January 30, 2016

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
1st Federal Fiscal Quarter 2017 (October through December 2016)

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 first federal fiscal quarter of 2017 (Q1 2017, October through December 2016).

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), 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 September 30, 2016, the DBP had received a total of three assessment applications and has approved three sites for assessment activity through the same date. Additionally, one application has been received for area-wide planning activities. The DBP is currently awaiting approval from the EPA for a Workplan revision to include area-wide planning.

As of September 30, 2016, the DBP and the EPA/OPS had approved and allocated hazardous substance grant funding for the following sites:

- Platte Street Project located at 1701 Platte Street in Denver, CO
- Washington Street Project located at 601 East 45th Avenue in Denver, CO
- Brighton Boulevard Project located between 38th and 36th Ave, and Brighton Boulevard and Wazee Street in Denver, CO

**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 September 30, 2016, The DBP has approved $142,500 in eligible grant funds for projects plus EPA-approved pre-award travel and supply costs of $4,762.49 for a total of $147,262.49 or approximately 37% of the total $400,000 budget. A summary table showing grant activities for Q4 2016 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. 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, a Sampling and Analysis Plan (SAP) and Phase II ESA were recommended. The Phase II ESA is currently on hold pending resolution of the property ownership dispute.

**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 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 six 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 LNAPL in the groundwater in the southeast corner of the property. The property owner, developer, and consultant are working with Colorado Oil and Public Safety Division’s 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 acre. Construction is planned to begin in early 2017 and finish by mid-2018. Denverinfill.com has a project page on the development.
Pearl Street Project, USEPA ACRES Property ID TBD:

On August 17, 2016, the steering committee heard an application from Denver’s Office of Economic Development 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 will include civil and structural engineering and architectural schematic design to inform cost pro forma 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 area wide planning study for this project, the KSU 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.

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; however, in an effort to conserve grant funding and to contribute to the successful transformation of the river corridor, development of the website and marketing materials were funded by CCoD’s Department of Environmental Health, Division of Environmental Quality (EQ).

- 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 CCoD agencies including Dave Wilmoth (EQ), Agatha Linger (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, 2016, 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 CCoD. 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 and successes associated with this grant funded assistance.

**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. In order to communicate project status and community feedback, the SPRI community involvement strategy included the following activities during Q4 2016:

- The SPRI information flyer was translated into Spanish for community distribution, as outlined in the grant workplan.

**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 January through March 2017 will be summarized in the Q2 2017 Quarterly Progress Report which will be submitted to the EPA by April 2017.

Procurement for the Pearl Street Project consultants.

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

Best regards,

Dave Wilmoth, PE, PG
Denver Brownfields Program
Denver Dept. of Environmental Health
<table>
<thead>
<tr>
<th>Grant Number</th>
<th>Project Name</th>
<th>Start Date</th>
<th>End Date</th>
<th>Status</th>
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<td>Brownfield Initiative</td>
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<td>2017-12-31</td>
<td>Active</td>
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<td>GFO-002</td>
<td>Brownfield Development</td>
<td>2017-01-01</td>
<td>2018-12-31</td>
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<td>Brownfield Conservation</td>
<td>2018-01-01</td>
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<td>In Progress</td>
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Note: The above table is a sample and does not reflect the actual data.
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<thead>
<tr>
<th>Name of Assessment Project</th>
<th>Address</th>
<th>ACRES ID No.</th>
<th>Funding Type</th>
<th>Approved Project Budget</th>
<th>Reimbursed Amount</th>
<th>Project Savings Available for Future Projects</th>
<th>Project Status</th>
<th>Committee Approval Date</th>
<th>Site Eligibility Date</th>
<th>SAP Approval Date</th>
<th>Completed Deliverables</th>
<th>AAI Checklist Date</th>
<th>Contractor</th>
<th>Comments</th>
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<tr>
<td>Platte Street Brownfield Project</td>
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<td>207481</td>
<td>Hazardous Substance</td>
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<td>$2,500.00</td>
<td>-</td>
<td>Active</td>
<td>10/29/2015</td>
<td>11/10/2015</td>
<td>NA</td>
<td>Phase I, SAP, Phase II, ACM survey</td>
<td>2/8/2016</td>
<td>Ninyo &amp; Moore</td>
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<td>Washington Street Brownfield Project</td>
<td>207421</td>
<td>601 E. 45th Avenue</td>
<td>Hazardous Substance</td>
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<td>$48,682.12</td>
<td>817.88</td>
<td>Complete</td>
<td>11/30/2015</td>
<td>12/16/2015</td>
<td>1/26/2016</td>
<td>Phase I, Phase II, ACM survey</td>
<td>1/26/2016</td>
<td>Terracon</td>
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**Total: $142,500.00** | $136,075.31 | $6,424.79 |

**Counts:**
- Active: 1
- Inactive: 0
- Complete: 2

**Total Funds Drawn:**

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<tr>
<th>Description</th>
<th>Project Committed Amounts</th>
<th>Reimbursed Amounts</th>
<th>Project Savings Amounts</th>
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<td>NBC travel</td>
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<td>QAPP development</td>
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<td>$1,097.70</td>
<td>31.30</td>
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<td>SPRI brochure translation</td>
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<td><strong>Subtotal</strong></td>
<td>$4,762.49</td>
<td>$4,693.39</td>
<td>100.40</td>
<td>$4,662.09</td>
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**Allocated Program Expenses**

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<tr>
<th>Description</th>
<th>Program Expenses</th>
<th>Project Expenses</th>
<th>Total Project and Program Expenses</th>
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<tbody>
<tr>
<td>Petroleum Funds ($200,000 Budget)</td>
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<td>$0</td>
<td>$0</td>
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<tr>
<td>Hazardous Funds ($200,000 Budget)</td>
<td>$142,500.00</td>
<td>$136,075.31</td>
<td>$1,269.29</td>
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<tr>
<td><strong>Total $400,000 Budget</strong></td>
<td>$147,262.49</td>
<td>$140,768.70</td>
<td>$1,369.69</td>
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**Percent funds:**
- 36.82%
- 63.53%
- 100.34%

*Non-project specific costs, such as travel and QAPP development, were allocated between the Petroleum and Hazardous Substance budgets.*
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<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>Number of sites</th>
<th>Property Acres</th>
<th>Grant funds expended</th>
<th>Number of Jobs Created</th>
<th>Remediated/N FA</th>
<th>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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<tr>
<td>1. Platte Street</td>
<td>1701 Platte Street</td>
<td>207481</td>
<td>1 - applicant</td>
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<td>0.56</td>
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<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>2. Washington Street</td>
<td>601 E. 45th Avenue</td>
<td>207421</td>
<td>1 - applicant</td>
<td>1</td>
<td>1</td>
<td>0.91</td>
<td>$ 46,682</td>
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<td>46th - 58th Ave</td>
<td>217967</td>
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<td>4. Pearl Street</td>
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NFA: No Further Action
TBD: To be determined as reportable information is made available during the redevelopment process