brownfields Grant

This Coalition has not previously received a Brownfields Assessment Grant. However, the Lead Entity and two of the Coalition members have experience as grant recipients—see Table above.

3. Community Engagement and Partnerships

a. Involving the Affected Community

Plans for engaging the target community includes two main components: (1) a steering committee, and (2) a multifaceted public involvement process. A steering committee will help define the public involvement objectives, key messages, audiences, and appropriate outreach tools and methods, and will include representatives from the Coalition, University of Washington Tacoma, business organizations, traditionally under-represented communities and human service

organizations, and local elected officials. Due to the high minority concentration in the area (48%), special outreach will occur with the Tacoma Community House, Black Collective, Hispanic Chamber of Commerce, the Asia Pacific Cultural Center, and others.

The goals of the multifaceted public involvement process are to:

- Inform and build trust with local community groups, local residents and businesses about the site selection and cleanup decisions, and subsequent redevelopment activities;
- Provide information and opportunities for public involvement as well as feedback on key decisions and at appropriate milestones;
- Provide meaningful opportunities for traditionally under-represented and under-served populations to gain information and be involved with decision-making; and
- Provide consistent and clear messaging through the life of the project.

To achieve these goals, we will use a variety of tools and approaches:

- Coordination with the South Downtown Subarea Plan & EIS
- Public meetings, open house sessions, formal presentations, and working sessions
- Reader-friendly outreach materials, fact sheets, newsletters, etc.
- Interactive website and other social media tools
- A focus on underserved populations by reaching out to communities where they already gather, including interfacing with churches and other faith-based groups, with translation services to be used as needed
- Deliberate involvement with organizations that serve ethnic and minority communities to give them the opportunity to provide input.

b. Relationships with Community Partners

Effectively achieving the project goals will require establishing relationships with a broad range of entities. In addition to the Coalition Partners and Supporting Members, targeted local community collaborators include: Hillside Development Council, Dome District Development Group, Downtown Merchants Group, Washington State Department of Ecology, Puget Sound Partnership, South Puget Sound Brownfield Network, Puyallup Tribe of Indians, Tacoma Community House, Centro Latino, Hilltop Action Coalition, Tacoma Urban League, Asia Pacific Cultural Center, Citizens for a Healthy Bay, Tacoma/Pierce County Workforce Development Council, and Tacoma-Pierce County Chamber of Commerce. In addition, the City Brownfields Assessment Program Manager will work closely with the City EPA Brownfields Job Training Program Manager.

c. Support Letters Provided By Key Community-Based Organizations

Letters of support from the seven community-based organizations listed below have been provided as attachments in Attachment iv.

- *University of Washington, Tacoma* - $1 million budgeted for brownfield remediation in the Subarea; partner in the Evergreen Tacoma Initiative, the Center for Urban Waters, and the Washington State Puget Sound Partnership
- *Hillside Development Council* – Key stakeholder group in one of the area's Districts
- *Dome District Development Group* – Key stakeholder group in one of area's Districts

- *Pierce County Human Services Coalition* – Conduit to human service organizations and ethnic, minority, and other often under-represented communities
- *Workforce Central* – Conduit for communication with local Brownfields Job Training grant recipient and employment and training providers
- *Tacoma-Pierce County Chamber of Commerce*– Conduit to the local business community
- *Citizens for a Healthy Bay* – Conduit to citizens interested in environmental issues
- *Tacoma Community House* – Language translations services for over 40 local languages and an asset in involving a wide range of ethnic communities
- *City of Tacoma's Environmental Workforce Development Job Training Program* – Operator of local Brownfields Job Training Program will assist companies doing environmental work in finding and training workers

4. Project Benefits

"Create sustainable communities" succinctly captures the overarching goal of the comprehensive plans developed by Tacoma and Pierce County under the Washington State's Growth Management Act[1]. The proposed project supports this vision on numerous levels.

a. Improving Welfare and Public Health

Developing a brownfields inventory and conducting environmental assessments will not only improve information on potential threats to public health and the environment, but also help catalyze economic development that will create improved conditions for low-income and minority residents in and around the South Downtown study area.

Public Health/Environmental Benefits - The project will produce a long-term resource to facilitate the future remediation of sites that pose direct threats to public health and the environment. Over the long term, this could potentially translate to the reduction of hazards posed by hundreds of brownfields.

