

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields** *i. Overview of Brownfield Challenges and Description of Target Area:*

The City of Northglenn, Colorado, just a few miles north of greater Denver, began as a master planned community, incorporated in 1969. Early visions for the City included self-sufficient neighborhoods where most household needs could be met within a short distance. As such, the first major subdivisions included commercial, industrial, recreational, and school areas, centered on a regional shopping mall. Today, the City is landlocked, and the land within the municipal boundaries is fully developed. Future improvements are dependent upon the City's ability to reclaim vacant and blighted properties and capitalize on infill sites. Unfortunately, Northglenn's larger commercial developments have deteriorated and become large, blighted areas with aging infrastructure, environmental issues, and under-performing businesses. More than 85% of the City's commercial properties are located within their designated urban renewal areas. A cleanup grant will directly assist the City in redeveloping one of the largest brownfields sites in the City, the former Northglenn Recreation Center property (site). This 6.85-acre site is located in census tract 85.06 (target area) and will be redeveloped into a City-center and community gathering space, an amenity the City currently does not offer its residents and neighbors. In 2019, the City secured a developer to develop the property; but soil contamination was identified, the pandemic hit, and the developer withdrew from the project. An EPA cleanup grant will remove a significant barrier for the City to find a developer to bring the community's vision to reality.

*ii. Description of the Proposed Brownfield Site:* The site was originally agricultural land, and then owned by the Deal Development Company out of Texas and used as the Brown Reservoir, an at-grade reservoir with an encompassing six to eight-foot berm. After the City acquired the property, the berm was regraded and in 1975, the Northglenn Rec Center was constructed. Today, the site consists of a 6.85-acre parcel improved with an approximately 40,000 square-foot, former municipal recreation center, located on the western half of the property. This building was used as the Rec Center until 2021, when a new building was constructed nearby. The eastern half of the property is improved with paved parking and remaining site grounds are improved with landscaped areas and concrete paved walking paths. In its current state, the site provides little beneficial use to Northglenn residents. As of submittal of this grant application, asbestos abatement of the structure is in final stages of completion, and demolition of the Rec Center building will follow. This is the first vital step toward remediation, and revitalization of the site.

Based on multiple assessments, soils contain lead and arsenic concentrations exceeding the EPA Residential and Industrial Regional Screening Levels (RSLs) and/or the Colorado Department of Public Health and Environment (CDPHE) background concentrations for arsenic. Contaminated soils appear to be primarily located within the upper eight feet of the soil column. Spatially, arsenic impacts exceeding the CDPHE background concentration are widespread across the site, with lead impacts more localized along the eastern edge of the property and underneath the former Rec Center building. Based on the data collected from the various investigations, the CDPHE Voluntary Cleanup Program administrator, in consultation with CDPHE's epidemiological risk assessment team, identified alternative site-specific cleanup levels for soil impacts of 800 milligrams per kilogram (mg/kg) for lead, and 50 mg/kg for arsenic for residential use, provided any residual soils that were left in place would be capped by both four feet of clean fill, as well as a warning barrier. Approximately 19,000 cubic yards of soil contain contaminant concentrations above these new site-specific cleanup levels that will need to be disposed off-site.

### **b. Revitalization of the Target Area** *i. Reuse Strategy and Alignment with Revitalization Plans:*

Our objective is to offer a blend of residential units, with a primary emphasis on making affordable housing options available. This site holds a unique position at the core of our city, and its development would nurture a feeling of attachment and community pride among the residents of Northglenn. The site is part of the Civic Center Master Plan, which is designed to create public gathering spaces and offer a

diverse range of functions, breathing life into this piece of land. Our objective is to introduce local retail establishments that cater to the neighborhood's needs, generating employment opportunities and essential services for the community.

Given that Northglenn is the property owner, the city has played a central role in steering the entire Northglenn Civic Center redevelopment. The former Rec Center constitutes the northern section of the larger Civic Center redevelopment project. Our journey began in 2015, when we initiated community engagement through festivals, walking audits, newsletters, workshops, and visioning sessions. The community has been actively guiding the redevelopment process.

