August 10, 2017

Stacey Eriksen, EIT
EPA Project Officer
US Environmental Protection Agency Region 8 - Brownfields Program
1595 Wynkoop Street
Denver, Colorado 80202-1129

SUBJECT: South Platte RiverPlace Initiative Brownfields Assessment Grant
USEPA Grant Number BF96835401-0
CFDA No. 66.818
Quarterly Progress Report
3rd Federal Fiscal Quarter 2017 (April - June 2017)

In accordance with EPA regulations 2 CFR Parts 200 and 1500 (specifically, 200.328 monitoring and reporting program performance), the City and County of Denver Brownfields Program (DBP) has prepared a quarterly progress report for the third federal fiscal quarter of 2017 (Q3 2017, April - June 2017).

PROJECT DESCRIPTION:

On August 12, 2015, the City and County of Denver (CCoD) was awarded and the cooperative agreement was approved for a $400,000 Brownfields Assessment Grant from the U.S. Environmental Protection Agency (EPA) to launch the South Platte RiverPlace Initiative (SPRI), which is a community wide brownfields assessment grant program to conduct environmental site assessments and cleanup planning on brownfield redevelopment properties within an 11-mile South Platte River corridor with a half mile buffer on either side. The SPRI seeks to assist in the transformation of sections of the river corridor into vital community resources where access to nature, economic development, housing and an emerging rail transit system contribute to the sustainability and livability of the area. Specific properties are selected from developer submitted applications where the developer has plans to redevelop the property and generally are in the process of acquiring the property.

The DBP formed the SPRI Steering Committee comprised of members from multiple CCoD agencies and augmented with representatives from the Colorado Division of Oil and Public Safety (OPS) and the Colorado Department of Public Health and Environment (CDPHE), local community members, and stakeholders. The objective of the SPRI Steering Committee is to 1) evaluate site information, 2) approve individual sites, and 3) prioritize sites using the criteria for site selection.

Criteria for site selection includes:
- In line with existing community plans
  - Conformance with adopted City plans;
  - Target transit oriented development (TOD) sites, affordable housing, or employment centers;
  - Located within corridor boundaries;
  - Level of neighborhood outreach;
  - Degree of community support;
  - Incorporation of appropriate South Platte Corridor Study elements into site design plans; e.g. urban design, green infrastructure, river activation, and connectivity;
  - Amount of funding;
Budget constraints and percentage of funds directed towards one site;
Details as to the anticipated scope of work to be performed, if known;
Ability to leverage other resources; and
The extent to which redevelopment funding has been secured.

Site development feasibility and project readiness
Site control and property owner granted access;
Timing for redevelopment;
Catalytic potential and beneficial impact on surrounding area; and
Economic feasibility and project readiness.

May include conceptual plans, business plan, or other planning or market analysis documents.

The DBP will assess potential contamination at selected brownfields sites on both public and private property and, when feasible and appropriate, will conduct cleanup planning on the sites if hazardous substances and/or petroleum are found. Potential assessment sites may involve Phase I and Phase II Environmental Site Assessment (ESA), brownfields area wide planning, and cleanup planning. Additionally, and as appropriate, the DBP will conduct asbestos and lead-based paint surveys of site buildings involved in demolition or renovation activities apart of redevelopment plans. A new Phase I ESA will not be required where an existing Phase I ESA that meets the All Appropriate Inquiry provisions is available and obtainable.

SCHEDULE:
The DBP continues to receive applications and identify potential projects. Through June 30, 2017, the DBP had received and approved five assessment applications which includes one for area-wide planning activities. During reporting period, the DBP received an assessment application for the 1401 Zuni Street project, also known as the STEAM on the Platte, which the steering committee approved on April 12, 2017.