Social Benefits - South Downtown Tacoma and the adjacent Hilltop and Salishan/Eastside neighborhoods have high concentrations of minority/ethnic residents and low-income households. The project's area-wide work to improve brownfields information combined with the South Downtown Subarea Plan & EIS project can be expected to provide a major boost for the area's future redevelopment. Due high levels of vacancy in South Downtown, the risk of displacing current residents is relatively low, and efforts will be made to retain those that are temporarily displaced. Tacoma Housing Authority's involvement as a partner will help ensure that affordable housing and potential displacement are proactively addressed. As sites are cleaned up and redeveloped, local residents will benefit from new employment opportunities, housing with excellent transit access, and a more vibrant, livable community overall.

b. Economic Benefits and Greenspace

The wide range of brownfield sites in South Downtown Tacoma may represent the future home of high-density residential clusters, an employment sub-district with office towers, a retail concentration, or a public plaza or park. Tacoma has made significant investments in the cultural,

[1] State's Growth Management Act guides local planning and focuses on population growth in urban areas, transportation, and sustainable economic development.

educational, and transportation infrastructure necessary to attract the private capital that makes such redevelopment possible. Brownfield restoration is another key form of public investment needed in South Downtown to catalyze private investment—on the brownfield sites, as well as in adjacent areas. Furthermore, the investment that comes with redevelopment provides the capital that makes cleanup possible, as in the case noted above when the Sound Transit rail construction resulted in the removal of 450,000 tons of contaminated soil. Such reclamation can also achieve direct and indirect sizable tax benefits, and an incentive for triggering additional private sector investment (a strategic ripple effect).

South Downtown Tacoma currently suffers from a lack of usable open space, and brownfield sites represent a significant opportunity to remedy that situation. When restored, brownfield sites are implemented as open space, parks, water features, etc., the private sector investment in the immediate proximity should result in significant increases in value, and therefore, increased tax base. The public space relationship to investment is likely in the range of one and a half to as much as two times the value of nearby property without immediate visual proximity to open space.

c. Environmental Benefits from Infrastructure Reuse and Redevelopment

A key goal of the proposed project is to catalyze redevelopment that will lead to more efficient utilization of existing public infrastructure investment in Tacoma's South Downtown. The most prominent features of this infrastructure are the transit investments, including heavy- and light-rail lines, and a major regional transit hub. Sound Transit recently completed a $162 million commuter rail project in the area to connect to Seattle to the north and to Lakewood to the south. But no less important are the more typical investments found in cities, including streets, utilities, public services, opens spaces, etc, most of which are underutilized to some degree in South Downtown. Redevelopment is the sustainable solution for fully leveraging these assets.

The HUD/EPA/DOT Sustainable Communities project that the City has undertaken in South Downtown focuses in large part on transit-oriented communities. The high level of transit access in South Downtown presents exceptional opportunities for creating transit-oriented communities that provide a wide range of social, economic, environmental, and public health benefits. Access to high-quality transit can significantly reduce household transportation expenses, especially when households can get by without having to own a car. And the reduced driving that is associated with walkable, transit-rich neighborhoods also results significant reductions in greenhouse gas emissions. Preliminary transportation modeling of the future build out in South Downtown projects a *decrease* in regional vehicle-miles traveled.

New construction in South Downtown will be subject to modern energy codes, resulting in improved energy efficiency compared to existing buildings. Adaptive reuse of existing buildings will result in savings in embodied energy and carbon. Tacoma's stringent stormwater control regulations will result in reductions in both runoff quantity and runoff contamination compared to existing conditions on most sites.

Lastly, brownfields remediation in South Downtown will help Tacoma accommodate more of the region's growth. And growth that occurs in a previously developed area such as downtown Tacoma will reduce development pressure on the urban fringe, and lead to a more sustainable region overall.

Attachment i

THRESHOLD CRITERIA

1. **Applicant Eligibility** – This is a Coalition grant application with the following Coalition Members:
   - **City of Tacoma** – General Purpose Unit of Local Government; Lead Entity
   - **Tacoma-Pierce County Health Department** – General Purpose Unit of Local Government; a recipient of multiple assessment grants with a proven track record of accomplishment
   - **Puget Sound Regional Council** (Regional Council; four-county metropolitan planning organization)
   - **Foss -Waterway Development Authority** (Redevelopment Agency; responsible for the successful cleanup and redevelopment of the Thea Foss Waterway)
   - **Tacoma Housing Authority** (Public Housing Authority; nationally recognized innovator and leader in affordable housing
2. **Letter from the State or Tribal Authority** – See ***Attachment ii***.
3. **Site Eligibility and Property Ownership Eligibility** – Not Applicable; not site specific.