We conducted an in-depth analysis of redevelopment alternatives and selected a preferred master plan. Subsequently, we engaged in further community interactions to refine the master plan concepts and vision. In 2017, the City Council formally adopted the Northglenn Civic Center Master Plan, which established a clear vision for the site and provided guidance for its redevelopment. Since the plan's adoption, the city has successfully completed or is currently in the process of executing the first two phases of site development. This includes the construction of a new Recreation Center, Performing Arts Theatre, and Senior Center facility, as well as commencing the construction of a new City Hall.

In 2022, the City Council initiated an effort to update the development plan for the site, and this process will continue as the site's redevelopment progresses. In 2023, we also updated our Comprehensive Plan, underscoring the strategic importance of redeveloping this site and its incorporation into the larger Civic Center redevelopment, of which the initial stages on adjoining parcels have been completed, and the benefits to residents are already being realized.

*ii. Outcomes and Benefits of Reuse Strategy:* The Former Rec Center site is part of the larger Northglenn Civic Center Master Plan. This plan provides a Master Plan framework for redeveloping the full 21-acre campus. The public sector parts of the plan have been or are in the process of being implemented, which includes the new 87,000 square-foot community center housing the Rec Center, senior center, and community theater. The new 32,000 square-foot City Hall building is under construction and will be the first municipal building in Colorado to achieve the CORE Green Building certification. The building will be “Net Zero” for carbon emissions and include rooftop solar.<sup>1</sup> The proposed reuse specifically of the former Rec Center site is estimated to create 122 multi-family units, 34 townhomes, 19 live/work units, and 17,600 square feet of commercial/retail space.<sup>2</sup> The Civic Center Master Plan also incorporates a parkway and festival street at the site. These flexible spaces provide opportunities for events and ensure that the valuable Civic Center land will be actively used.

Due to the City's meticulous planning for this redevelopment, associated expenses have been thoroughly accounted for. As an illustration, the anticipated cost of the new City Hall stands at \$33.78 million, with funding derived from the 0.5% sales tax and the 4% Special Marijuana Tax, both earmarked exclusively for capital projects<sup>3</sup>. After all improvements are completed, the annual cash flows attributed to the privately-owned improvements will contribute approximately \$950,000 in sales, property, and accommodations tax. These will be unencumbered and available for future capital projects. In addition, the most recent appraisal in 2020 estimated the property value at \$2.1 million which could provide additional revenue through land sales to developers. Additional TIF revenue may also be realized.

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<sup>1</sup> [https://www.northglenn.org/government/project\\_updates/new\\_City\\_hall.php](https://www.northglenn.org/government/project_updates/new_City_hall.php)

<sup>2</sup> Northglenn-CCPT Housing – Site Plan. March 1, 2022. Available upon request from City.

<sup>3</sup> [https://www.northglenn.org/government/project\\_updates/new\\_City\\_hall.php](https://www.northglenn.org/government/project_updates/new_City_hall.php)

According to NOAA<sup>4</sup>, ongoing severe droughts are anticipated to persist, exacerbating water resource loss in the western US. The City is taking an aggressive and proactive stance by leading the way in the adoption of climate adaptation and mitigation strategies, exemplified by the recent introduction of the CORE Green Building Certification for the new City Hall building. Achieving this certification requires a 50% reduction in water consumption and a complete ban on potable water for irrigation. The City plans to encourage developers to help meet its sustainability goals outlined in the Northglenn Sustainability Plan Update – 2022, including a 25% reduction in potable water use by 2030. The City intends to apply low-impact development best management practices on the portions of the redevelopment under City ownership including bioretention planters, xeriscaping, tree trenches, and the use of permeable pavement. In addition to reducing water use, the City will encourage incorporation of energy efficiency measures throughout the redevelopment.

**c. Strategy for Leveraging Resources** *i. Resources Needed for Site Characterization, ii. Resources Needed for Site Remediation, iii. Resources Needed for Site Reuse:* To date, about \$1.5 million has been spent at the site for environmental assessment, asbestos abatement, and demolition activities. Funding has come from the City and Northglenn’s FY15 EPA Brownfields Assessment grant. For this cleanup grant application, the City is not requesting funds for personnel, project management, cleanup oversight or community outreach funds, as it intends to cover those costs in-kind.