As of June 30, 2017, the DBP and EPA/OPS had approved and allocated hazardous substance or petroleum grant funding for the following sites:

- **Platte Street Project** located at 1701 Platte Street in Denver, CO (Hazardous Substance)
- **Washington Street Project** located at 601 East 45th Avenue in Denver, CO (Hazardous Substance)
- **Brighton Boulevard Project** located between 38th and 36th Ave, and Brighton Boulevard and Wazee Street in Denver, CO (Hazardous Substance)
- **Pearl Street Project** located at 4100 Pearl Street for brownfields area wide planning (Petroleum)
- **Zuni Street Project** located at 1401 Zuni Street and encompassing several surrounding parcels. (Petroleum funding)

It should be noted that two of these sites, Zuni and Brighton, consists of multiple parcels that make up the site. For instance, Brighton Blvd. consists of almost four city blocks and six acres. On the Outputs and Outcomes Table, the Number of Sites column reflects the individual parcels/sub-sites that make up these two aggregate sites to count towards the target Output of 12 sites.

BUDGET SUMMARY:
The total assessment grant budget of $400,000 includes $200,000 each of hazardous substance and petroleum funding. Based on previous experience, six hazardous substance sites and six petroleum sites are budgeted as the targeted number of sites for assessment activities for a total of 12 sites. The actual number of sites will vary depending on the scopes of work.

Through June 30, 2017, the DBP has approved $226,500 for projects and $4,662 in program funds. Approximately 57% of the total $400,000 budget has been spent. A summary table showing grant activities through Q3 2017 is included as an attachment in this submittal.
SITE ASSESSMENTS:

Platte Street Project, USEPA ACRES Property ID 207481:

In October 2015, the DBP received a SPRI application in association with a proposed redevelopment plan of a surface-level parking lot located at 1701 Platte Street in Denver. The proposed redevelopment consists of a mixed-use, five-story structure with approximately 141,680 square feet (sf) of office space, 16,575 sf of retail, 33,650 sf of residential and two levels of underground parking for the public and neighborhood. This proposed redevelopment includes a pedestrian plaza connection to a proposed boutique hotel at the east adjacent property (1700 Platte Street) and the river.

The SPRI Steering Committee approved funding for a Phase I ESA at the 1701 Platte Street property, but funding for a Phase II ESA was contingent upon resolution of a property ownership dispute between the City and Colorado Department of Transportation. The Phase I ESA report was finalized on January 15, 2016 and identified recognized environmental conditions (RECs) associated with potential buried demolition debris containing asbestos containing material (ACM) and historical industrial activity in the area. Additionally, the site vicinity is known to contain coal-based fill in the subsurface. Based on the Phase I ESA findings, Phase II ESA were recommended. The Phase II ESA is currently on hold pending resolution of the property ownership dispute. DEH is continuing to reach out to Denver’s real estate group for status on the resolution.

Washington Street Project, USEPA ACRES Property ID 207421:

In November 2015, the DBP received a SPRI application in association with a proposed redevelopment plan of an existing outdoor equipment storage facility located at 601 East 45th Avenue in Denver. The proposed redevelopment consists of a self-storage facility with ground level commercial space that will potentially include retail, office or art gallery space along Washington Street.

The DBP Steering Committee approved funding for both Phase I and Phase II ESAs. The phase I and II ESAs have been completed for the project and no additional grant-funded assessment is planned for this project.

According to the developer, the property was acquired October 2016, demolition is expected to begin December 2016, construction start in January 2017, and construction is anticipated to be completed January 2018.

Brighton Boulevard Project, USEPA ACRES Property ID 217967:

The DBP received a SPRI application on April 11, 2016 for a redevelopment project of eight land parcels on four city blocks located along Brighton Boulevard near the 38th Avenue and Blake commuter rail station. The proposed redevelopment consists of razing the existing one-story industrial buildings to construct new multi-story buildings, as well as both subgrade and at-grade parking. The redevelopment will include construction of 300,000 sf of office and retail space, 225 units of market rate apartments, 215 units of affordable apartments, a farmer’s market, and potentially, a 121-room hotel. Of the planned apartments, 92 will be micro-apartments.

Phase I and II ESAs were previously completed for each parcel except for one. The DBP Steering Committee approved funding for a Phase I and II ESA on the remaining parcel and additional Phase II ESAs where additional investigation was required or where access was denied during the initial Phase II ESAs. EPA approved site eligibility on April 29, 2016. The Phase I and II ESAs have been completed and no additional grant-funded assessment is planned for this project. The phase II ESA identified the presence of light non-aqueous phase liquid (LNAPL) in the groundwater in the
southeast corner of the property. The property owner, developer, and consultant are working with OPS’ Brownfields Program. Additional delineation of the LNAPL area is underway to determine extent and source. This work is being funded by the developer.

