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November 28, 2011

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear EPA Brownfields Assessment Grant Administrator:

Salt Lake City Corporation (the City) is pleased to submit this transmittal letter as part of its application to the Environmental Protection Agency (EPA) Brownfields Assessment Grant Program FY 2012. The City is requesting a \$101,865 Community-Wide Petroleum Assessment Grant and a \$200,000 Community-Wide Hazardous Substance Assessment Grant, for a total federal request of \$301,865 to fund the North Temple Corridor Brownfields Assessment project.

The City, in partnership with the Redevelopment Agency of Salt Lake and the Utah Transit Authority, is spearheading the revitalization of North Temple Street, which serves as the six-mile "gateway corridor" between the Salt Lake International Airport and the central business core of downtown of the city. The City is restoring the connectivity and livability of the corridor through transit-oriented development (TOD) and smart growth design practices that combine light rail transit, vehicle lanes, bicycle lanes, landscaped edges, multi-use paths, street lighting, and public art on North Temple Boulevard and the surrounding corridor. However, the revitalization of the corridor is challenged with multiple brownfields sites and long-standing blighted conditions.

The 319-acre North Temple Corridor encompasses an area approximately four blocks wide by ten blocks long and is impacted by numerous current and historical industrial and commercial operations. Priority concerns are five Comprehensive Environmental Response, Compensation and Liability Information System sites, 27 leaking underground storage tank sites, and 20 sites with other recognized environmental conditions. The high concentration brownfields sites has served as a long-standing barrier to attracting potential investment and redevelopment.

In addition, the brownfields sites pose potential health risks to the 16,075 low-income and minority residents, who live within the Corridor in the Fairpark and Poplar Grove neighborhoods. Many of the identified sites of contamination concern are located adjacent to residential properties, the Jordan River, and the regionally significant Jordan River Parkway. The contaminated sites are potentially exposing sensitive individuals and the environment to petroleum and hazardous substance contaminants. Through the use of TOD and form-based zoning and smart growth plans, North Temple Corridor can be redeveloped as a sustainable

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community. The proposed community-wide hazardous substance assessments and the community-wide petroleum assessments are the key first step to fill in knowledge gaps of environmental conditions in the corridor and to inform remediation work plans, corrective action plans, and site management plans in preparation for clean-up and future reuse and redevelopment of brownfields in the North Temple Corridor.

The following applicant information is provided as part of the grant application:

- a) **Applicant Identification:** Salt Lake City Corporation, Department of Community & Economic Development, 451 South State Street, Room 404, Salt Lake City, Utah 84111
- b) **Applicant DUNS Number:** 072957822
- c) **Funding Requested:**
 - i. Grant type: Assessment
 - ii. Federal Funds Requested: \$301,865
 - iii. Contamination: Both. \$200,000 hazardous substance; \$101,865 petroleum
 - iv. Project Type: Community-wide
- d) **Location:** Salt Lake City, Utah.
- e) **Property Name/Address:** Not a site-specific proposal.
- f) **Contacts:**
 - i. **Project Director:** Mrs. Jill Wilkerson-Smith, Project Manager, Redevelopment Agency of Salt Lake City, P.O. Box 145518, Salt Lake City, Utah 84114-5518
Phone: (801) 535-7243, Fax: 801-535-7245, email: jill.wilkerson-smith@slcgov.com
 - ii. **Highest Ranking Elected Official:** Mr. Ralph Becker, Mayor, Salt Lake City Corporation, Mayor's Office, P.O. Box 145474, Salt Lake City, Utah 84114-5474
Phone: (801) 535-7743, Fax: 801-535-6331, email: mayor@slcgov.com
- g) **Date Submitted:** November 28, 2011
- h) **Project Period:** Two years
- i) **Population:** Salt Lake City, Utah: 186,440 (U.S. Census Bureau, Census 2010)

As the Director of the Department of Community and Economic Development, I am a designated official with the authority to commit Salt Lake City Corporation to the grant application submitted for the North Temple Corridor Brownfields Assessment project.

Sincerely,

Frank Gray
Director



Ranking Criteria for FY12 Brownfields Assessment Grants

1. COMMUNITY NEED

1a. Health, Welfare, and Environment

(i) Effect of Brownfields In The Community

Number And Size of Brownfields. The North Temple Corridor (the Corridor) encompasses a 319-acre area approximately four blocks wide by ten blocks long and serves as the “gateway” between the Salt Lake International Airport and the central business core of downtown Salt Lake City. The Corridor is bisected by the Jordan River, a 50-mile waterway flowing from Utah Lake north to the Great Salt Lake. The river is listed as water quality impaired on the State of Utah 2008 303(d) list for low dissolved oxygen, high sediment, high levels of total suspended solids, high temperature, and high bacteria levels. The Redevelopment Agency of Salt Lake City (RDA) conducted 24 Phase I Environmental Site Assessments in the Corridor in 2010. The assessments identified numerous brownfields impacted by current and historical industrial and commercial operations including five Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites, 27 leaking underground storage tank (LUST) sites, and 20 sites with other recognized environmental conditions. The impact of the brownfields sites on the environment and on the health and welfare of residents is of concern to Salt Lake City (the City).

CERCLIS Sites

Barber Tar Products Manufacturing Plant
 Bullough Asbestos Products Plant
 Former Deseret Paint Manufacturing Facility
 Mountain Fuel Coal Gasification Plant
 South Temple Industrial Landfill (175 acres)

Sites with Recognized Conditions

Automotive-related businesses/LUST sites (37)
 Dry cleaners (3)
 Metal-working facilities (6)
 Utah Power & Light’s (UP&L) former power pole treatment (dip) yard

Environmental Impacts. The migration of contaminants from the Corridor’s brownfields, via stormwater and shallow groundwater located 8 to 10 feet below the surface, poses a threat to the Jordan River and the Great Salt Lake ecosystem, which is one of the most significant habitats in North America for migrating neotropical birds. In addition, the Corridor is located in an Environmental Protection Agency (EPA) non-attainment area for particulate matter (PM) 10 and PM2.5 and likely will be classified as non-attainment for ozone. Air quality is one of the most prevalent concerns of people living in the area, cutting across socio-economic boundaries.

Health and Welfare Impacts. 16,075 residents live within the Corridor in the Fairpark (Census Tract 1006) and Poplar Grove neighborhoods (Census Tracts 1026 and 1027.02). These are two of the city’s most socio-economically disadvantaged west-side neighborhoods and home to many residents, who are potentially at risk of exposure to contaminants associated with numerous hazardous substance waste and petroleum sites in the Corridor. Health concerns potentially associated with known and suspected contaminated sites are summarized in the following table.

Priority Site(s) of Concern	Contaminants	Health Effects
Auto-related businesses (fuel/repair stations) including 27 LUST sites	VOCs (petroleum and solvents)	Dizziness, headache, nausea, liver/kidney damage, carcinogenic

Priority Site(s) of Concern	Contaminants	Health Effects
Barber Tar Products Manufacturing Plant	PAHs, VOCs	Dizziness, headache, nausea, liver/kidney damage, carcinogenic
Bullough Asbestos Products Plant	Asbestos	Breathing difficulties, carcinogenic
Deseret Paint Manufacturing Plant	Metals and VOCs	Dizziness, headache, nausea, liver/kidney damage, carcinogenic
Dry cleaners	PCE	Dizziness, headache, nausea, liver/kidney damage, possibly carcinogenic
Metal fabricators/iron works/foundries/plating shops	Metals	Neurological problems, brain damage, lung damage, kidney damage
Mountain Fuel Coal Gasification Plant	PAHs, VOCs	Dizziness, headache, nausea, liver/kidney damage, carcinogenic
South Temple Landfill	Benzene, metals, PCBs, PCE, TCE, and toluene	Confusion nausea, liver/kidney damage, anemia, immune system impacts, carcinogenic
UP&L Pole-Dipping Facility	PAHs, VOCs	Dizziness, headache, confusion, nausea, liver/kidney damage, carcinogenic
<i>Abbreviations:</i> perchloroethylene (PCE); polychlorinated biphenyls (PCBs); polycyclic aromatic hydrocarbons (PAHs); trichloroethylene (TCE); volatile organic compounds (VOCs)		

The above sites, many of which are adjacent to residential properties, are potentially exposing sensitive individuals to contaminants via vapor intrusion due to the very shallow groundwater in the area and will be a concern for both residential and worker exposures through direct contact and/or dust inhalation during any redevelopment or construction activities. Two of the priority sites (South Temple Landfill and UP&L Pole Dipping Facility) are located on the banks of the Jordan River and may be leaching contamination and creating potential exposure pathways to swimmers, boaters, fishermen, and recreational users of the river and the Jordan River Parkway, a 40-mile non-motorized shared-use trail for cyclists, joggers, pedestrians, and equestrians.