Tacoma – Pierce County
Health Department
Healthy People in Healthy Communities
www.tpchd.org

Governed by a local Board of Health

November 30, 2012

Mr. Ian Munce
Community and Economic Development Department
City of Tacoma
747 Market Street, Room 900
Tacoma WA 98402

RE: COALITION MEMBERSHIP - FY2013 BROWNFIELDS ASSESSMENT GRANT

Dear Mr. Munce:

This letter is written to verify that the Tacoma-Pierce County Health Department agrees to be a member of the City of Tacoma Coalition for the purpose of application for, and subsequent award, of, a US EPA Brownfields Assessment Coalition Grant in the amount of $600,000 for community-wide assessment in the South Downtown Sub-Area planning area.

The Health Department is an eligible entity under the category of "unit of local government" listed in the *FY13 Guidelines for Brownfields Assessment Grants.* As such, the Health Department exists as a separate legal entity with county-wide jurisdiction for Pierce County in Washington State.

The Health Department acknowledges that the City of Tacoma will be the lead entity on behalf of the coalition for the purposes of this grant application and subsequent award. The City of Tacoma will administer the grant, be accountable to US EPA for the proper expenditure of funds awarded, and serve as the point of contact for the other coalition members.

Further, it is our understanding that coalition members will not be eligible to apply for other community-wide or site specific Brownfields Assessment Grants in the current FY 13 assessment grant competition, and that a coalition member wishing to apply as a separate applicant must withdraw from the coalition to be eligible for individual assessment funds.

Sincerely,

Steve Marek, Director
Environmental Health Division
Tacoma-Pierce County Health Department

3629 South D Street
Tacoma, WA 98418-6813
Printed on recycled paper

Anthony L-F Chen, MD, MPH, Director of Health

253 798-6500
800 992-2456
TDD: 253 798-6050

Puget Sound Regional Council
PSRC

Peter Huffman, Acting Director
Planning and Development Services
City of Tacoma
747 Market Street, Room 1000
Tacoma, WA 98402

November 9, 2012

RE: Tacoma Downtown Brownfields Coalition Membership

Dear Mr. Huffman:

This letter verifies that the Puget Sound Regional Council (PSRC) agrees to be a member of the City of Tacoma Downtown Brownfields Coalition for the purposes of securing a US Environmental Protection Agency Brownfields Assessment grant in the amount of $600,000 for community-wide assessment. PSRC acknowledges that the City of Tacoma will lead the coalition for the purposes of this grant application and administration. PSRC is an eligible applicant and coalition partner due to its status as the metropolitan planning organization and regional council for the central Puget Sound area.

PSRC is contributing support and will participate in the coalition through its involvement in the wider planning and environmental review effort in the southern portion of downtown Tacoma, supported by funds awarded to the region as part of a US Department of Housing and Urban Development (HUD) Sustainable Communities Regional Planning grant. Funds from the HUD grant are supporting the Tacoma South Downtown Catalyst project, which features the concurrent development of a subarea neighborhood plan and a planned action environmental impact statement (EIS) to help facilitate and streamline regulatory processes for future transit-oriented development projects in the neighborhood. PSRC has awarded funds to the City of Tacoma to undertake this effort, and participates in oversight of the project. This effort will include extensive public engagement and will establish measures to avoid displacement and fragmentation of businesses, existing residents, or cultural groups.

The City of Tacoma has an important role in implementing the central Puget Sound regional plan for sustainable development, VISION 2040. As the central hub of Pierce County and one of the region's five Metropolitan Cities, Tacoma has ambitious plans to accommodate a significant share of projected regional growth in the southern portion of its downtown: 30,000 people and 40,000 jobs over the next several decades. Tying redevelopment in this neighborhood to area-wide environmental clean-up efforts will be critical to the overall success of the city's plans to accommodate growth, enhance and preserve the quality of life, create healthy, safe neighborhoods, and ensure access to opportunity for all residents.