The first phase of development for property under the developer’s control was highlighted in a web media article. Announced was the planned construction of a $60 million, 156,000 square foot, five-story office and retail development at 36th Avenue and Brighton Boulevard on 0.86 acres. Construction is planned to begin in early 2017 and finish by mid-2018. Denverinfill.com has a project page on the development.

The developer has purchased, 6 of the 7 land parcels assessed under the grant. Of the 6 properties, all are in various stages of permit approval at various Denver departments, and all have working designs for final construction:

- 3600, 3610, and 3636 Brighton Boulevard: In site plan approval; planned for 155,000 SF of office space.
- 3600 and 3609 Wynkoop Street: In re-zoning approval process; plan is for 160 units of multi-family housing (MFH) or 200,000 SF of office space based on final zoning approval.
- 3695 Wynkoop Street: In re-zoning approval process; plan is for 190 to 210 units of MFH.

For the MFH/residential portion of the redevelopment, the ratio of micro units, affordable housing units, and non-micro market-rate units as described in the grant application remains. However, there is still some discussion on where and on what land parcel each type of unit will be constructed. If you remember, the grant application indicated that minimally, 92 micro apartments that would by definition fall below the area median income (AMI) and 215 affordable-housing units with rent structures approximately 60% of AMI is planned.

The developer has not yet purchased 3609 Wazee Street, but controls the property for future development. The current owner, Gary Giambrocco, wasn’t ready to retire, and so the developer and current owner signed a contract that allows the owner to run his business for five years, at which time he must sell to the developer.

Pearl Street Project, USEPA ACRES Property ID 234988:

On August 17, 2016, the steering committee heard an application from Denver’s Office of Economic Development (OED) to conduct a brownfields area-wide planning study on a city-owned property at 4400 N. Pearl Street. A portion of the property is used for a water pumping station but much of the property remains vacant. The City is interested in exploring redevelopment ideas and potentially issuing an RFP to purchase and/or develop the property. OED’s proposal is to conduct a study of site design concepts which include civil and structural engineering and architectural schematic design to inform cost proforma studies to determine the feasibility of multi-story light industrial building forms. Multi-story commercial building could maximize the beneficial use of smaller infill sites where mixed uses and jobs are desired in particularly within the river corridor. The steering committee approved the application and $30,000 budget pending EPA’s approved of a revised grant work plan to incorporate area wide planning. The revised work plan was approved on January 26, 2017.

As a part of the area-wide planning study for this project, the Kanas State University (KSU) Technical Assistance to Brownfields (TAB) will be providing up to $22,500 in technical assistance to assist with conducting fiscal and economic impact analysis for the conceptual redevelopment to support potential public investment.
January 2017: The project team was assembled with working scopes, and meetings scheduled to bring together the expertise of a multi-disciplinary team.

February to early March 2017: Study of the site was conducted between the Project Coordinator/Site Planner, Civil Engineer (Matrix) with input from the two project architects to better understand the site development potential. Key guiding factors included the City’s zoning and parking requirements, and site constraints including the need to provide shared access to, and security separation from the City’s existing pump house and vault on the southeast corner of the site. Another constraint was the need to create a retaining wall along the Burlington Northern Santa Fe (BNSF) south rail grade to align a south entrance drive with 44th Avenue. Potential green infrastructure and low impact design as stormwater management strategies were also explored, including a rain garden, porous pavers in the parking area, and rooftop detention. MATRIX engineering identified the location and availability of utilities to the site, including water and sewer, as well as onsite powerline poles utilities to be relocated. Denver Development Services was engaged to collect feedback on two alternative site plans, including a wider street section with on-street parking, and a narrower street without on-street parking, but with a deeper building footprint by 5.5 feet. These site factors were considered while striving to maximize the building footprint to be at least 10,000 square feet (sf) for a viable light industrial manufacturing space.