Sensitive Populations. It is clear that the number and concentration of brownfields in the Corridor are negatively and disproportionately impacting the Fairpark and Poplar Grove neighborhoods. Sensitive populations residing in the target community include approximately 40% of the preschool and school-age populations of the city and 31.2 % racial minorities, of which a large portion are of Pacific Island descent or are resettled refugees from Afghanistan, Bhutan, Bosnia, Burma, Somalia, and Sudan. In addition, the majority of Fairpark and Poplar Grove residents are ethnic minorities (54.1% Hispanic) primarily of Mexican descent and immigrants from Central America. The *Indicator-Based Information System for Public Health Reports* published by the Utah Department of Health in September 2011 cite a number of sensitive population indicators and health concerns in the target community: 1) a birth rate of 113.1 live births per 1,000 women of child bearing age compared to 53.1 live births per 1,000 women of child bearing age living in downtown and 79.9 live births per 1,000 women of child bearing-age living on the city's east-side; 2) an infant mortality rate of 6.4% compared to 5.7% for downtown and 3.2% for east-side residents; 3) 12.2% of adult onset asthma compared to 8.8% in downtown and 5.0% for east-side residents; 4) a lung cancer death rate of 41.1% compared to 25.0% for downtown and 10.7% for east-side residents; 5) a breast cancer death rate of 26.5% compared to 21.5% for downtown and 15.8% for eastside residents; and 6) life

expectancy of 76.1 years of age compared to 78.1 years of age for downtown residents and 84.3 years of age for east-side residents. Due to the close proximity of brownfields to the city’s low income neighborhoods and the clustering of sensitive populations in the Corridor, it is likely that brownfields contaminants have played a role in life expectancy, asthma incidence, and cancer rates. The EPA Brownfields Assessment Grant will give the City necessary funding to evaluate the priority brownfields, determine the extent of the suspected contamination, address exposure pathways, and improve the health of its residents and sustainability of its natural resources.

Cumulative Environmental Issues and Impacts On The Target Community. The RDA conducted a blight study of the Corridor in 2010. The blight study found the Corridor to meet the blight factors of substantial physical dilapidation and deterioration; significant non-compliance with current building, safety, health, and fire codes; unsanitary or unsafe conditions that threaten the health, safety or welfare of the community; criminal activity higher than that of comparable non-blighted areas of Salt Lake City; and environmental hazards. The blighted conditions are due to heavy industrial and commercial manufacturing dating back to the early 1900s, which colored the nature of the residential community by disposing of petroleum and hazardous wastes on the ground and setting the stage for more commercial and industrial development. The Interstate-80 (I-80) / Interstate-15 (I-15) interchange, located in the southeast corner of the Corridor, is one of the most significant transportation nodes in the United States, connecting heavy freight traffic from all parts of the United States and bringing high vehicle traffic, noise and air emissions into the Corridor. The City and the Utah Transit Authority (UTA) are implementing transit-oriented development (TOD) strategies to reduce vehicle traffic, reduce noise and air pollution, improve connectivity between the Corridor and downtown, and support economic development. UTA is investing over \$340 million in the construction of the six-mile long Airport Light Rail line along North Temple with five station stops that will serve a projected ridership of 14,000 daily passengers by 2030. The City is completing the renovation and reconstruction of the North Temple Viaduct over I-15 as a “complete street” to support pedestrian, bicycle, car, and light rail transportation choices and to reduce vehicle miles traveled. An EPA Brownfields Assessment Grant, when leveraged with the infrastructure investments currently under construction, will enable the City to assess the priority brownfields, reduce health and environmental risks from brownfields, and plan for the Corridor’s redevelopment.

Ib. Financial Need

(i) Economic Conditions in North Temple Corridor and Impact of Brownfields. The target community meets the U.S. Department of Housing and Urban Development’s (HUD) income eligibility for Community Development Block Grants (CDBG) with more than 51% of the population in a census tract with incomes 80% of area median income (AMI) or lower.

Target Community CDBG Income Eligibility	Census Tracts		
	1006	1026	1027
% of population with incomes 80% of AMI or lower	67.98%	71.45%	72.38%
<i>Source:</i> U.S. Census Bureau, Census 2000 Special Tabulation for HUD			

The high percentage of low-income residents in the Fairpark and Poplar Grove neighborhoods is associated with lower property values due to the number and proximity of potential petroleum and hazardous substance contamination sites to single-family and multi-family dwellings.

Fairpark and Poplar Grove property values are significantly lower than downtown properties that are located less than two miles east. Many properties are vacant and in disrepair, and crime rates are significantly elevated with the area experiencing the highest incidence of gang-related crime when compared to the rest of Salt Lake City (Salt Lake City Gang Reduction Program, Gang Assessment 2011). The table below presents a socio-economic snapshot of the Fairpark and Poplar Grove neighborhoods in comparison with city, state, and national socio-economic trends.

Demographic Categories	Target Community	City	State	National
Population:	16,075 ¹	186,440 ¹	2,763,885 ¹	312,454,688 ¹
Unemployment:	5.8% ³	7.4% ²	9.3% ²	9.1% ²
Poverty Rate:	26.3% ³	16.5% ³	10.4% ³	13.5% ³
Percent Minority:	31.2% ³	21.2% ¹	13.9% ¹	27.6% ¹
Per Capita Income:	\$15,119 ³	\$26,191 ³	\$22,684 ³	\$27,041 ³
Speak language other than English at home:	51.4% ³	26.9% ³	13.8% ³	19.6% ³
Speak English less than "very well" at home:	25.0% ³	13.1% ³	5.5% ³	14.12% ³
Hispanic/Latino Origin:	54.1% ³	21.2% ³	11.6% ³	15.1% ³
Women of child bearing age giving birth in the last 12 months:	14.4% ³	7.7% ³	7.8% ³	17.78% ³
Female head of household with children:	8.9% ³	5.3% ³	9.7% ³	7.2% ³
¹ U.S. Census 2010 http://www.census.gov ; ² U.S. Bureau of Labor Statistics www.bls.gov ; ³ 2005-2009 American Community Survey 5-Year Estimates www.factfinder.census.gov/				

The per capita income of the target community is \$15,119, which is well below the per capita incomes of \$26,191 for Salt Lake City and \$22,684 for Utah¹. The area has some of the city's lowest educational attainment with only 62.6% of residents 25 or older having a high school diploma compared to 87.7% for the state (University of Utah Bureau of Economic and Business Research, Salt Lake City Census 2000 Atlas, March 2011). With an unemployment rate of 5.8% and a poverty rate of 26.3%, under-employment appears to be a significant sign of the economic distress impacting residents¹. 18% of Fairpark and Poplar Grove residents report being unable to obtain enough food in the past year, and households with children are 26% less likely to obtain enough food (Utah Department of Health, Northwest Salt Lake Valley Communities Health Status Report, October 2000). The clustering of socio-economic factors with the health and welfare impacts associated with brownfields is evidence of a community disadvantaged by conditions of environmental injustice due to a disproportionate exposure to environmental risks and hazards, a lack of economic opportunity, and transit barriers to employment opportunities.

(ii) Fiscal Conditions/Limitations. As the governmental, commercial, educational, cultural, and religious center of the state of Utah, Salt Lake City's daytime population increases by over 70% to approximately 313,000, not including students and tourists. Providing essential services for this large daytime population presents significant challenges due the City's small tax base of 180,640 residents. Three other factors limit the City's ability to generate revenue: first, 54% of the land in Salt Lake City is non-taxable; second, the largest employers are non-taxable entities, including the University of Utah, State of Utah, Church of Jesus Christ of Latter-day Saints, and Salt Lake County Government; and third, "point of sale" sales tax generation does not cover the cost to provide services for the daytime population. The City spends \$280 a year providing

services for each nonresident commuter. The City's institutional strengths include an extensive network of strong, diverse community partnerships, City staff's extensive experience with the federal assistance programs, and a supportive City Administration and City Council to address needs for essential services. However, the City's weaknesses center on the lack of financial resources available to meet the extensive housing and economic development needs of the city's residents and to address the brownfields in the North Temple Corridor.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2a. Project Description

(i) Description of Project and Alignment With Community's Plans. The City undertook a comprehensive planning effort for the Corridor in 2009. Community involvement was the cornerstone of the process to create a TOD framework for future land use decisions, public investments, and allocation of resources for the Corridor. The public process began with a public workshop in June 2009 and continued with three additional workshops and a series of meetings with property owners, stakeholders, community councils, and a high school. Over 300 people participated and provided input on the future of their community. The result of the public process was the North Temple Boulevard Plan (the Plan). The Plan delineates a framework for land use and urban design to change the Corridor from an auto-oriented street to a street that accommodates mass transit, pedestrians, bicyclists, and automobiles. The City adopted the Plan as the "Community General Plan" on August 10, 2010. The community's vision, as outlined in the Plan, is to:

- Turn North Temple into a boulevard street that connects neighborhoods to one another;
- Create compact, walkable, transit-oriented neighborhoods around five light rail station;
- Increase mass transit ridership;
- Improve the overall safety of the community;
- Establish guidelines for street design and connectivity that accommodate all users;
- Create opportunities for affordable and accessible living options while increasing the residential densities near the light rail stations by providing a mix of housing types;
- Provide for a diverse mix of uses and building types around the transit stations; and
- Create long-term economic stability to the area.