Name of Resource	(1.c.i.) (1.c.ii.) (1.c.iii.) Assessment, Remediation, Reuse	Secured or Unsecured	Additional Details or Information About the Resource
<i>City of Northglenn</i>	Assessment and Remediation	Secured: letter attached	<b>Assessment</b> - In the event additional assessment is necessary, the City will evaluate covering the costs. <b>Remediation</b> - The City will contribute approximately \$200,000 to the remediation to cover the construction oversight costs, final voluntary cleanup report and materials management plan. The City will also cover the costs associate with filing an Environmental Use Restriction on the property.
<i>EPA TBA</i>	Assessment	Unsecured	If additional assessment is needed, the City may apply for a Targeted Brownfields Assessment through EPA.
<i>CO Brownfields RLF</i>	Remediation	Unsecured	If additional cleanup is necessary, the City will evaluate applying for an RLF loan, which has approximately \$2.5 million remaining.
<i>CDPHE’s Brownfields Tax Credit Program (SB 14-073)</i>	Remediation	Secured: letter attached	Qualifying environmental remediation costs are eligible for a 40% credit on the first \$750,000. The City met with CDPHE prior to submitting its Voluntary Cleanup Plan and will apply for tax credits for activities not funded with EPA grant funds.
<i>Tax Increment Financing</i>	Reuse	NA	The site is in Northglenn’s Urban Renewal Area #1. TIF funds are available for redevelopment activities.
<i>Enterprise Zone Tax Credits</i>	Reuse	NA	Enterprise zone tax credits can be claimed by businesses that purchase new equipment, or train or hire new employees.

**iv. Use of Existing Infrastructure:** The cleanup of contaminated soils at the site will facilitate the reuse of existing infrastructure. The site has an existing sidewalk along Civic Center Drive. Additional trunk infrastructure was needed for the full redevelopment project. The Northglenn Urban Renewal Authority funded \$9.9 million in trunk infrastructure, including water, sanitary sewer, a public road, and regional detention and water quality for the entire Northglenn Civic Center Redevelopment, which includes the

<sup>4</sup> NOAA, Cooperative Institute for Satellite Earth System Studies. <https://statesummaries.ncics.org/chapter/co/>

former Rec Center site. Furthermore, the site's strategic central location within the community grants easy access to other infrastructure, including broadband connectivity. Any further infrastructure requirements will be financed by the developer.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need** *i. The Community's Need for Funding:* The City of Northglenn is facing a challenge in securing the necessary financial resources for the remediation efforts at the former Rec Center site. When the initial master planning was undertaken for the Civic Center Redevelopment, there was no allocation for expenses related to soil cleanup since contamination had not yet been discovered. Unfortunately, the additional \$2.7 million required to complete this cleanup is beyond the City's financial capacity. It's important to consider the cost of living in Northglenn, which is indicated by a cost-of-living index of 121.5<sup>5</sup>. This index exceeds Colorado's index of 120 and the U.S. base average of 100. The index is calculated based on a national average of 100, with values below 100 signifying a lower cost of living compared to the U.S. average, and figures above 100 indicating a higher cost of living. Additionally, it's noteworthy that census tract 85.06 has the lowest median household income in Northglenn.

	Census Tract 85.06	Northglenn	Thornton	Broomfield	Westminster	Adams County	Colorado	US
<b>Median Household Income<sup>6</sup></b>	\$42,619	\$71,104	\$80,732	\$101,200	\$76,378	\$73,817	\$75,231	\$64,994

*ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations:* The former Rec Center is situated in census tract 85.06, which has been officially recognized as disadvantaged under the Justice40 initiative and is designated as an EPA IRA disadvantaged community<sup>7</sup>. This designation is attributed to several socioeconomic factors, including elevated housing costs, insufficient access to indoor plumbing, and falling within the 75th percentile for low income. Additionally, the tract qualifies as disadvantaged due to its placement in the 91st percentile for both low life expectancy and low income. Notably, the health indicator of low life expectancy stands at 25%, surpassing the state average of 18% and the national average of 20%.