If the City of Tacoma Downtown Brownfields Coalition is successful in securing an EPA Brownfields Assessment grant, the city will be fully responsible for the grant's administration, and will serve as the central point of contact for the other coalition members. Furthermore, PSRC acknowledges that coalition members are not eligible to apply for additional community-wide or site-specific Brownfield Assessment grants in this round of funding, and that a coalition member wishing to apply separately must withdraw from this coalition to be eligible for individual assessment funds. PSRC has no plans to individually pursue assessment funds.

We applaud EPA's participation in the HUD-DOT-EPA Partnership for Sustainable Communities. The partnership is a groundbreaking effort to align federal programs along common livability principles to coordinate federal housing, transportation, and other infrastructure investments to protect the environment, promote equitable development, and help to address the challenges of climate change. The award of a Brownfields Assessment grant from the Environmental Protection Agency would build upon the coordinated subarea plan and environmental impact statement currently funded by the US HUD Sustainable Communities Regional Planning grant program, ensuring that federal funds are working in concert to successfully implement locally adopted plans and further federal agency goals and objectives.

Thank you for your consideration.

Sincerely,

Bob Drewel
Executive Director
Puget Sound Regional Council

Cc: Ian Munce, City of Tacoma
Dan Bertolet, Via-Architecture
Mark Gulbranson, Deputy Executive Director – PSRC
Ben Bakkenta, Program Manager – PSRC

FOSS WATERWAY DEVELOPMENT AUTHORITY

535 Dock Street, Suite 204 - Tacoma, WA 98402-4630
Phone: (253) 597-8122 Fax: (253) 597-8129
www.theafoss.com

Mr. Ricardo Nugera, Director
Community & Economic Development
City of Tacoma
747 Market Street, Room 900
Tacoma, WA 98402

RE: Agreement to be a member of the City of Tacoma's Downtown Brownfields Coalition for the purposes of a US EPA Brownfields Assessment Coalition grant.

Dear Mr. Nugera.

This letter is written to verify that the Thea Foss Development Authority agrees to be a member of the of City of Tacoma's Downtown Brownfields Coalition for the purposes of a US EPA Brownfields Assessment Coalition grant in the amount of $600,000 for community-wide assessment. The Thea Foss Development Authority is an eligible applicant due to its status as "quasi-governmental entity that operates under the supervision and control of, or as an agent of, a general purpose unit of local government".

The Thea Foss Development Authority agrees that the City of Tacoma will be the lead member of the coalition for the purposes of this grant application and subsequent award. However, we are not in a position to add any funding to the project beyond that already made available to the City through the Sustainable Communities grant from HUD. The City of Tacoma must administer the grant and, if awarded, be accountable to US EPA for proper expenditure of funds, and be the point of contact for the other coalition members. Further, it is our understanding that coalition members are not eligible in this grant round as applicants for additional community-wide or site-specific assessment grants. and that a coalition member wishing to apply as a separate applicant must withdraw from the coalition to be eligible for individual assessment funds.

We would like add that the Thea Foss Development Authority Tacoma has invested over $2 million to date in clean-up efforts on our waterfront properties. We will spend more as we continue our expansion plans. However, we are totally convinced that the best use of all available resources would to be address contamination issues on an area-wide basis (as is proposed by the Coalition).

Thank you for your consideration.

Su Dowie
Interim Executive Director

TACOMA HOUSING AUTHORITY

Michael Mirra
Executive Director

BOARD OF COMMISSIONERS

Janis Flauding, Chair
Greg Mowat, Vice Chair
Dr. Arthur C. Banks
Stanley Rumbaugh

November 20, 2012

By email to: moguera@ci.tacoma.wa.us

Mr. Ricardo Noguera, Director
Community & Economic Development
City of Tacoma
747 Market Street, Room 900
Tacoma, WA 98402

RE: Agreement to join City of Tacoma's Downtown Brownfields Coalition for the purpose of a US EPA Brownfields Assessment Coalition grant in the amount of $1 million for community-wide assessment

Dear Mr. Noguera:

The Tacoma Housing Authority is pleased, with this letter, to indicate its agreement to be a member of the City of Tacoma's Downtown Brownfields Coalition for the purposes of a US EPA Brownfields Assessment Coalition grant in the amount of $1 million for community-wide assessment. The Tacoma Housing Authority is an eligible applicant due to its status as "quasi-governmental entity that operates under the supervision and control of, or as an agent of, a general purpose unit of local government".