Salt Lake City has developed a project plan that, when leveraged with public and private investment, will maximize the use of an EPA Brownfields Assessment Grant to lead to the assessment, cleanup, reuse, and redevelopment of multiple brownfields along the Corridor in a manner that is aligned with the community's vision of revitalization and the Plan.

Goal. The goal is to support long-term urban renewal along the Corridor by identifying and assessing environmentally comprised sites, that once remediated, will support reuse and redevelopment in a way that: 1) mitigates human health exposures from soil, groundwater, storm water, and air pollution; 2) removes contamination threats to the Jordan River; 3) facilitates thriving TOD around the new light rail stations; 4) establishes a network of "complete streets" and greenways that re-establish connectivity with the downtown area to encourage and enable healthy travel choices (walking, biking, and transit use) by people living and working in the Corridor; 5) reduces air quality impacts from vehicle emissions by creating a walkable

community; 6) allows creation of the envisioned mixed-use parkway along Folsom Street; and 7) improves and enhances the natural and social amenities along the Jordan River.

Objectives. Key project objectives, to be implemented over two years, are to:

- 1) produce an Environmental Conditions Inventory and an interactive geographic information system (GIS) database that create a comprehensive understanding of environmental contamination and environmental conditions throughout the Corridor;
- 2) conduct American Society for Testing and Materials (ASTM) compliant Phase II Environmental Site Assessments (ESAs) throughout the eastern and western parcels to fill in knowledge gaps of environmental conditions in the Corridor and to help produce remediation work plans, corrective action plans and site management plans; and
- 3) engage community members and stakeholders in defining and addressing environmental justice concerns and in participating in the Corridor's redevelopment planning activities.

Implementation Plan. The project plan will be implemented via four key steps as follows:

Step One: Collect and Compile Known Environmental Data Into An Interactive GIS Database.

Multiple studies, reports, and information exist on some of the known sites of concern. But the environmental data are scattered through a number of state and local environmental agencies, UTA, and in the files of several private companies. Much of the data is archived and not readily accessible, which hinders master planning, redevelopment planning, and community communication. The City will retain an environmental consultant to gather all existing environmental data and compile it into an interactive GIS database that allows the City, RDA, the community, and future developers to identify the location, type and quantity of each chemical present, when it was measured, and the type of media affected. The GIS-based environmental conditions inventory is a critical tool to: 1) identify high priority cleanup sites; 2) develop remediation plans for high priority cleanup sites; 3) facilitate redevelopment of the Corridor by clarifying and quantifying environmental issues associated with medium or low-priority cleanup sites; 4) identify areas where contamination is not hindering redevelopment and provide reassurance to businesses and developers that have been reluctant to invest in the Corridor; and 5) highlight areas with insufficient information or data gaps that require further study.

Step Two: Perform Phase II ESAs (Targeted and Property Specific). The environmental consultant will collect soil, soil gas, surface water, and groundwater data to develop a comprehensive profile of environmental conditions in the Corridor. The exact scope will be determined based on an analysis of data gaps in the GIS-based inventory and input from stakeholder agencies. Anticipated deliverables include: 1) a Sampling and Analysis Plan (SAP) and Quality Assurance Project Plan (QAPP), pending EPA review and approval, developed with input from the community and stakeholders. 2) Targeted Phase II ESAs of 30 petroleum and hazardous substance sites of concern that are located on a number of small properties within a 3-block by 3-block area of the southeast corner of the Corridor. Many of the sites have never been assessed. The targeted Phase II ESAs will group these small properties to evaluate the potential for significant contamination, isolate and identify source areas that require further assessment, and reduce or eliminate concerns about properties that do not appear to have substantially impacted soil or water. 3) Property specific Phase II ESAs will be conducted on the South Temple Landfill, UP&L Pole Dipping Yard, Barber Tar Products, and up to three other high

priority sites of concern. The results of Task 3 and the community’s vision and concerns will be incorporated to develop the final Targeted Assessment scope of work. The data collected in Task 4 will be entered into the comprehensive Environmental Conditions Inventory database.

Step Three: Establish Mitigation and Management Plans. Using the completed “Environmental Conditions Inventory”, the City and the community will discuss hazards and develop short and long-term plans and visions for each identified environmental concern. For areas where active remediation is necessary, Remediation Work Plans (RWP) or Corrective Action Plans (CAP) will be developed consistent with the State of Utah Voluntary Cleanup Program (UVCP). For areas that do not pose an environmental or economic threat to the community, long-term site management plans may be developed to assist in redevelopment planning and master planning. The City and RDA will apply for enforceable written assurances from the Utah Department of Environmental Quality (UDEQ), where appropriate.

Step Four: Community Engagement, Stakeholder Involvement. The plans to facilitate community and stakeholder engagement include: 1) conducting meetings with two community councils (four meetings each) and with a community advisory committee (8 meetings) to inform the local community about the nature and extent of environmental concerns and to gather input about health and environmental justice concerns and reuse opportunities; 2) preparing and distributing a brief project fact sheet; 3) establishing a website that the public and stakeholders can access for updates and contact information; 4) conducting meetings with property owners and potential developers to explain the program, enlist support for site assessments, and gain permission for site access; 5) hosting an open house to discuss the Environmental Conditions Inventory and solicit input on potential cleanup and site management strategies; and 6) providing quarterly updates to Salt Lake Valley Health Department (SLVHD) and UDEQ.

2b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging

(i) Budget. As designated on the EPA Appendix 3 Special Considerations Checklist, the project is primarily focusing on Phase II ESAs as demonstrated with 76% of the project budget allocated to Phase II ESAs. All grant funds will be spent in a manner consistent with EPA guidelines.

Budget Categories	Petroleum Assessment Grant Project Tasks (assumes a two year project period)					
	Task 1: Program Admin.	Task 2: Community Outreach	Task 3: Inventory Database	Task 4: Phase II ESAs	Task 5: Cleanup Planning	Total
Personnel	\$1,104	\$0	\$0	\$0	\$0	\$1,104
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$2,761	\$0	\$0	\$0	\$0	\$2,761
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$0	\$10,000	\$68,000	\$20,000	\$98,000
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,865	\$0	\$10,000	\$68,000	\$20,000	\$101,865

Budget Categories	Hazardous Substances Assessment Grant Project Tasks (assumes a two year project period)					
	Task 1: Program Admin.	Task 2: Community Outreach	Task 3: Inventory Database	Task 4: Phase II ESAs	Task 5: Cleanup Planning	Total
Personnel	\$2,208	\$0	\$0	\$0	\$0	\$2,208
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$1,572	\$0	\$0	\$0	\$0	\$1,572
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$0	\$0	\$10,000	\$161,220	\$25,000	\$196,220
Other	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,780	\$0	\$10,000	\$161,220	\$25,000	\$200,000

Task 1 - Program Administration: The budget includes administration costs of \$3,865 (petroleum) and \$3,780 (hazardous substance). The City and its partners are providing all personnel costs except for \$1,104 (petroleum) and \$2,280 (hazardous substances) for the City’s Grants Program Administrator to devote an estimated 120 hours for oversight of the Cooperative Agreement, management of grant funds, and preparation/submittal of quarterly reports. Other administrative costs include travel for one person to attend: a) one EPA Brownfield Conference for (\$1,573 (petroleum); b) a second EPA Brownfield Conference for \$1,572 (hazardous substances); and c) one regional brownfields training for \$1,188 (petroleum).

Task 2 – Community Outreach: The City and its partners are providing in-kind and staff resources to conduct community and stakeholder meetings, prepare press releases, prepare and print fact sheets, update the website, respond to community concerns and translation needs, and conduct other outreach activities to provide a high level of meaningful community engagement.

Task 3 - Inventory Database: The budget includes contractual costs of \$10,000 (petroleum) and \$10,000 (hazardous substances) for an environmental consultant to establish the interactive GIS database for the Environmental Conditions Inventory (estimated at \$5,000); obtain existing data reports for known contamination sites from various agencies (estimated at \$3,500); convert the data from maps and data sheets to geographically referenced data and enter all of the sample and contaminant information in the GIS database (estimated at \$8,000); and incorporate historical information from the RDA’s Recognized Environmental Conditions Report (including sites with no previous assessment) into the GIS database (estimated at \$3,500).