As indicated in Section 2.a.i, residents within this census tract earn approximately 60% less than their counterparts in the City of Northglenn, and even less in comparison to residents elsewhere in the region and the state. Remarkably, census tract 85.06 is situated in the 92nd percentile for low income in the state and the 85th percentile nationally<sup>8</sup>. The population in proximity to the site skews towards youth and has a notably high rate of disability, as shown in the table below. Likewise, within the target census tract, 19% of the population primarily speaks a language other than English, further compounding existing health and welfare challenges<sup>9</sup>. In Adams County, 18% of households grapple with severe housing issues, such as overcrowding, high housing costs, lack of kitchen facilities, or inadequate plumbing facilities. This percentage surpasses the figures for Colorado at 16% and the entire United States at 17%.

<sup>5</sup> bestplaces.net/city/Colorado/northglenn

<sup>6</sup> US Census, Quickfacts, Population Estimates July 2, 2022

<sup>7</sup> EJScreen Community Report for Census Tract 08001008506

<sup>8</sup> Ibid

<sup>9</sup> Ibid

	<b>Census Tract 85.06<sup>10</sup></b>	<b>Northglenn</b>	<b>Adams County</b>	<b>Colorado</b>	<b>US</b>
Population <sup>11</sup>	6,249	38,106	527,575	5,839,926	333,287,557
Hispanic <sup>12</sup>	30%	34.8%	42.4%	22.5%	19.1%
Persons under 18 years <sup>13</sup>	26%	23.6%	24.5%	20.8%	21.7%
W/disability under age 65 <sup>14</sup>	15%	10.9%	8.1%	7.6%	8.7%

The site as it currently sits does not provide job opportunities, affordable housing, or any other local amenities. The redevelopment will truly embrace the live/work/play philosophy with over 150 residential units, and green space with an adjacent large regional park and trails. And the redevelopment will create 17,600 square feet of commercial/retail space which will in turn provide new jobs opportunities.

*(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:*

Lead and arsenic in soil are the contaminants of concern found at the site. Lead is a probable human carcinogen<sup>15</sup> and the Department of Health and Human Services (DHHS) and EPA have determined that inorganic arsenic, the kind found at the Former Rec Center Site, is a known carcinogen<sup>16</sup>.

<b>Adverse Health Affect*</b>	<b>Adams County</b>	<b>Colorado</b>	<b>US</b>
Cancer	397.4	391.7	442.3
Liver Cancer	9.8	7.2	8.6
Bladder Cancer	18	17.7	18.9
Lung Cancer	48.5	38.3	54.0
*All races, sexes, and ages. 2016-2020. Incidence rate is cases per 100,000			

Adams County has a higher overall cancer rate than 75% of the other counties in Indiana<sup>17</sup> and is ranked the 3<sup>rd</sup> highest county in Colorado for bladder cancer, outpacing the state and US.<sup>18</sup> In addition, Adams County has a statistically higher number of asthma emergency department visits than the statewide rate with a rate of 42.21 per 10,000 people for Adams County and 28.64 per 10,000 people for Colorado. This is also the second highest county rate in the state. Cleaning up the contaminated soils at the site will reduce a threat to residents of additional exposures to lead and arsenic; and exposure to either of these contaminants can lead to cancer.

*(3) Environmental Justice (a) Identification of Environmental Justice Issues:*

The Justice40 Initiative has made it a federal goal that certain federal investments flow to underserved communities that are marginalized, underserved, or overburdened by pollution. According to EPA’s EJScreen Climate and Economic Justice Screening Tool, the site is in an area that meets the Justice40 Initiative criteria, indicating the community is disproportionately exposed to contaminants. About 55% of residents in census tract 85.06 live in poverty<sup>19</sup> The table shows that the site is in a census tract where seven different indices are at the 90<sup>th</sup> percentile or higher for the state and those same indices are over the 80<sup>th</sup> percentile on a national basis.