3/17/17 – Team Meeting 1: Site Plan Alternatives – This full team kickoff meeting focused on review of the two site plan alternatives by the Development Services’ Transportation Engineer, Wastewater Engineer, and Project Coordinator. The team concluded that low impact design strategies such as a rain garden and porous pavers could complement a rooftop detention strategy that would minimize the site area requirement for an above-ground water quality/detention area. To maximize water quality, the idea of treating water from the public street with more pollutants to go into the on-site water quality/detention basin, in exchange for the cleaner stormwater runoff from the rooftop to go directly into the stormwater piping system. Early building sections were evaluated for each site alternative, including a building with a depth of 75 feet for the narrower street alternative, and a 69.5 feet deep building for the wider street alternative with on-street parking.

3/31/17 – Team Meeting 2: Tour of Geotech Environmental, Review of Site Plan Alternatives & Building Programming: The project team met at Geotech Environmental to tour the manufacturing facilities and gain familiarity with high tech manufacturing spaces. The team observed automated equipment that would be well suited on the ground level, as well as hand assembly areas that would be well-suited on a second level. Office uses are most compatible on the third level. This discussion provided the architects with guidance for the next phase of building programming and design.

4/14/17 – Team Meeting 3: Building Design Alternatives: The architects presented building concepts, including a two-story alternative for the deeper building footprint using conventional construction materials and methods, and a three-story alternative using shipping container construction for the on-street parking alternative. Feedback from the team encouraged further study of probable tenant divisions on each floor, and to maximize usable open area on the ground floor. Initial unit cost feedback was offered by the general contractor. A cost saving measure assumed for both buildings was to use a tall reach fork lift truck in lieu of a freight elevator to transfer pallets to a second floor, or to move equipment and garbage from the shared warehouse. This feedback was taken by the architects, also with encouragement to further study the zoning requirements for transparency.

4/24/17 – Team Meeting 4: Building Design – Two Alternatives – Container. This meeting focused primarily on a refined shipping container building alternative. Feedback was given for structural and cost efficiencies, and meeting probable user requirements on each level. The building design alternatives will continue to be refined and prepared for costing in proformas in May.
5/26/17 – Team Meeting 5: Leasable Building Area – Select team members met to clarify the leasable square footage in both building alternatives, including general manufacturing, custom manufacturing, warehouse and office areas. These areas were differentiated from common areas such as lobby, stairs and outdoor deck spaces. It was determined that interior renderings of the container building alternative were needed to share with real estate brokers to gather feedback for the potential leasable value of the unique spaces within, and between the containers. The building design of the container building was further refined to explore unique color options and window size adjustments to meet functional and aesthetic requirements.

June: Additional 3D modeling and rendering of the container building occurred to support a packet of drawings to share with brokers. Details such as the tall ceiling warehouse, ship ladder stair access to mezzanine office spaces, bike lockers, tall reach fork lift truck portals to the second and third floors, and other building features were rendered. Building exterior renderings included warehouse modeling, street frontage with trees and sidewalk, and fenestration details. Input was received from architects, and the industrial users from Geotech to meet building code regulations and to respond to end-user requirements.

July: Refinements to the site costing spreadsheet and building cost estimates took place, based on the recent design refinements to the building alternatives. Site costing adjustments reflect LID / water quality features, including a stormwater intercept from Pearl Street to the on-site detention, as a possible private / public WQ trade opportunity. This idea would route the more polluted street water into the green detention basin, while allowing the cleaner rooftop detention water to flow directly into the street. Site remediation costs were also plugged into the development cost spreadsheet.

Initial building cost estimates have been provided, with building cost refinements and value engineering taking place into the early weeks of August. This is allowing for the development proforma team members to begin testing the feasibility of development relative to likely lease rates for the various building uses. This capstone phase of the project will continue into the month of August, followed by fiscal and economic impact analysis of the commercial uses and jobs in the community. A team meeting will take place in August or early September to review the results of the proforma and the fiscal and economic impact analysis.

Once the full project study has been completed, the project report will be written, most likely during the month of September.

Zuni Street Project, USEPA ACRES Property ID 155784:
On April 12, 2017, the steering committee heard an application presentation by Urban Ventures, LLC for their Steam on the Platte project located at 1401 Zuni Street. The site was one of five catalytic sites evaluated under the South Platte brownfields area wide plan. The site is currently under a VCUP and the developer was requesting additional site investigation to evaluate the presence of additional undocumented petroleum USTs. Four petroleum USTs had been discovered during redevelopment even through the site was previously investigated under an extensive EPA TBA and additional environmental site assessments by the developer. The steering committee approved the application and OPS issued an eligibility letter for the site on April 12, 2017.