Task 4 - Phase II ESAs (Targeted and Property Specific): The budget includes contractual costs of \$68,000 (petroleum) and \$161,220 (hazardous substance) for the environmental consultant to: a) develop SAQ/QAPP and perform utility clearances using one-call service (Blue Stakes) and private locators (\$5,000 for petroleum and \$7,220 for hazardous substances); b) perform targeted Phase II ESAs of the eastern end of the Corridor, consisting of 20 to 30 geoprobe borings and 20 passive soil-gas sample locations for petroleum evaluation for \$40,000 and 10 to 20 geoprobe borings and 20 passive soil-gas sample locations for hazardous substances concerns for \$54,000; c) perform property specific Phase II ESAs on 2 petroleum sites at a cost of \$11,500 each for a total of \$23,000 and on 4 hazardous substances sites at a cost of \$25,000 for a total of \$100,000.

Task 5 - Site Mitigation and Management Planning: The budget includes contractual costs of \$20,000 (petroleum) and \$25,000 (hazardous substance) for the environmental consultant to prepare: 1) RWPs or CAPs for up to three hazardous substance sites at a cost of \$6,000 each for a total of \$18,000; 2) RWPs or CAPs for up to three petroleum sites at a cost of \$5,000 each for a total of \$15,000; and 3) Site Management Plans for two un-remediated hazardous substance sites at a cost of \$3,500 for a total of \$7,000 and for two un-remediated petroleum sites at a cost of \$2,500 each for total of \$5,000.

(ii) Plan for Tracking/Measuring Outputs and Outcomes. To help the EPA comply with Order 5700.7, outputs and outcomes will be tracked and entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). Pending EPA approval of a final work plan, outputs will include: number of community meeting held (including summary of discussions and community concerns and recommendations), number of Phase II ESAs completed, number of RWPs and/or CAPs completed, and number of sites where cleanup planning was conducted. Outcomes will include: acres of land assessed, acres of property remediated, acres of property redeveloped, jobs created/retained, tax revenue generated, acres of greenspace or greenways preserved and/or created, redevelopment investment value, and other leveraged funding.

(iii) Leveraging. The City has compiled the following committed and potential leverage:

- Dedication of 1% of full-time effort by the City's Director of Department of Community and Economic Development (CED) to serve as the Project Director (valued \$10,194).
- A portion of full-time effort dedicated by two RDA staff to serve as the project team (valued at \$32,327). The RDA's leverage commitment letter is supplied as Attachment D.
- \$171,936 expended by the City in 2010 for the public planning process and development of the North Temple Boulevard Plan, which serves as the Corridor's TOD master plan.
- \$101,000 expended by the RDA in 2010 for the North Temple Corridor Blight Survey.
- \$138,500 expended by the RDA in 2010 to conduct 24 Phase I ESAs in the Corridor. The findings will populate the Environmental Conditions Inventory and GIS database and inform site selection for the Phase II ESAs.
- RDA Assessment and Remediation Loans – up to 50% of costs associated with assessment and remediation work for environmentally contaminated properties.
- RDA Building Renovation Loans - up to 50% of building renovation costs including restoring the façade of the building to its original appearance.
- RDA High Performance Building Construction Loans – grants/ loans to developers who construct new residential, mixed-use, or commercial buildings to a Leadership in Energy And Environmental Design (LEED) certified level.
- RDA High Performance Building Renovation Loans – up to 50% of renovation costs at 0% interest for buildings with LEED certification level or ENERGY STAR rating.
- RDA Housing Property Acquisition Loans - short-term loans for mixed-income housing.
- RDA Tax Increment Reimbursement Program (TIRP) – reimbursements to developers for rehabilitation, reconstruction, repair, or remodeling projects in the Corridor.

To support supplemental assessment and environmental response activities, the City may apply for additional funds, as needed, from the following federal and state sources: 1) EPA Brownfields Cleanup Grant; 2) EPA Brownfields Revolving Loan Fund Grant; 3) EPA Region 8

Targeted Brownfields Assessment Funds; 4) UDEQ Targeted Brownfields Assessment Funds; 5) Utah Division of Water Quality Non-Point Source Financial Assistance; and 6) Utah Quality Growth Commission LeRay McAllister Critical Land Conservation Fund

2c. Programmatic Capability and Past Performance

(i) Programmatic Capability. The City has a programmatic and fiscal management system in place to effectively and successfully direct the proposed project in collaboration with the RDA as well as a proven track record as a past EPA Brownfields Assessment grant recipient. Frank Gray, CED Director, will serve as the project director responsible for mobilizing the project team, leveraging additional City and community resources, and liaising between the City and the RDA. He has 21 years of experience in developing and implementing successful urban management, economic development, and redevelopment strategies including Denver's \$2.5 billion New Airport Development Project. Mr. Gray will have access to the expertise of staff from the City's Economic Development Division, Planning Division, Purchasing & Contracts Division, and Sustainability Division. In the event of the loss of the project director, the CED Assistant Director will serve as the interim project director. The City's Grants Program Administrator, who has 23 years of experience in fiscal management of federal grants, will provide financial oversight and monitoring, submit quarterly financial reports, and conduct internal audits to ensure EPA expenditure guidelines are followed. The project team will consist of the following:

Project Manager: Jill Wilkerson-Smith, RDA Project Manager, will devote 10% of full-time effort to direct the day to day project activities, oversee and track task implementation and completion, serve as the environmental consultant's key contact, recruit additional expertise and resources, and undertake redevelopment activities. She will negotiate site access agreements with private property owners for soil/groundwater studies and attend the annual EPA Brownfields conference and training sessions. She has seven years of experience managing brownfields assessment and cleanup activities including The Gateway Brownfields Showcase Community.

Assistant Project Manager: BreAnne McConkie, RDA Project Coordinator, has three years of urban planning experience. She will devote 10% of full-time effort to assist in selecting and interfacing with the environmental consultant, produce project fact sheets, update the project webpage, compile Property Profile Forms for each assessment site for entry into ACRES, and coordinate community engagement and stakeholder involvement. In the event of the loss of the project manager, the Assistant Property Manager will serve as the project manager.

Environmental Consultant: The City will secure the contractual services of an environmental consultant, who meets the requirements of an environmental professional such that the Phase II ESA deliverables are ASTM compliant. The environmental consultant will be expected to: compile the Environmental Conditions Inventory/GIS database; conduct Phase II ESAs (targeted and property specific); and develop RWPs, CAPs, and site management plans. Minimum qualifications will include at least ten years of Utah-based experience in performing Phase I and Phase II ESAs, environmental remediation projects, and developing land management plans, including a minimum of five projects conducted under the UVCP and/or EPA regulatory programs that involve SAP/QAPP preparation and appropriate data validation. To ensure compliance with the regulations of 40 Code of Federal Regulations Parts 30 and/or 31, selection of the environmental consultant will follow Salt Lake City Code 3.24 (Procurement) and the

City's Procurement Administrative Rules, which stipulate the solicitation of competitive request for proposals for purchases of professional services of \$40,000 or more. Negotiation with the top ranked offeror, selected by a City/RDA-appointed committee, will establish the contract award.

(ii) Adverse Audit. Salt Lake City has over 25 years of experience managing federal grant awards and has secure financial systems in place that meet the requirements of the Governmental Accounting Standards Board. A qualified public accounting firm conducts annual audits in accordance with the requirements of OMB Circular A-133 and the government auditing standards issued by the Comptroller General of the United States. The City's Single Audit for fiscal year 2009/2010 has received an unqualified opinion in all material respects, in relation to the basic financial statements taken as a whole since the inception of OMB Circular A-133.

(iii) Past Performance. The City has received a total of \$900,000 from three Brownfields grants between 1996 and 2000. In 1996, the City received a \$200,000 EPA Brownfields Assessment Pilot grant to conduct environmental assessments on a 650-acre blighted industrial area known as the Gateway District. The Gateway District's history of industrial use left 50% of its 325 parcels with environmental contamination that contributed to the area's decline and neglect. The City's project was designated an EPA Brownfields Showcase Community resulting in \$500,000 in 1998, and the project was further aided by a \$200,000 EPA Brownfields Supplemental Assistance grant in March 2000.

Funds Expenditure. In summary: 1) 1996 Brownfields Assessment Pilot Grant (\$200,000) - All funds were expended, the work plan was completed, and the grant was closed out. 2) 1998 Brownfields Showcase Community Grant (\$500,000) - Funds expended totaled \$433,438.50, the work plan was completed, and the grant was closed out. The unobligated balance of \$66,561.50 was due to an unforeseen change in property ownership for the last property slated for environmental assessment. 3) 2000 Brownfields Supplemental Assistance Grant (\$200,000) - All funds were expended, the work plan was completed, and the grant was closed out.