<b>EJ Index</b>	<b>State Percentile</b>	<b>National Percentile</b>
Particulate Matter	95	82
Diesel Particulate Matter	92	87
Air Toxics Cancer Risk	92	81
Toxic Releases to Air	92	87
Traffic Proximity	93	85
RMP Facility Proximity	90	83
Wastewater Discharge	95	89

<sup>10</sup> Ibid

<sup>11</sup> US Census, QuickFacts, Population Estimates July 2, 2022

<sup>12</sup> Ibid

<sup>13</sup> Ibid

<sup>14</sup> US Census, American Community Survey, 2017-2021

<sup>15</sup> ATSDR ToxFAQs for Lead: <https://wwwn.cdc.gov/TSP/ToxFAQs/ToxFAQsDetails.aspx?faqid=93&toxid=22>

<sup>16</sup> ATSDR ToxFAQs for Arsenic: <https://www.atsdr.cdc.gov/toxfaqs/tfacts2.pdf>

<sup>17</sup> NIH National Cancer Institute, State Cancer Profiles, Incidence Rates Tables: <https://statecancerprofiles.cancer.gov/incidencrates/index.php>

<sup>18</sup> Ibid

<sup>19</sup> EJScreen Community Report for Census Tract 08001008506

Failure to redevelop the site will result in a deteriorating eyesore, compounding the challenges faced by an already burdened community.

*(b) Advancing Environmental Justice:* The cleanup and revitalization of the site will promote environmental justice through several avenues. It will expand access to affordable and sustainable housing options, introducing townhouses and multifamily units that encompass both affordable and market-rate residences. Enhanced access to safe and healthy housing elevates overall living standards. Additionally, the redevelopment will foster economic opportunities by attracting new businesses, consequently generating fresh job prospects.

The City has set a precedent with its new City Hall CORE Green Building certification and will work with a developer committed to integrating environmentally sustainable practices into the redevelopment. This not only mitigates the environmental footprint of the project but also fosters long-term sustainability, resulting in reduced energy costs for both residents and businesses, consequently alleviating the financial strain on low-income households. Importantly, no residents or businesses will face displacement throughout the cleanup and redevelopment of the site.

**b. Community Engagement** *i. Project Involvement ii. Project Roles*

Name of organization/ entity/group	Point of contact (name & email)	Specific involvement in the project or assistance provided
<i>Northglenn Urban Renewal Authority</i>	Allison Moeding, Executive Director: <a href="mailto:amoeding@northglenn.org">amoeding@northglenn.org</a>	Provide financial incentives for site redevelopment. Assist with funds for remediation cost overruns if needed.
<i>City of Northglenn Economic Development</i>	Allison Moeding, Director of Economic Development: <a href="mailto:amoeding@northglenn.org">amoeding@northglenn.org</a>	Promote redevelopment opportunities to development community and solicit local and regional businesses to locate in the development.
<i>AC-REP (Adams County Regional Economic Partnership)</i>	Lisa Hough, President & CEO: <a href="mailto:lisa.hough@ac-rep.org">lisa.hough@ac-rep.org</a>	Notify members of development RFP and opportunities for business expansion or relocation to the new development.
<i>Adams County Economic Development</i>	Lucas Workman, Economic Development Manager: <a href="mailto:lworkman@adcogov.org">lworkman@adcogov.org</a>	Promote redevelopment to businesses regionally to locate in the new development.
<i>Adams County Health Department</i>	Brian Hlavacek, Environmental Health Division Director: <a href="mailto:bhhlavacek@adcogov.org">bhhlavacek@adcogov.org</a>	Be available for questions from community regarding potential health concerns related to the cleanup and redevelopment.
<i>Neighboring Apartment Complexes: Reserve at Northglenn, Parkview Townhomes, Heritage at Stone Mountain, Carrick Bend</i>	Reserve At Northglenn <a href="mailto:grosales@secpropres.com">grosales@secpropres.com</a> Gus Rosales  Heritage at Stone Mountain Apartments <a href="mailto:manager@heritageatstonemountain.com">manager@heritageatstonemountain.com</a> Nikki Griswold, Manager  Carrick Bend <a href="mailto:carrickbendmgr@greystar.com">carrickbendmgr@greystar.com</a> Christina Oxford, Manager  First Parkview Townhomes <a href="mailto:bill@cmsincorp.net">bill@cmsincorp.net</a> Bill Bradford, Manager	Disseminate information to residents about public meetings, cleanup activities, and provide contact information for any concerns

<p>Adams County Workforce &amp; Business Center</p>	<p>Jodie Kammerzell Workforce &amp; Business Center <a href="mailto:jkammerzell@adcogov.org">jkammerzell@adcogov.org</a></p>	<p>Help recruit employees for new or expanded businesses at the site.</p>
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*iii. Incorporating Community Input:* Beginning in 2015, the Northglenn community was highly engaged and involved throughout the Civic Center Master Plan process. From informal one-on-one conversations at community events such as the Pirate Fest, to a planning commission walking audit, to a community workshop, to formal video-recorded City Council meetings that encompassed group discussions on the intricacies of the plan. In fact, the final Master Plan is a result of the collaboration and extensive input received throughout the process. Specific to the Former Rec Center portion of the Master Plan, several City council meetings have focused on how to modify the master plan and address the contamination found at the site. The public was encouraged to provide comments and ask questions.