The Tacoma Housing Authority agrees that the City of Tacoma will be the lead member of the coalition for the purposes of this grant application and subsequent award. However, THA is not in a position to add any funding to the project beyond that already made available to the City through the Sustainable Communities grant from HUD. It is our understanding that the City of Tacoma will administer the grant and, if awarded, be accountable to US EPA for proper expenditure of funds, and be the point of contact for the other coalition members. Further, it is our understanding that coalition members are not eligible in this grant round as applicants for additional community-wide or site-specific assessment grants, and that a coalition member wishing to apply as a separate applicant must withdraw from the coalition to be eligible for individual assessment funds.

We would like to add that the Tacoma Housing Authority is actively looking for housing sites in the project area. We acknowledge that clean-up issues are a major factor in our investment decision and believe that the best use of available resources would be to address contamination issues on an area-wide basis (as is proposed by the Coalition).

902 South L Street, Suite 2A • Tacoma, Washington 98405-4037
Phone 253-207-4429 • Fax 253-207-4440 • mmirra@tacomahousing.org • www.tacomahousing.org

Should you have questions regarding THA's Agreement to join the City of Tacoma's Downtown Brownfields Coalition, please contact Walter Zisette, Director of Real Estate Development at (253) 207-4433 (wzisette@tacomahousing.org).

Thank you.

Cordially,

TACOMA HOUSING AUTHORITY

Michael Mirra

Michael Mirra
Executive Director

ATTACHMENT 11

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 15, 2012

Ms. Deborah Burgess, Brownfields Coordinator
U.S. Environmental Protection Agency
Washington Operations
300 Desmond Drive, Suite 102
Lacey, WA 98503

Dear Ms. Burgess:

I understand the City of Tacoma (City) will submit an application for a Community-Wide Brownfields Assessment grant under the Environmental Protection Agency's (EPA) Fiscal Year 2013 Brownfields Program. A requirement for this application is that the Department of Ecology (Ecology) will provide EPA with a letter acknowledging that we are aware the applicant plans to conduct assessment activities.

Mr. Ian Munce, representing the City, informed Ecology of plans to apply for these federal funds to conduct brownfield assessment activities. Ecology understands the City is applying to EPA for one Community-Wide Assessment grant so they have the flexibility to address sites as they are identified.

The Ecology point of contact for this project is Rebecca Lawson of our Southwest Regional Office. Her telephone number is (360) 407-6241.

Sincerely,

John Means
Brownfields Program Planner
Toxics Cleanup Program

cc: Greg Tanbara, Tacoma-Pierce County Health Department
Rebecca Lawson, Ecology
Diane Singer, Ecology

ATTACHMENT iii

Hillside Development Council

November 27, 2012

Mr. Ricardo Noguera, Director
Community and Economic Development Department
City of Tacoma
747 Market Street Room 900
Tacoma WA 98402

Dear Mr. Noguera:

The Hillside Devloopment Council (HDC) would like to go on record as strongly supporting City of Tacoma's coalition application for a US EPA Brownfield Community-wide Assessment Grant.

HDC and it members were instrumental in bringing the need for an area-wide approach to the forefront of the City's and regional planning efforts. Our business and property owner members are acutely aware of the difficulty in addressing Brownfields issues as we make new investments in Downtown Tacoma. If and when funding is secured, we commit to assisting in ay way we can, particularly with outreach and implementation measures.

Clean up issues are a major factor in our investment decisions and we are totally convinced that the best use of all available resources would be to address contamination issues on an area-wide basis as is proposed by the Coalition.

Sincerely,

Ed Davis

Ed Davis, President
Hillside Development Council

Post Office Box 5887, Tacoma WA 98415
hdctacoma.org

DOME DISTRICT
TACOMA, WASHINGTON

DOME DISTRICT DEVELOPMENT GROUP
2601 East 26th Street · Suite 308
Tacoma · WA · 98421
253 · 431 · 7331
LKeithStone@comcast.net
www.DomeBusinessDistrict.com

November 27, 2012

Mr. Ricardo Noguera, Director
Community and Economic Development Department
City of Tacoma
747 Market Street Room 900
Tacoma WA 98402

Dear Mr. Noguera:

The Dome District Business Association would like to go on record as strongly supporting City of Tacoma's coalition application for a US EPA Brownfield Community-wide Assessment Grant. This grant funding would provide resources to begin taking the next steps in reviving a portion of our city that is littered with brownfields.