Compliance With Grant Requirements. The City developed work plans and successfully negotiated cooperative agreements with the EPA for each past Brownfields grant. The City has been in full compliance with the timely submittal and approval of project quality assurance project plans, quarterly progress reports, and financial status reporting.

Accomplishments of Past Brownfields Grants. The Brownfields Assessment Pilot Grant (\$200,000), Supplemental Assistance Grant (\$200,000), and Showcase Community Grant (\$500,000) supplied the funding for the environmental assessment of all 325 of the Gateway District's parcels. The assessments concluded that the degree of contamination proved to be far less than expected. The first 40 acres have been redeveloped into The Gateway, the City's new downtown mix-used development. The City and the RDA leveraged the investment of \$375 million by the Boyer Company to create two million square feet of shops, restaurants, office space, and housing including 350 apartments and 150 condominiums, a 12-screen movie theater, a children's museum, and a planetarium. The open-air design of The Gateway features tree-lined promenades and parks benches and is centered around the historic Union Pacific Depot, which underwent a \$15 million renovation as part of The Gateway redevelopment. Sales taxes are generating \$3 million and property taxes are contributing \$9.7 million to the City's annual

revenue. The Gateway has redefined and activated the west-side of downtown Salt Lake City by employing at least 3,600 people and has expanded the borders of the city's downtown. The project has been the subject of presentations by the EPA at Brownfields and Urban Land Institute conferences and serves as a role model for successful redevelopment in the intermountain west.

HUD/DOT/EPA Partnership for Sustainable Communities. In 2010, the City was awarded \$22,620 for the University TRAX Line Station Area Plans and Sustainable Zoning from a HUD Community Challenge Planning Grant, which is part of the suite of HUD/DOT/EPA Partnership for Sustainable Communities funding opportunities as designated in the EPA Appendix 3 Special Considerations Checklist. The City is completing the work plan, drawing down funds, and submitting quarterly reports and financial status report on time.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3a. Plans For Involving The Affected Community

A substantial public input process has already taken place during the Corridor's master planning process, and strong active community stakeholder groups are intact. The City maintains a relationship with the target community through two community councils each with liaisons in the Mayor's Office. For the proposed project, the City will host community and stakeholder meetings to: 1) advise business owners, property owners, and residents on project updates; 2) enlist community input to prioritize site selection for assessment and cleanup decision; and 3) gather information to address the community's environmental justice and health concerns. After site assessment, the RDA will partner with property owners, developers, and community stakeholders on redevelopment activities through the use of a tax increment derived from the project area to facilitate urban renewal activities. Activities may include undertaking new development, renovating and rehabilitating existing buildings, and enhancing existing and creating new public works and open spaces. The City prides itself in continuing to be innovative in its communication efforts and public outreach. Methods that will be used for the proposed project include: 1) traditional mailers, flyers and postcards; 2) a website with easy to find contact information and with regular project updates; and 3) presentations at community council and stakeholder meetings. To engage the Hispanic residents, Spanish materials and a fluent Spanish speaking representative will be available to answer questions and receive community input.

3b. Efforts And Plans for Agency Partnerships

The City has a strong track record of agency partnerships that will be mobilized to ensure project success and to help ensure that the vision for the North Temple Corridor will become a reality.

(i) Local/State Environmental and Health Agencies. SLVHD, the city's public health agency, will assist in compiling data to develop the Environmental Conditions Inventory and will receive project updates at the monthly meetings of the Salt Lake County Environmental Task Force attended by the City's Environmental Programs Manager. SLVHD will serve as the regulatory agency responsible for taking action on public health impacts identified in RWPs and CAPs. UDEQ will help develop assessment and cleanup plans, help develop and review work plans and reports, provide technical assistance, and oversee sites that fall under the UVCP.

(ii) Other Stakeholder Agencies. UTA, a political subdivision of the State of Utah, operates the national award winning public transportation system that serves the entire Wasatch region. UTA will share its environmental testing results for the Environmental Conditions Inventory; assist in identifying and prioritizing brownfield sites that offer the strongest potential to encourage business investment; and support TOD along the Corridor. The RDA is chartered by the State of Utah with the charge and financial tools to address blight and disinvestment in specific parts of the city. It has a 42 year history of successfully working with the community to create housing opportunities, improve infrastructure, and promote economic development. The RDA's role is discussed in *2bii. Leveraging* and *2c. Programmatic Capability*.

(iii) Local Environmental Job Training Programs. To address the underemployment issues of the target community, the City will refer residents interested in environmental job training to Salt Lake Community College, which in 2005 was awarded an EPA Brownfields Job Training Grant of \$200,000. Residents will have access to instruction in Hazardous Waste Operations and Emergency Response, job safety, and innovative and alternative treatment technologies training and specialized training that is tailored to pre-apprentice, environmental technology, and hazardous waste specialist tracks. Residents will also have access to the College's Skills Career Resources personnel, who provide assistance in job searches and placement.

3c. Key Community-Based Organizations

The organizations engaged in the brownfields project are identified below. Letters of support are provided as Attachment C.

- Envision Utah, a public-private partnership promoting regional quality/smart growth to address issues associated with projected rapid growth in the region, will advise on the short- and long-range planning for TOD of the Corridor to ensure the redevelopment is aligned with regional planning efforts and can serve as regional model for successful TOD and demonstrating quality growth strategies. *Contact: Robert Grow, Board Chair, 801-538-5076.*
- Jordan River Commission is the interlocal agency that provides oversight and technical assistance in the planning, preservation, restoration, and recreational projects along the Jordan River corridor. The Commission will work to integrate the RWPs and CAPs for the brownfields into the planning process for restoration projects along the Jordan River. *Contact: Laura Hanson, AICP, Executive Director, 801-536-4158.*
- Fairpark Community Council and Poplar Grove Community Council represent the interests of the 16,075 residents of Census Tracts 1006, 1026, and 1027.02. The community councils will facilitate the community meetings; distribute the project fact sheets to residents; and engage residents in voicing their environmental justice concerns and in participating in the redevelopment planning. *Contacts: Gordon Storrs, Fairpark Chair, 801-898-2830; Andrew Johnston, Poplar Grove Chair, 801-671-1968.*
- NeighborWorks® Salt Lake, a non-profit with a 34 year history of successfully revitalizing the target community, will assist with community outreach through its Westside Leadership Institute and Youth Works Program, advise on redevelopment strategies to maintain existing single family residences, and engage in long-range planning for in-fill housing projects in the Corridor. *Contact: Maria Garcia, Executive Director, 801-539-1590.*

- North Temple Community Advisory Committee, a group of small business and property owners who advise the City and the community on business enhancements along the Corridor, will assist in identifying and prioritizing brownfields sites that offer the strongest potential to encourage business investment and expansion throughout the Corridor. *Contact: Bill Knowles, Chair, 801-580-2626.*

4. PROJECT BENEFITS

The brownfields assessments are an important step to realizing the community's vision of a vital mixed-use, transit-oriented corridor that promotes health and economic benefits. In addition, the assessments support: a) the TOD goals of the Plan; b) progress toward EPA's Strategic Plan's Goal 3 (Clean Up Communities and Advancing Sustainable Development), Objective 3.1, and Sub-objective 3.1.2; and c) the implementation of the EPA/HUD/DOT Livability Principles.

4a. Welfare and/or Public Health

The assessments will lead to the cleanup and redevelopment of brownfields, which will improve the environment, public health, and welfare of residents. Redevelopment of the brownfields will improve residents' health and welfare by removing sources of contamination from soil, stormwater, groundwater, and air pollution, thereby limiting inhalation, ingestion, and contact exposures and potentially decreasing rates of adult-onset asthma, cancer, and infant mortality and increasing life expectancy. The light rail line and TOD of the Corridor will eliminate over 30 million miles of vehicle travel in the Corridor, will eliminate 7,500 tons of greenhouse gas mission (GHG) from vehicles, and will likely result in additional reductions in vehicle miles traveled and GHG reductions in the region. The cleanup and redevelopment of brownfields will also limit potentially contaminated run-off from entering the Jordan River, thereby improving water quality and the ecosystem services of the waterway. Social benefits include enhanced connectivity to economic and employment opportunities, a walkable neighborhood, affordable housing options, and healthy travel choices (walking, biking, and light rail). The Plan calls for preserving existing single family residential neighborhoods, strengthening connections between neighborhoods, and improving access to transit and open space. The reuse of the brownfields will support the Plan's goals to ensure the area's low-income minority residents, who have long had to live with the brownfields and deteriorating economic conditions, are not displaced or experience further environmental injustice. Best-practice operating procedures will ensure that public health is protected from contaminants during assessment work. Access to sites will be managed during operations. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur. When subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination water and purge water generated during groundwater sampling will be containerized on-site and appropriately disposed. The assessment data will help the City and/or developers determine how to protect public health during redevelopment activities.