OTHER GRANT ACTIVITIES COMPLETED TO DATE:

- Under the community involvement effort, the DBP developed a grant specific webpage on the devergov.org website and marketing materials associated with the SPRI which included the SPRI application, a SPRI information flyer, a DBP brochure and banner, and a National Western Center brochure. The EPA approved $5,000 pre-award costs associated with the SPRI website development. Website development and marketing materials were funded by
The DBP formed a SPRI Steering Committee to evaluate project applications based on the ability to meet the intersection of need and opportunities as well as other criteria including congruence with existing community plans and neighborhood needs, amount of funding requested, and site development feasibility and project readiness. The Steering Committee is comprised of members from multiple City agencies including Dave Wilmoth (EQ), Michael Miera (Office of Economic Development), Bar Chadwick (Department of Finance), Tim Watkins (Community Planning and Development), and augmented with Tim Kelley (OPS), Fonda Apostolopoulos (CDPHE), Tangier Barnes (Groundwork Denver), rotating local developers including Paul Tamburello (GENERATOR) and Susan Powers (Urban Ventures) and rotating community representatives. The DBP developed internal written procedures for the SPRI Steering Committee to follow during the site selection process. These procedures include member responsibilities, rules of engagement and the decision-making process.

On September 28-29, 2015, Dave Wilmoth and Agatha Linger of the DBP attended the 2015 National Brownfields Training Conference in Chicago, Illinois to market the SPRI and other brownfields redevelopment opportunities within the City. Mr. Dave Wilmoth participated in a presentation with Urban Land Conservancy and the City of Cheyenne, “Brown to Green in the Wild West, Regional Green Infrastructure Solution”. Based on follow-on attendee discussions and the number of audience questions, the presentation appeared to be well received. DBP had a conference booth to market brownfields redevelopment opportunities, highlight major infrastructure and redevelopment projects, and provide information on program resources to a broad swath of the redevelopment community.

In an effort to conserve grant funding, conference associated costs were funded by the CCOD with the exception of travel and lodging costs for Dave Wilmoth and Agatha Linger which were funded by SPRI grant funds. The EPA approved $3,500 pre-award costs associated with conference travel and the DBP utilized $3,464.79 of the grant fund. Michael Miera with the DBP and Zach Clayton and Lisa Clay with EQ also attended the conference, but did not utilize SPRI grant funds.

The DBP prepared and submitted a draft Quality Assurance Project Plan (QAPP) for the SPRI to the EPA for review and approval. The intent of the QAPP is to provide generalized guidance for quality assurance during investigation activities. The QAPP was developed internally by EQ and third-party reviewed for quality assurance by MECx prior to submittal to EPA. The QAPP was subsequently approved by the EPA and finalized on August 5, 2015. The EPA approved $550 pre-award costs associated with MECx’s third-party QAPP review, but the DBP utilized $1,097.70 of the grant fund. It should be noted that the pre-award budget was not exceeded despite the cost overage associated with the QAPP.

On September 28-30, 2016, Dave Wilmoth and Agatha Linger of the DBP attended the 2016 EPA Western Brownfields Workshop in San Francisco, California, to share experiences and lessons learned with other municipalities and brownfields stakeholders on the SPRI and other brownfields redevelopment opportunities. Travel expenses for the workshop were covered by the Colfax Mainstreet Coalition Grant.

On March 14-15, 2017, Dave Wilmoth attended the EPA Region 8 Brownfields Assessment Grantee Roundtable.

On May 4, 2017, Denver Brownfields Committee Meeting held with committee members from various City agencies including Finance, Planning and Development, City Attorney’s Office, and Public Works. Dave Wilmoth and Michael Miera, the Denver Brownfields Program Managers, gave presentations on the Colfax Mainstreet Coalition and outcomes of fiscal impact analysis, update on South Platte RiverPlace Initiative grant activities, a brownfields
amendment legislation update, and an update on the Environmental Capital Fund (ECF) application. The ECF is an internal city agency grant funding headed up by DEH to fund environmental projects through a competitive application process. The DBP application for $75,000 to implement a city brownfields assessment pilot program to conduct brownfield assessments on behalf of private redevelopment projects outside of areas covered existing EPA brownfield grant. The pilot program will be completed within two years. Like other brownfield grant programs, sites will be selected from developer submitted application to a diverse committee of city representatives and community members.