We were instrumental in bringing the need for an area-wide approach to the forefront of the City's and regional planning efforts. Some of our business and property owner members are looking forward to developing their own properties and therefore are acutely aware of the difficulty in addressing brownfields issues as we make new investments in South Downtown Tacoma.

If and when funding is secured, we commit to assisting in any way we can, particularly with outreach and implementation measures to make sure that the Brownfields Assessment project is applicable and usable as a tool to enhance the prospect of development in South Downtown.

Clean up issues are a major factor in our investment decisions and we are convinced that the best use of all available resources would be to address contamination issues on an area-wide basis as is proposed by the Coalition.

Sincerely,

L.Keith Stone, President

Dome District Business Association

CITIZENS FOR A HEALTHY BAY

535 Dock Street
Suite 213
Tacoma, WA 98402
Phone (253) 383-2429
Fax (253) 383-2446
chb@healthybay.org
www.healthybay.org

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Sheri Tonn

A tax-exempt
501(c)(3) Washington
nonprofit corporation

November 21, 2012

Mr. Ian Munce
City of Tacoma
Community and Economic Development Department
747 Market Street Room 1036
Tacoma WA 98402

Dear Mr. Munce:

I am writing to express the strong support of Citizens for a Healthy Bay (CHB) for the City of Tacoma's application for a US EPA Brownfield Community-wide Assessment Project for the South Downtown area of Tacoma.

We believe the proposed project represents an excellent opportunity to improve the South Downtown area's environmental health and development potential, while helping to protect the waters of Commencement Bay from potential pollution.

Citizens for a Healthy Bay has established a 22 year history of engaging Tacoma's citizens in cleaning up, restoring and protecting Commencement Bay. We look forward to working with other coalition members to assist in the education and outreach component of the proposed program.

Yours truly,

Bill Anderson
Executive Director

November 27, 2012

Mr. Ian Munce
Community and Economic Development Department
City of Tacoma
747 Market Street Room 1036
Tacoma WA 98402

Dear Mr. Munce:

On behalf of WorkForce Central (Pierce County Workforce Investment Board), I want to express my support for the City of Tacoma's coalition application for a US EPA Brownfields Community-wide Assessment Grant.

The application is in line WorkForce Central's efforts to promote jobs and sustainable business development in Tacoma and Pierce County. I support this application's connection with the City's work to complete the area-wide South Downtown Plan and Environmental Impact Statement that is part of the Puget Sound Regional Council's Growing Transit Communities project funded by the US Department of Housing and Urban Development's Sustainable Communities Regional Planning Grant Program. These two efforts working together can create a valuable asset for economic development in Tacoma and, in turn, a basis for generating family-wage job opportunities for our local residents.

As part of the community supporting this project, WorkForce Central will assist in educating business, labor and workforce development stakeholders about the project. WorkForce Central is a key partner in the City of Tacoma's Brownfields Job Training Program. Our support of the Brownfields Coalition project would also include assisting with the coordination of activities with that project as well as other employment and training resources in Pierce County.

Sincerely,

Linda Nguyen

CEO

WORKFORCE Central™

Linda Nguyen, CEO
3650 South Cedar Street
Tacoma, WA 98409-5714
office 253 472 8094
tollfree 800 999 8168
fax 253 830 5226

Tacoma Pierce County
CHAMBER
Business in Motion

November 27, 2012

Mr. Ian Munce
Community and Economic Development Department
City of Tacoma
747 Market Street Room 1036
Tacoma WA 98402

Dear Mr. Munce:

The Chamber supports the City of Tacoma's coalition application for a U.S. EPA Brownfield Community-wide Assessment Grant. The application is in line Chamber's goals of finding ways to promote sustainable business development in Tacoma and Pierce County.

The Chamber supports this application's connection with the City's work to complete the area-wide South Downtown Plan and Environmental Impact Statement as part of the Puget Sound Regional Council's Growing Transit Communities project, funded by the U.S. Department of Housing and Urban Development's Sustainable Communities Regional Planning Grant Program. The Subarea Plan project and the Brownfields Assessment project working together make a strategic and systematic approach to brownfields redevelopment.