4b. Economic Benefits and/or Greenspace

(i) Economic Benefits. The significant transportation investment of light rail and the Corridor's new TOD master plan make the area ripe for redevelopment and economic growth. The RDA has calculated an estimated \$75,080,783 in tax increment will be generated from redevelopment and will be available to support urban renewal and TOD activities in the Corridor for the 25-year

lifespan of the RDA project area. However, the redevelopment and reuse of the brownfields face significant barriers because of financial liability concerns related to cleanup. The assessments will identify sources of contamination that may or may not call for corrective action, will allay financial concerns of property owners and developers, and will promote planning for the brownfields redevelopment. As a result, the assessments will serve as an important trigger for the urban renewal investments necessary to achieve the community's vision of sustainable TOD of the Corridor. Redevelopment of the brownfields for mixed-use professional, commercial, and residential units around the rail station stops will create additional affordable housing with easy access to commercial and retail amenities and will attract new residents, businesses and retail, services, and spur new job creation. Removal of abandoned commercial and industrial buildings and redevelopment of sites into low-moderate income housing will reduce the disproportionate impact on home values, improve homeowner equity in the area, and increase the tax base.

(ii) Non-Economic Benefits Associated With Greenspace. Included in the assessment area is a half-mile section known as Folsom Corridor, which is identified for greenway redevelopment in the Plan. The redevelopment parameters include rail track removal for the installation of a 1.1 mile bike/pedestrian greenway that connects to the Jordan River Parkway and the downtown bike/pedestrian network. Benefits associated with the redevelopment of Folsom Corridor include: 1) greenspace amenities including the day-lighting of City Creek with accompanying parks and greenways; 2) nature and wildlife viewing opportunities for the public; and 3) a built environment that promotes physical activity and community connectivity. The RDA completed a Phase II ESA of Folsom Corridor in March 2003. The investigation revealed some surface and subsurface contamination. The EPA Brownfields Assessment Grant will provide necessary funds for additional site testing near the Folsom Corridor to determine the status of property in preparation to accommodate medium-scale mixed-use and housing development.

4c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

The brownfields will be redeveloped through TOD with smart growth/compact urban form design and mixed-use development principals to increase equitable access to public and alternative transportation choices. Smart growth TODs are demonstrated as more energy efficient. The City incentivizes energy efficient development through expedited permitting assistance to developers building ENERGY STAR or LEED certified facilities. The City's sustainable zoning and building permits will encourage landscaping on redeveloped brownfields that promotes the re-infiltration of stormwater to conserve ground water resources. The City and RDA will preferentially select redevelopment construction contractors, who use compressed natural gas vehicles and who use best management practices for remediation to control, dust, debris or spills leaving the redevelopment sites. As part of its recycling program, the City requires between 75% and 90% of recycling and/or reuse of construction and demolition materials and waste. Contractors will be subject to the City's Anti-Idling Ordinance, thereby reducing diesel engine emissions. The City has a goal to increase the amount of installed solar energy in the city by 10 mega-watts by 2015. The brownfields reuse and redevelopment in the Corridor provides an opportunity to incorporate solar and other renewable energy installations as a model of sustainable urban renewal. These sustainable development approaches will help the City reuse existing resources, reduce fossil fuel use/emissions, and minimize energy use/waste generation during brownfields redevelopment.

Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection of the grant.

- 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)
- Project is primarily focusing on Phase II assessments
- Community 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), including communities experiencing auto plant closures due to bankruptcy
- Applicant is a recipient of a HUD/DOT/EPA Partnership for Sustainable Communities grant

ATTACHMENT A
Threshold Documentation

Threshold Criteria for FY12 Brownfields Assessment Grants

1. Applicant Eligibility

Salt Lake City is eligible as a “General Purpose Unity of Local Government”, as defined by the U.S. Environmental Protection Agency (EPA) as: “Local government means a county, municipality, **city**, town, township, local public authority (including any public and Indian housing agency under the United States Housing Act of 1937) school district, special district, intrastate district, council of governments (whether or not incorporated as a nonprofit corporation under State law), any other regional or interstate government entity, or any agency or instrumentality of a local government.” EPA 40 CFR Part 31.

2. Letter from the State Authority

A support letter from the State of Utah Department of Environmental Quality is provided as Attachment B.

3. Site Eligibility and Property Ownership Eligibility

This application is for an EPA Brownfields Community-Wide Assessment Grant. Consequently, site eligibility and property ownership eligibility criteria are not applicable.

ATTACHMENT B

Letter from State Authority



State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Department of
Environmental Quality

Amanda Smith
Executive Director

Brad T Johnson
Deputy Director

November 21, 2011

Frank Gray
Department of Community & Economic Development
Salt Lake City Corporation
Post Office Box 145486
Salt Lake City, Utah 84114-5486

Dear Mr. Gray:

RE: Support Letter for EPA Brownfields Community Wide Assessment Grant

Thank you for including the Utah Department of Environmental Quality (UDEQ) in discussions with your economic development and environmental staff regarding the City's application for an Environmental Protection Agency (EPA) Brownfields Program Community Wide Assessment grant for the North Temple Corridor Brownfields Assessment project. The UDEQ believes that assessment is a significant step in revitalizing properties in this area. The UDEQ is committed to seeing Brownfields-caliber sites assessed, remediated, and redeveloped wherever possible. Our shared goal is protection of human health and the environment, as well as seeing identified Brownfields properties returned to a state of economic beneficial use for communities, and we will pursue achieving this end in partnership with Salt Lake City.

The UDEQ supports Salt Lake City in applying for an EPA Brownfields Program Community Wide Assessment grant. The benefits of assessing and remediating properties within the North Temple Corridor Brownfields Assessment area include the revitalization of an area that will be served by light rail transit, providing a unique opportunity for significant new transit oriented development within the western portion of Salt Lake City. As you pursue this Brownfields assessment grant funding, the UDEQ remains supportive and committed to assisting the City with addressing Brownfields properties. The UDEQ encourages the use of the Voluntary Cleanup Program and Enforceable Written Assurances as vehicles for addressing contamination problems and returning Brownfields properties to productive use.

We look forward to continuing our partnership with the City to address potential public health and environmental concerns related to Brownfields properties and support your application for a

Brownfields Community Wide Assessment grant for the North Temple Corridor Brownfields Assessment project. Should you have any questions, please contact David Bird of my staff at (801) 536-4100.

Regards,



Amanda Smith

Executive Director

cc: Gary L. Edwards, M.S., Director, Salt Lake Valley Health Department
David Bird, Division of Environmental Response and Remediation
Renee Zollinger, Salt Lake City

ATTACHMENT C

Letters of Support from Community-Based Organizations



**Envision
Utah** How we grow matters.

November 21, 2011

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear EPA Brownfields Assessment Grant Administrator:

Envision Utah is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant for the North Temple Corridor in Salt Lake City, Utah.

Envision Utah is a public-private partnership promoting quality growth strategies with goals in air quality, transportation options, open space preservation, housing, and infrastructure to educate the public and decision makers about the issues and consequences associated with rapid growth in the greater Salt Lake City Region of Utah. Our agency was instrumental in development of the "Blueprint Jordan River" to set forth guiding principles and goals developed through a public process for protecting the Jordan River and developing it as a community resource for the citizens of the counties and cities through which it passes.

The proposed community-wide assessment activities will help identify and characterize petroleum and hazardous substance contamination along the North Temple area and in particular along the Folsom Corridor and sections of the Jordan River. Envision Utah strongly supports the efforts of Salt Lake City to characterize contaminated sites for future clean-up and to encourage the reuse of Brownfields properties with a focus on transit-oriented development.

Envision Utah has a history of successful partnerships with Salt Lake City Department of Community and Economic Development in regional development planning. We look forward to supporting the work of the City and the EPA to address the environmental hazards and blighted areas along North Temple and to provide residents with healthier environments in which to work and raise their families. If you would like additional information, please contact me at (801) 538-5076 or 801-538-5078.

Sincerely,

Robert J. Grow
Board Chair

November 18, 2011

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear EPA Brownfields Assessment Grant Administrator:

The Fairpark Community Council is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant for the North Temple Corridor in Salt Lake City, Utah.