For this grant application, we held an in-person meeting on November 1, 2023, to discuss the cleanup plan (ABCA) and EPA brownfields grant application. We plan to host two public meetings throughout the life of the grant and will announce these meetings through our key community partners listed above in Section 2.b.i., the City’s website, social media, and direct invites to the adjacent businesses and residential facilities. At the first meeting we will discuss the cleanup plan, solicit feedback, address concerns, explain environmental impacts and provide a schedule. If any questions cannot be answered at the meeting, the City will put the question and answer on the website and reach out to the person that asked the question to ensure all questions are appropriately answered. We also have our email address on our website and encourage residents to reach out. The second meeting will occur after the cleanup is complete to share the details and outcomes of the cleanup as well as next steps. We will develop a project fact sheet with contact information for distribution to the public at the first meeting and via the City’s web page, social media, and to key community partners. Virtual meetings will be conducted via Zoom™ in the event meeting in person is no longer appropriate per COVID-19 protocols. The City has an on-call contract with a language interpretation company that will provide translation services as needed. All community outreach activities will be reported in the quarterly progress reports.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Proposed Cleanup Plan:** The objectives of the proposed remedial actions are to attenuate human exposure risks from lead and/or arsenic in soils; and upon completion of the actions, a safe, site would be available for redevelopment for use by the greater community. In September 2023, Northglenn submitted a Voluntary Cleanup Plan (VCUP) to CDPHE. This comprehensive plan outlines specific remedial measures aimed at mitigating and reducing both short-term and long-term exposures to contaminants present at the site. The site consultant estimated approximately 41,400 cubic yards of soil with lead and/or arsenic concentrations exceed the EPA Regional Screening Levels (RSLs) or the CDPHE's average background levels. These impacts appear to be primarily concentrated within the upper 8 feet of the soil column. The draft ABCA identified various alternatives for cleanup, and were measured against five criteria: effectiveness, implementability, cost, reasonableness, and resilience against extreme weather events. Of the cleanup alternatives considered, the recommended remedial action included targeted soil excavation and disposal, engineering controls, and a soil management plan.

In collaboration with the CDPHE's Voluntary Cleanup and Redevelopment Program administrator, a site-specific remediation cleanup standard was established, specifying 800 mg/kg for lead and 50 mg/kg for arsenic. The volumetric model, constructed from historical investigation data, identified roughly 18,000 cubic yards of soil exceeding these site-specific cleanup levels.

The VCP proposes soil excavation activities involving the removal, stabilization, and off-site disposal of lead-contaminated soil exceeding the Toxicity Characteristic Leaching Procedure (TCLP) standard of

5 mg/L, designating it as hazardous waste. It also includes the removal and off-site disposal of soil with lead and arsenic concentrations exceeding the site-specific cleanup levels of 800 mg/kg for lead and 50 mg/kg for arsenic. Soils on-site exceeding EPA RSLs but falling below the site-specific cleanup levels, not removed during the remedial excavations, will be managed using administrative and engineering controls, including relocation and sequestration.

During the remedial excavation process, field screening of on-site soils will employ portable X-ray fluorescence (XRF) equipment calibrated against laboratory analytical data samples. Confirmation soil testing will be conducted to ensure that residual contaminant concentrations are below the site-specific cleanup levels. This testing will consist of one 10-point composite sample per 10,000 square feet of excavation area, focusing on arsenic, lead, and TCLP lead.

The excavated soil will be disposed of at a Resource Conservation and Recovery Act (RCRA) Class D Landfill after the stabilization of TCLP characterized hazardous waste. There are three local disposal facilities that will accept the waste. Waste profiles for disposal will be generated using existing site analytical data, supplemented with post-stabilization confirmation sampling.