As part of the community supporting this project, the Chamber will help in acting as a communication conduit to the broader business community.

Sincerely,

Gary D. Brackett, CCR
Manager, Business and Political

950 Pacific Ave; Ste. 300
P.O. Box 1933
Tacoma, Washington 98401
P 253.627.2175
F 253.597.7305
TACOMACHAMBER.ORG

TACOMA
COMMUNITYHOUSE
CREATING OPPORTUNITIES SINCE 1910

November 27, 2012

Mr. Ian Munce
Community and Economic Development Department
City of Tacoma
747 Market Street Room 1036
Tacoma WA 98402

Dear Mr. Munce:

I am writing to express the strong support of the Tacoma Community House for the City of Tacoma's coalition application for a US EPA Brownfield Community-wide Assessment Project for the South Downtown area of Tacoma.

The application is in line with the Community House's efforts to ensure that the needs of today's disadvantaged communities are a focus for future development in Tacoma and Pierce County. I support this application's connection with the City's work to complete the area-wide South Downtown Plan and Environmental Impact Statement that is part of the Puget Sound Regional Council's Growing Transit Communities project funded by the US Department of Housing and Urban Development's Sustainable Communities Regional Planning Grant Program. The Subarea Plan project and the Brownfields Assessment project represent valuable assets for economic development in Tacoma that will help generate family-wage job opportunities and good places to live.

The Tacoma Community House is a human service organization located in Tacoma's Hilltop neighborhood which is adjacent to the South Downtown Subarea. We provide employment, training, education, and advocacy services to recent immigrants and a variety of ethnic communities in Tacoma and Pierce County.

As part of the community supporting this project, I will assist the City's project in educating and obtaining meaningful input from our ethnic, minority and other often under-represented communities. This includes making use of translation services we provide in Cambodian, Korean, Russian, Spanish, Vietnamese, and many other languages spoken in Tacoma and Pierce County.

Sincerely,

Liz Dunbar

Executive Director

P.O. Box 5107 • Tacoma, WA 98415 • 253-383-3951 • www.tacomacommunityhouse.org

United Way
United Way of Pierce County

EMERGENCY FOOD NETWORK

November 30, 2012

Mr. Ian Munce
Community and Economic Development Department
City of Tacoma
747 Market Street Room 1036
Tacoma WA 98402

Dear Mr. Munce:

As immediate past Chair and Board member of the Pierce County Human Services Coalition, I want to express my support for the City of Tacoma's coalition application for a US EPA Brownfield Community-wide Assessment Grant.

The application is in line Human Service Coalition's efforts to ensure that the needs of today's disadvantaged communities are a focus for future development in Tacoma and Pierce County. I support this application's connection with the City's work to complete the area-wide South Downtown Plan and Environmental Impact Statement that is part of the Puget Sound Regional Council's Growing Transit Communities project funded by the US Department of Housing and Urban Development's Sustainable Communities Regional Planning Grant Program. The Subarea Plan project and the Brownfields Assessment project represent valuable assets for economic development in Tacoma that will help generate family-wage job opportunities and good places to live.

The Pierce County Human Services Coalition is an association of human service organizations in Pierce County Washington that works for the improvement of human services for the residents of our community. Many of our member organizations work closely with diverse groups in the community that can bring important perspectives to what should be included in Tacoma's South Downtown Subarea planning.

As part of the community supporting this project, I will work with the City's project in connecting them with human service organizations that will assist them in educating and obtaining meaningful input from our ethnic, minority and other often under-represented communities.

Sincerely,

Helen McGovern

Helen McGovern
Executive Director, Pierce County Emergency Food Network
Pierce County Human Services Coalition

3318
92ND STREET SOUTH
LAKEWOOD
WASHINGTON
98499
TELEPHONE
253 584 1040
FACSIMILE
253 984 9368
EFOODNET.ORG

...SO THAT NO PERSON GOES HUNGRY

City of Tacoma
Community and Economic Development Department

November 30, 2012

Mr. Ian Munce
Community and Economic Development Department
City of Tacoma
747 Market Street Room 1036
Tacoma WA 98402

Dear Mr. Munce:

On behalf of City of Tacoma's Environmental Workforce Development Job Training Program I want to express my support for the City of Tacoma's coalition application for a US EPA Brownfields Community-wide Assessment Grant.