The Fairpark Community Council represents the interests of the 6,556 residents of the Fairpark neighborhood to the north of proposed project area along North Temple Street. The Fairpark community is made up of a significant proportion of people of a wide age range who have just moved to the United States from a foreign country and who work at a variety of occupations and with a wide range of incomes; middle- to senior-age urban singles who are established in their jobs and in their single family residences or apartments/condos; and younger urban couples just starting families and with a wide range of income. The Fairpark Community Council convenes monthly meetings, and we work closely with our community council liaison in the City's Office of the Mayor to communicate residents' concerns and interests to Mayor Ralph Becker and his representatives.

Residents and community council members participated in the public planning process for the North Temple Boulevard Plan, and we look forward to continuing our engagement with the City as it begins a Brownfields program to address the perceived threat of the presence of contamination from petroleum and hazardous substances that is contributing to the redevelopment challenges facing our community. The proposed community-wide assessment activities for the North Temple area are an important step in characterizing the environmental contamination from petroleum and hazardous substances and in addressing the environmental justice concerns of our residents. In the event that a grant is awarded and in support of the work of the City and the EPA, the Fairpark Community Council is committing to:

- Distribute brief fact sheets on the North Temple Area Brownfields Assessment to residents;
- Host multiple presentations from the City's Brownfields project team to inform residents of the purpose, activities, progress and findings of the North Temple Area Brownfields Assessment; and
- Work with the City's Brownfields project team to engage Fairpark residents in voicing their environmental justice concerns and in participating in the redevelopment planning activities along the North Temple Boulevard.

The Fairpark Community Council is pleased to partner with the City and the Redevelopment Agency of Salt Lake City in the identification and assessment of Brownfields sites in our community and to support mitigation and redevelopment that will contribute to the health and welfare of Fairpark residents. We look forward to your favorable review of Salt Lake City's proposal. If you would like additional information, please contact me at 801-898-2830 or john_go_st@netzero.net.

Sincerely,



Gordon Storrs
Chairperson



Jordan River Commission
195 North 1950 West, P.O. Box 144870
Salt Lake City, Utah 84114
801.536.4158
www.jordanrivercommission.org

November 18, 2011

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear EPA Brownfields Assessment Grant Administrator:

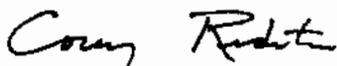
The Jordan River Commission is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency Brownfields Community-Wide Assessment Grant for the North Temple Corridor in Salt Lake City, Utah.

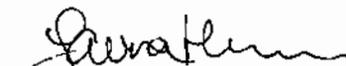
The Jordan River Commission is an inter-local agency created to provide oversight and technical assistance to local communities in planning, preservation, restoration, and recreational projects along the Jordan River corridor and to maintain a Master Jordan River Blueprint (the "Blueprint"). Petroleum and hazardous substance contamination impacts the health and welfare of residents as well as the environment. The Jordan River is listed as water quality impaired on the State of Utah 2008 303(d) list for low dissolved oxygen, high sediment, high levels of total suspended solids, high temperature, and high bacteria levels.

The proposed community-wide assessment activities for the North Temple Corridor are an important step in further characterizing sources of environmental contamination that may or may not be contributing to the impaired water quality of the Jordan River. In support of the City's efforts toward the rehabilitative redevelopment of lands affecting the Jordan River, the Jordan River Commission will be pleased to work with the City's project team and integrate the corrective actions plans for the North Temple Corridor Brownfields into the planning process for other restoration projects along the Jordan River.

The Jordan River Commission is pleased to commit its support for the City's concerted effort to protect the environmental resources of and ecosystem services provided by the Jordan River. We look forward to your favorable review of Salt Lake City's proposal. If you would like additional information, please contact me at (801) 536-4158.

Sincerely,


Councilman Corey Rushton
West Valley City Council
Jordan River Commission Chair


Laura Hanson, AICP
Executive Director

cc: Mayor Ralph Becker
Salt Lake City Council Members



Rebuilding Neighborhoods
house by house... block by block!

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

November 18, 2011

622 West 500 North Salt Lake City Utah 84116
t: 801.539.1590 f: 801.539.1593
www.nwsaltlake.org

Dear EPA Brownfields Assessment Grant Administrator:

NeighborWorks® Salt Lake is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency Brownfields Community-Wide Assessment Grant for the North Temple Corridor in Salt Lake City, Utah. NeighborWorks® Salt Lake has a 34 year history of visibly and successfully revitalizing the Fairpark and Poplar Grove neighborhoods and creating affordable housing by providing dynamic and creative leadership through partnerships with residents, youth, businesses, and government entities.

The Fairpark and Poplar Grove neighborhoods are two of six unique inner-city neighborhoods of Salt Lake City, Utah that are slowly recovering and becoming neighborhoods of choice due to targeted revitalization investment strategies by local non-profits, Salt Lake City, and the private sector. The proposed community-wide assessment activities for the North Temple Corridor are an important step in characterizing environmental contamination from petroleum or hazardous substances that are barriers to attracting affordable housing developments and that are influencing business in their decisions to locate or expand into the Fairpark and Poplar Grove neighborhoods. The threat of the presence of unremediated sources of petroleum or hazardous substances contamination is also impacting property values for single family residences as well as potentially impacting the health and welfare of the area's residents, which are typically low-income minorities.

Due to our substantial interest in the successful infusion of redevelopment capital into the Fairpark and Poplar Grove neighborhoods, NeighborWorks® Salt Lake is committing to partner with the City is its North Temple Corridor Brownfields Assessment project by leveraging our efforts to:

- Assist with community outreach and community engagement through our Westside Leadership Institute and YouthWorks program.
- Advise on appropriate strategies to maintain existing single family residence throughout the redevelopment planning process
- Engage in the long-range planning for in-fill housing projects in the project area

NeighborWorks® Salt Lake is pleased to partner with the City's efforts to identify and assess environmentally comprised sites that, once remediated, will support redevelopment that promotes the health and welfare of the Fairpark and Poplar Grove neighborhoods. We look forward to your favorable review of Salt Lake City's proposal. If you would like additional information, please contact me at 801-539-1590 or maria@nwsaltlake.org.

Sincerely,

Maria Garcia
Executive Director

BOARD OF DIRECTORS

RESIDENTS

- Billy Palmer
- Jordan Jones
- Sisilia Talfauli
- Terry Thomas
- Tiffany Sandberg
- Trinh Mai
- Victoria Orme

BUSINESS

- Curtis Mansfield
Rocky Mountain Power
- Kisty Morris
Morgan Stanley Bank
- James Wood
Bureau of Economic & Business Research
- John Taylor
CIT Bank
- Michael Plaizier
Zions Bank
- Rob Pedersen
Sallie Mae Bank
- Sheldon Woods
Pitney Bowes Bank

CITY

- Michael C. Akerlow
SLC Corporation
- Tim Tingey
Murray City
- Veronica Montoya
St C Police Ex - Officio



November 18, 2011

Environmental Protection Agency

Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear EPA Brownfields Assessment Grant Administrator:

The North Temple Community Advisory Committee ("NTCAC") is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency Brownfield Community-Wide Assessment Grant for the North Temple Corridor in Salt Lake City, Utah.

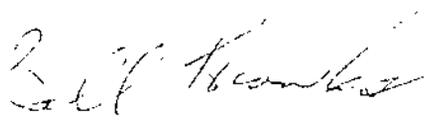
NTCAC is a group of business and property owners, and Community Council representatives that were active participants in the public planning process for the North Temple Boulevard Plan. They also advise City representatives and the community on matters related to business enhancement along the North Temple corridor.

As a contact for small business owners looking to expand or locate to the North Temple area, we are in a position to assist Salt Lake City in identifying and prioritizing brownfield sites that offer the strongest potential for private investment. Because of the historical industrial and commercial uses of properties along North Temple Street, there is a high concentration of brownfield sites. The proposed community-wide assessment activities for the North Temple Corridor are an important step in further characterizing sources of environmental contamination that may or may not be call for corrective action. An accurate characterization of the brownfields sites can serve as a catalyst for allaying the financial concerns of property owners and identifying redevelopment opportunities and reuses for the sites that return them to productive use.

In support of the City's efforts to maximize the productive reuse of brownfields sites along North Temple, NTCAC will assist Salt Lake City in identifying and prioritizing brownfield sites that offer the strongest potential to encourage business investment and expansion along North Temple Boulevard.

NTCAC looks forward to working with the Salt Lake City in completing the community-wide assessment of brownfield sites. If you would like additional information, please contact me at (801) 580-2626.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Knowles". The signature is written in a cursive style with a prominent initial "B".

Bill Knowles

Salt Lake City Ombudsman and NTCAC Chair

November 18, 2011

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear EPA Brownfields Assessment Grant Administrator:

The Poplar Grove Community Council is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant for the North Temple area in Salt Lake City, Utah.