COMMUNITY INVOLVEMENT:
Community involvement was a critical element in the development of the South Platte Corridor Study and provides a valuable reference as the CCoD continues its efforts to move from area-wide planning to encouraging socially responsible development. In addition, the extensive pre-grant proposal community outreach formed substantial relationships with community members and groups which will be further developed as the grant is implemented.

OUTPUT AND OUTCOME MEASURES TO DATE:
A summary table showing grant output measures is included as an attachment in this submittal. As reportable information is made available, the DBP will also evaluate and report on outcome measures.

The DBP will utilize SiteStats™, an economic and fiscal impact analysis tool, to help evaluate grant outcomes, such as economic benefits, public revenues and public costs. Using specific project information, SiteStats™ generates economic and fiscal impacts resulting from project construction, residents, business operations, and visitors on an annual basis over a ten-year period. To date, necessary input parameters are not sufficient to utilize SiteStats™; however, the tool will be used as the projects progress and input information becomes available.

UPCOMING GRANT ACTIVITIES:
The DBP continues to receive new assessment grant applications and continues to oversee activities associated with the active projects described in this submittal. Activities completed from July through September 2017 will be summarized in the Q4 2017 Quarterly Progress Report which will be submitted to the EPA in October 2017.

If you have any questions, please feel free to contact me at (720) 865-5438.

Best regards,

Dave Wilmoth, PE, PG
Denver Brownfields Program Manager
City and County of Denver
Dept. of Environmental Health
## GRANT FUND ACTIVITY TABLE
| Name of Assessment Project | Address | ACRES ID No. | Funding Type | Awarded Project Budget | Reimbursed Amount | Project Budget Available for Future Projects | Project Status | Commitment Approval Date | Site Eligibility Date | SAP Approval Date | Project Savings Available for Future Projects | Project Status Notes | Committee Approval Date | Site Eligibility Date | SAP Approval Date | Project Savings Available for Future Projects | Project Status Notes | Committee Approval Date | Site Eligibility Date | SAP Approval Date | Project Savings Available for Future Projects | Project Status Notes | Committee Approval Date | Site Eligibility Date | SAP Approval Date | Project Savings Available for Future Projects |
|---------------------------|---------|--------------|--------------|------------------------|------------------|-----------------------------------------------|---------------|--------------------------|---------------------|------------------|-----------------------------------------------|----------------------|--------------------------|---------------------|------------------|-----------------------------------------------|----------------------|--------------------------|---------------------|------------------|-----------------------------------------------|----------------------|--------------------------|---------------------|------------------|-----------------------------------------------|----------------------|--------------------------|---------------------|------------------|
| Platte Street Brownfield Project | 3701 Platte Street | 307881 | Hazardous Substance | $2,500.00 | $2,500.00 | $ | Active | 10/29/2015 | 11/10/2015 | NA | Phase 1 | Ninyo & Moore | 2/8/2016 |
| Washington Street Brownfield Project | 1811-1815 40th Avenue | 307951 | Hazardous Substance | $8,000.00 | $0,000.00 | $1,097.86 | Complete | 11/30/2015 | 12/10/2015 | 1/28/2016 | Phase 1 | Ninyo & Moore | 2/8/2016 |
| Brighton Blvd. Brownfield Project | 1111 and 1121 Brighton La Placita | 117817 | Hazardous Substance | $30,000.00 | $30,000.00 | $29,093.32 | Complete | 4/12/2016 | 4/29/2016 | 7/23/2016 | Phase 1, SAP, Phase II, ACM, | Terracon | 1/26/2016 |
| Pearl Street Project | 1800 Pearl Street | 308068 | Petroleum | $10,000.00 | $10,000.00 | $10,000.00 | Complete | 10/29/2016 | 11/10/2016 | NA | Active | | 2/8/2016 |
| Zuni St. - Steam on the Platte | 1401 Zuni Street | 155784 | Petroleum | $54,000.00 | $54,000.00 | $54,000.00 | Active | 4/12/2017 | 4/12/2017 | 6/15/2017 | | Ninyo & Moore | |