The application is in line my program's efforts to prepare workers for jobs in Tacoma and Pierce County. I support this application's connection with the City's South Downtown Subarea Plan and Environmental Impact Statement that are part of the Puget Sound Regional Council's Growing Transit Communities project funded by the US Department of Housing and Urban Development's Sustainable Communities Regional Planning Grant Program. These two efforts working together will create a valuable asset for economic development in Tacoma and, in turn, a basis for generating family-wage job opportunities for residents here.

As part of the community supporting this project, the Environmental Workforce Development Job Training Program is prepared to assist companies who will be doing the environmental remediation work in finding and training the workers they will need. I also would like EPA to know that we work closely with Workforce Central and the Pierce County Workforce Investment Board who also support this application.

Sincerely,

Peter Guzman
Brownfields Job Training Program and LEAP Program Manager
Community & Economic Development Department
(253) 594-7933
Pguzman@cityoftacoma.org

UNIVERSITY *of* WASHINGTON | TACOMA

November 30, 2012

Mr. Ricardo Noguera, Director
Community and Economic Development Department
City of Tacoma
747 Market Street, Room 900
Tacoma, WA 98402

Dear Mr. Noguera:

This letter is written to confirm that the University of Washington Tacoma supports the City of Tacoma's Downtown Brownfields Coalition in its effort to secure an US EPA Brownfields Assessment Coalition grant in the amount of $600,000 for community-wide assessment. The University of Washington Tacoma foresees that the work of this coalition will provide information that could be beneficial to the University as it addresses contamination issues within its legislated footprint.

The University of Washington Tacoma acknowledges that the City of Tacoma is the lead member of the coalition for the purposes of this grant application and subsequent award. Although we are not in a position to add any funding to the project beyond that already made available to the City through the Sustainable Communities grant from HUD, we wholeheartedly support the coalition's efforts. It is our understanding that the City of Tacoma will administer the grant and, if awarded, be accountable to US EPA for proper expenditure of funds, and be the point of contact for the coalition members.

The University of Washington has invested over $2.8 million in clean-up efforts on our 46-acre downtown Tacoma campus located in the northern portion of the area involved in this planning effort. To date, about a third of our footprint has been developed and about 80% of the property in the legislatively established footprint has been purchased by the Board of Regents. In addition, we have approximately $1 million committed to ongoing efforts to address soil and groundwater contamination. These efforts could be supported by information that results from the work funded by this grant. As we continue to expand the campus on our 46-acre footprint, additional resources will be necessary to remediate existing contamination. The area-wide Brownfields Assessment Coalition grant could help to identify and quantify the extent of additional work required.

Thank you for your consideration.

Sincerely,

Harlan Patterson
Vice-Chancellor for Administrative Services

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Attachment x: Special Considerations Checklist

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☐ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☐ Project is primarily focusing on Phase II assessments
- ☐ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☒ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.

  Context:

  Russell Investments, a 70-year old company that was developed and headquartered in Tacoma, moved out of the community in late 2008/early 2009. Approximately 1,000 jobs were lost. This has created significant economic disruption to the small businesses in the downtown. In addition, the City lost 140 jobs with Morpho Trak's relocation and will lose an additional 350 jobs with DaVita's financial offices exiting Tacoma in spring 2013. Nalley Foods (Birds Eye Foods), a long-standing company, closed its doors in 2010. Approximately 300 jobs were lost.

- ☒ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.

  Context:

  The City of Tacoma (City) is currently funded through a HUD/EPA/USDOT Sustainable Communities Regional Planning Grant led by the Puget Sound Regional Council (PSRC) to plan for accommodating significant population and employment growth in the 600-acre Tacoma South Downtown Subarea, which is the same study area proposed for this Brownfields Assessment Grant. The goals of the proposed Brownfield Assessment project are well-aligned with the City's federally funded South Downtown planning efforts, which involve a Subarea Plan and environmental impact statement (EIS) intended to promote the creation of equitable transit-oriented communities. A major challenge to achieving the goals of the Partnership for Sustainable Communities work is the uncertainty that surrounds soil and groundwater contamination on potential redevelopment sites. The Brownfields Coalition Assessment Grant is a perfect opportunity to remedy this situation and fully leverage the City's Federal Partnership for Sustainable Communities efforts.

- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☐ Community is implementing green remediation plans.