Following the cleanup, the site will be regraded, and a warning barrier will be installed over any residual soils that exceed EPA residential RSLs. Clean fill material will be brought in to create a four-foot soil cap above the relocated soils. Additionally, an environmental use restriction will be implemented, allowing for residential use of the entire site while prohibiting sub-grade construction. This restriction will include details for adhering to the approved Materials Management Plan.

**b. Description of Tasks/Activities and Outputs:** The task described herein is the only task that would be funded by the brownfields cleanup grant. The City of Northglenn requests \$2,701,751 of EPA brownfield grant funding to complete the cleanup.

<b><i>Programmatic*</i></b>
<i>i. Project Implementation:</i> program management, EPA reporting, fiscal grant management, procure remediation contractor
<i>ii. Anticipated Project Schedule:</i> This work will be spread across the timeline of this grant.
<i>iii. Task/Activity Lead:</i> City
<i>iv. Outputs:</i> Up to 16 quarterly reports, annual financial and MBE/WBE/DBE reports, ACRES updates
<b><i>Community Outreach*</i></b>
<i>i. Project Implementation:</i> Two public meetings: one before cleanup and one after cleanup
<i>ii. Anticipated Project Schedule:</i> The first meeting will be conducted within two months of cooperative agreement. Northglenn intends to expedite the cleanup so it can take advantage of CDPHE’s Colorado Brownfields Tax Credit Program, which sunsets at the end of 2024. The second meeting will take place after the cleanup is conducted and a No Further Action letter is received from CDPHE (estimated spring/summer 2025).
<i>iii. Task/Activity Lead:</i> City
<i>iv. Outputs:</i> Public meeting records from two meetings, outreach materials
<b><i>Cleanup – only task primarily funded with EPA grant funds.</i></b>
<i>i. Project Implementation:</i> Coordination with CDPHE. Finalize ABCA.* Develop Quality Assurance Project Plan (QAPP)* and submit for EPA approval. Excavate and disposal of soil, installation of warning barrier, bringing in clean fill, re-grading.
<i>ii. Anticipated Project Schedule:</i> Updated ABCA and QAPP will be submitted to EPA within 2 months of award. Physical cleanup will be completed by the end of 2024.



<i>iii. Task/Activity Lead:</i> Remediation Contractor
<i>iv. Outputs:</i> 1 updated ABCA, 1 QAPP, 1 No Further Action letter, quantity (tons) of soils removed, square footage of warning barrier, final cleanup report*, 1 environmental use restriction, 1 Materials Management Plan*.

\*The City will cover in-kind costs for programmatic activities, community outreach, costs of qualified environmental professional oversight.

**c. Cost Estimates:** The City is only requesting grant funds for the physical cleanup at the site. Cleanup costs were determined by the City based on current market rates for services and cost estimates from remediation contractors. Excavation and disposal activities include mobilization, erosion control permitting, excavation, transportation, and disposal of wastes. For TCLP soils, stabilization is also included. We also included a cost contingency, bringing the excavation and disposal estimate to \$997,269. Site restoration costs include re-grading the site, water, the warning barrier, importing and placing clean fill, and post construction stabilization. With a cost contingency, the cost estimate came to \$1,704,482 for a total cleanup estimate of \$2,701,751.

Budget Categories	Project Tasks	
	Cleanup	Total
Construction	\$2,701,751	\$2,701,751
Total Direct Costs	\$2,701,751	\$2,701,751
<b>Total Budget</b>		<b>\$2,701,751</b>

**d. Plan to Measure and Evaluate Environmental Progress and Results:** The City will track project outputs, outcomes, other results in its quarterly reports and ACRES during the grant period, and after the grant period for the redevelopment and leveraging. Outputs include finalizing the ABCA, removal of 18,000 cubic yards of soil for disposal, installation of a warning barrier, and backfilling and compaction of clean on-site/imported soils. One remediation closure report will be completed, and one environmental use restriction will be placed on the property. Outcomes will include the number of acres ready for redevelopment, number of jobs created, number of housing units created, amount of contaminant reduction, increase in the City’s tax base and increase in property value.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** *i. Organizational Structure ii. Description of Key Staff:* The Northglenn Planning & Development Department will oversee and manage all activities under an EPA Brownfields Cleanup grant. The City of Northglenn has an \$120 million annual budget, regularly completes audits as required, and is in good financial standing. As a City of about 38,000, Northglenn typically manages between five and ten million dollars in federal funding annually by an accounting team of four. This grant will be managed by Brook Svoboda, Director of Planning & Development, Eric Ensey, Senior Planner, and JoAnn Koenig, Accounting Manager. This team works together often and has a seamless process to ensure all funding requirements are met for a variety of funding mechanisms.