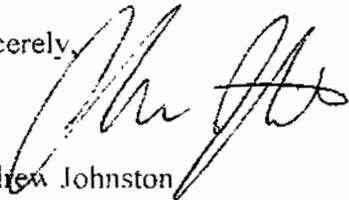
The Poplar Grove Community Council represents the interests of the 9,519 residents of the Poplar Grove neighborhood to the south of proposed project area along North Temple Street. The Poplar Grove community is made up of a significant proportion of foreign born individuals of a wide age range who have moved to the United States and who work at a variety of occupations with a wide range of incomes and younger urban couples just starting families and with a wide range of incomes. The Poplar Grove Community Council convenes monthly meetings, and we work closely with our community council liaison in the City's Office of the Mayor to communicate residents' concerns and interests to Mayor Ralph Becker and his representatives.

Residents and community council members participated in the public planning process for the North Temple Boulevard Plan, and we look forward to continuing our engagement with the City as it begins a Brownfields program to address the perceived threat of the presence of contamination from petroleum and hazardous substances that is contributing to the redevelopment challenges facing our community. The proposed community-wide assessment activities for the North Temple area are an important step in characterizing the environmental contamination from petroleum and hazardous substances and in addressing the environmental justice concerns of our residents. In the event that a grant is awarded and in support of the work of the City and the EPA, the Poplar Grove Community Council is committing to:

- Distribute brief fact sheets on the North Temple Area Brownfields Assessment to residents;
- Host multiple presentations from the City's Brownfields project team to inform residents of the purpose, activities, progress and findings of the North Temple Area Brownfields Assessment; and
- Work with the City's Brownfields project team to engage Poplar Grove residents in voicing their environmental justice concerns and in participating in the redevelopment planning activities along the North Temple Boulevard.

The Poplar Grove Community Council is pleased to partner with the City and the Redevelopment Agency of Salt Lake City in the identification and assessment of Brownfields sites in our community and to support mitigation and redevelopment that will contribute to the health and welfare of Poplar Grove residents. We look forward to your favorable review of Salt Lake City's proposal. If you would like additional information, please contact me at 801-671-1968 or andrewjohnston@yahoo.com.

Sincerely,


Andrew Johnston
Chairperson

SLVHD



Salt Lake Valley Health Department

Gary L. Edwards, M.S. • Executive Director

November 21, 2011

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear EPA Brownfields Assessment Grant Administrator:

Salt Lake Valley Health Department is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency Brownfield Community-Wide Assessment Grant for the North Temple Corridor in Salt Lake City, Utah.

Salt Lake Valley Health Department (SLVHD) is the public health regulatory agency for the proposed project area in Salt Lake City and is dedicated to promoting and protecting community and environmental health for residents. We have a long history of working to identify local issues that affect health and quality of life and then implementing proven programs to better the community and the lives of people who live and work there.

The SLVHD is aware that the threat of the presence of petroleum and hazardous substances contamination sites is having a significant impact on the blight conditions along the North Temple Corridor. The proposed community-wide petroleum and hazardous substance site assessments are an important step in characterizing environmental contamination and the potential impacts on the health and welfare of the residents in the North Temple Corridor.

As demonstration of our support and in the event that an EPA Brownfield Community-Wide Assessment Grant is awarded, SLVHD is committing to:

- Assist in compiling data to develop the North Temple Corridor Brownfields Environmental Conditions Inventory;
- Review progress and results of the community-wide Brownfields assessments at the monthly meetings of the Salt Lake County Environmental Task Force; and
- Take action on public health impacts identified in the corrective action plan.

SLVHD is pleased to support the work of the City and the EPA to identify and assess environmentally compromised sites that, once remediated, will support the redevelopment and reuse of properties along the North Temple Corridor and that will contribute to the health and welfare of the Fairpark and Poplar Grove neighborhoods. We look forward to your favorable review of Salt Lake City's proposal.

Sincerely,

Gary Edwards, MS
Executive Director
Salt Lake Valley Health Department



669 West 200 South

Salt Lake City, UT 84101

November 22, 2011

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Dear EPA Brownfields Assessment Grant Administrator:

Utah Transit Authority ("UTA") is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency Brownfield Community-Wide Assessment Grant (the "Grant") for the North Temple Corridor (the "Corridor") in Salt Lake City, Utah. UTA is the public transportation provider created by the Utah State Legislature to afford the citizens of the Wasatch Front region an innovative, accessible and efficient public transportation system. The Wasatch Front region is home to over 80% of the State's population and UTA, in partnership with cities such as Salt Lake, has built, and will continue to build, a system that has strengthened and connected communities through smart growth principle implementation and collaborative strategic initiatives.

The Corridor is one of the communities that UTA has championed, in partnership with various public, private and local non-profit entities, as a prime redevelopment opportunity for the Wasatch Front. Unfortunately various barriers must be overcome to ensure this project's success; two of the principal barriers to redevelopment, transportation and environmental contamination, are highlighted here.

To overcome the transportation barrier, and in support of the collaborative effort described above, UTA is investing over \$340 million dollars in the construction of the Airport Light Rail Line along the Corridor. This line will ensure that economic development efforts in an otherwise blighted community are not further constrained by lack of sufficient transportation.

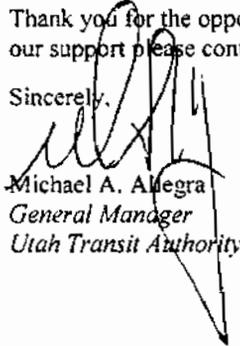
Overcoming the second barrier, perceived environmental contamination, is difficult and currently viewed as an almost insurmountable task given the communities limited financial resources. For this reason the community-wide petroleum and hazardous substance site assessments proposed for the Corridor are imperative for redevelopment. The award of this Grant will characterize the true environmental contamination on each site enabling the community to develop appropriate clean-up plans so that the area can be marketed as environmentally safe and viable for development.

As demonstration of our support, and in the event that the Grant is awarded, UTA is committed to sharing the environmental data and testing results that we have collected for construction of the Airport Light Rail Line for the Environmental Conditions Inventory. UTA further supports transit-oriented development around the Airport Light Rail Line station stops and will work with developers in this endeavor.

UTA is grateful for the chance to partner with the City in their efforts to identify and assess environmentally compromised sites that, once remediated, will support redevelopment along the Corridor and will contribute to the economic health and welfare of the surrounding neighborhoods.

Thank you for the opportunity to provide support for this project. If you would like additional information regarding our support please contact me at 801-237-1900.

Sincerely,


Michael A. Alegre
General Manager
Utah Transit Authority

ATTACHMENT D

Letters of Leverage Commitment

November 21, 2011

Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Re: EPA Grant Application: North Temple Corridor Brownfields Assessment Project

Dear EPA Brownfields Assessment Grant Administrator:

The Redevelopment Agency of Salt Lake City (RDA) is pleased to submit this letter of support for Salt Lake City Corporation's application for an Environmental Protection Agency (EPA) Brownfields Assessment Grant for the North Temple Corridor in Salt Lake City, Utah.

The RDA plays a pivotal role in revitalizing many areas of Salt Lake City and has the charge and financial tools to address blight and disinvestment in specific parts of the city. Today, areas that have previously suffered from social, environmental, physical, or economic challenges are transforming into areas characterized by a variety of useful amenities, community health, and safety. The Gateway District Study Area is a direct result of previous funding from the EPA Brownfields Assessment Grant used by the RDA and Salt Lake City to assess a 650-acre blighted industrial area. The RDA created two project areas that incorporate 256 acres of the Gateway District Study Area into two RDA project areas that have undergone active redevelopment activity, including a 40-acre large scale mixed use project ("The Gateway Mall"). This area, which is in the process of transformation into several new mix-used developments, including a major redevelopment near the transit hub, earned the designation as an EPA Brownfields Showcase Community.

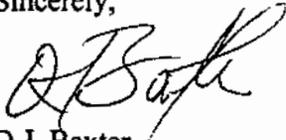
The North Temple Corridor Brownfields Assessment provides a new opportunity for the RDA to continue to work with the community to implement the City's master plan for the North Temple Corridor and to create vital housing opportunities, improve infrastructure, and participate in the economic development of the area.

As demonstration of our support, the RDA is committing leverage of three staff, valued at \$32,327 to the support the North Temple Corridor Brownfields Assessment project at the following levels:

- RDA Project Manager will devote five percent of full time effort each year for two years to serve as the Project Manager (\$17,776 based on actual salary and benefits).
- RDA Project Coordinator will devote ten percent of full time effort each year for two years to serve as the assistant project manager (\$14,561).

The RDA looks forward to the opportunity to partner with Salt Lake City and the EPA to work toward the reuse and redevelopment of brownfields sites along the North Temple Corridor that will enhance the economic opportunities for residents, businesses, and developers.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Baxter", written in a cursive style.

D.J. Baxter
Executive Director