Counts:

- Active: 3
- Inactive: 0
- Complete: 2

Total Funds Drawn:

- Reimbursed Amount
- Total Committed Amounts
- Program Expenses
- Allocated Program Expenses
- Available Funds
- Spent Funds
- % Available
- % Spent

**Program costs, such as travel and QAPP development, are allocated equally between the Petroleum and Hazardous Substance budgets.**
## South Platte RiverPlace Initiative

### Grant Outputs and Outcomes Table

Revision date: August 10, 2017

<table>
<thead>
<tr>
<th>Name of Assessment Project</th>
<th>Address</th>
<th>ACRES ID</th>
<th>Number of outreach meetings</th>
<th>Number of training related seminars/meetings</th>
<th>Property Acres</th>
<th>Grant funds expended</th>
<th>Number of Jobs Created</th>
<th>Remediated/N FA</th>
<th>Property Site Redeveloped</th>
<th>Acres Redeveloped</th>
<th>Acres green space created</th>
<th>Affordable Housing Units Created</th>
<th>Community Health Facilities Created</th>
<th>Increase in City Revenues</th>
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NFA: No Further Action

TBD: To be determined as reportable information is made available during the redevelopment process.

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<td>TBD</td>
</tr>
<tr>
<td>2. Washington Street</td>
<td>801 E. 45th Avenue</td>
<td>207421</td>
<td>1</td>
<td>1</td>
<td>0.9</td>
<td>$48,682</td>
<td>TBD</td>
<td>NA</td>
<td>in progress</td>
<td>0.9</td>
<td>TBD</td>
<td>TBD</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>3. Brighton Blvd.</td>
<td>36th - 38th Ave</td>
<td>217967</td>
<td>7</td>
<td>8</td>
<td>8.12</td>
<td>$84,893</td>
<td>TBD</td>
<td>TBD</td>
<td>in progress</td>
<td>0.86</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>4. Pearl Street</td>
<td>1400 N. Pearl St.</td>
<td>234988</td>
<td>1</td>
<td>1</td>
<td>0.81</td>
<td>$90,000</td>
<td>TBD</td>
<td>TBD</td>
<td>in progress</td>
<td>0.86</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>5. Zuni Street</td>
<td>1401 Zuni St.</td>
<td>155784</td>
<td>4</td>
<td>1</td>
<td>3.2</td>
<td>$54,000</td>
<td>TBD</td>
<td>TBD</td>
<td>in progress</td>
<td>2</td>
<td>1</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
</tbody>
</table>
```

#### Key Points
- The table provides a comprehensive overview of the project outputs and outcomes for each assessment.
- Each row corresponds to a specific property or project site, with detailed information on various metrics such as acreage, funding, job creation, and associated city revenues.
- The "Name of Assessment Project" column identifies the specific location or initiative.
- The "Address" column provides the physical address associated with each property.
- The "ACRES ID" column is a unique identifier for each property.
- The "Number of outreach meetings" and "Number of training related seminars/meetings" columns indicate the number of community engagement activities.
- The "Property Acres" column shows the size of the property in acres.
- The "Grant funds expended" column details the amount of financial assistance provided.
- The "Number of Jobs Created" column reflects the number of new positions established.
- The "Remediated/N FA" column indicates the status of environmental remediation.
- The "Property Site Redeveloped" column highlights the areas that have been developed.
- The "Acres Redeveloped" column specifies the total acres developed.
- The "Acres green space created" column shows the green space added.
- The "Affordable Housing Units Created" and "Community Health Facilities Created" columns detail the number of housing and health facilities created.
- The "Increase in City Revenues" column quantifies the financial impact on the city for each project.

#### Additional Information
- NFA stands for "No Further Action," indicating no immediate action is required.
- TBD stands for "To be determined," signifying that information is pending and will be updated as it becomes available.

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The data in the table is subject to ongoing review and may be updated as more information is made available.