Mr. Svoboda will provide program administrator oversight. His BS degree in Environmental Policy & Assessment along with 28 years of Planning & Development and CIP experience, including multiple soil remediation projects with Colorado Mountain Mining Communities, along with his 12 years with the City of Northglenn Planning & Development Department, provide him the perfect skill set particular to this project. Eric Ensey, Senior Planner, will oversee the day-to-day project management tasks associated with grant administration. Mr. Ensey has a Master of Urban and Regional Planning Degree from the University of Colorado – Denver, with 23 years of planning experience. He has been involved

with the Northglenn Civic Center Redevelopment from its onset and understands the nuances associated with it. He will be assisted by JoAnn Koenig, the City's accounting manager. Ms. Koenig has a BS in Accounting from the University of Phoenix and 40 years in financial management, with roughly 18 of those years directly managing grant accounting functions. She has been with the City for about 5 years and managed the financial aspects of Northglenn's brownfields assessment grant for 2019 and 2020. She submitted reimbursement requests and handled all federal reporting requirements.

*iii. Acquiring Additional Resources:* The city has enlisted the services of an experienced environmental professional through a contractual agreement, and the utilization of grant funds will not cover these particular services. We will draft bid specifications for a remediation contractor and ensure compliance with all federal procurement regulations in selecting a qualified contractor for the project. The chosen remediation contractor will also be mandated to adhere to federal Davis-Bacon requirements.

## **b. Past Performance and Accomplishments**

*i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments :* The City of Northglenn was fortunate to receive two FY15 EPA Brownfields Assessment Grants; \$200,000 for hazardous substances assessment and \$200,000 for petroleum assessment. The City contributed \$38,539.33 of in-kind time throughout the life of the grant for programmatic and property-owner outreach activities.

Both grants primarily focused on the West 104<sup>th</sup> Corridor, an area of commercial development. With grant funds, Northglenn completed 8 Phase I Environmental Site Assessment (ESAs), a Quality Assurance Project Plan, 2 Phase II ESAs, 2 remediation and reuse plans, 1 architectural building assessment and area-wide planning activities. Outputs and outcomes are accurately depicted in EPA's ACRE's database. Additional outputs and outcomes included:

- Redevelopment of an old, mostly vacant, bank property which is now 92% leased and the property now includes new senior housing. Private investment: \$5.97 million/Public investment: \$450,000;
- Reuse of a vacant 'box-store' into a new Arby's, SaveALot Grocery, and Auto Zone fulfillment center creating nearly 200 jobs. \$3.2 million in new infrastructure and total project investment of \$15 million;
- Relocation of a Starbucks, retaining 25 jobs. Private investment: \$250,000/Public investment: \$22,500. Old building now houses a Dutch Brothers Coffee Shop; and
- New sports complex resulting in 10 new jobs and 5 jobs retained. Private investment: \$5 million/Public investment: \$1.5 million.

### *(2) Compliance with Grant Requirements*

Northglenn spent \$191,447.53 (95.72%) of the hazardous substance assessment grant funds and \$94,775.03 (47.39%) of the petroleum assessment grant funds. Northglenn requested and was provided two grant extensions. We requested these extensions to continue our search for eligible petroleum sites. However, most petroleum brownfields sites we targeted were not eligible due to their eligibility for reimbursement through the Colorado Division of Oil & Public Safety Petroleum Storage Tank Fund, leaving us with unused petroleum funds. Therefore, we were delayed in our schedule for spending For the funds we spent, all results are property reflected in ACRES including acres and properties ready for reuse, leveraged jobs, and leveraged funding. Quarterly and MBE/WBE reports were completed on time (quarterly and semi-annually for MBE/WBE) as well as annual reporting requirements.