



RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD: Dial 711

October 14, 2010

Ms. Diane Kelley  
U.S. Environmental Protection Agency  
John W. McCormack Bldg.  
5 Post Office Square, Suite 100  
OSRR-07-2  
Boston, MA 02109-3912

*RE: FY 2011 Brownfields Assessment Grant – Hazardous Substances & Petroleum*

Dear Ms. Kelley:

On behalf of the Rhode Island Department of Environmental Management ("RIDEM"), enclosed is a proposal for US Environmental Protection Agency (EPA) FY 2011 Brownfields Assessment Grant funding for hazardous substances and petroleum assessments for use on a *community wide* basis. As you are aware, RIDEM has a very successful Brownfields Assessment program and is the proud recipient of a 2007 and 2008 assessment grant covering seven communities in Rhode Island, as well as a 2009 Coalition Assessment Grant in which we partnered with three municipalities. The attached proposal for \$400,000 aims to provide support on a statewide basis to those rural/suburban communities that, to date, have not had the ability to participate in the Brownfields Assessment program.

RIDEM recognizes the increased challenges that all municipalities face, and the importance of transforming brownfields sites into productive properties to provide both immediate and long-term economic and environmental benefits. Through the information presented in this application, we hope it becomes clear that the successful relationships RIDEM's brownfields program has fostered with municipalities are real, measurable and highly valued by the entire brownfields redevelopment community in Rhode Island. The funding RIDEM has been able to provide to communities for brownfields assessments has helped eliminate public health concerns, create new greenspace and recreational opportunities, and provide new jobs and housing for local residents. However, the entire State of Rhode Island is experiencing the most dire economic conditions in recent history, with one of the highest unemployment and home foreclosure rates in the country. It is important to note that one recent natural disaster has negatively impacted many areas across Rhode Island. In March 2010, Rhode Island experienced its worst flooding in more than 100 years, as swollen rivers left neighborhoods under 10 feet of water, damaged river-side buildings and collapsed bridges and dams. The effects of the floods are still felt across many RI communities as neighborhoods are rebuilt, damaged bridges/roads remained closed and major retail/commercial centers slowly open their doors again. This disaster has only served to exacerbate Rhode Island's ongoing crisis. As such, the need for assessment work in numerous Rhode Island communities that are working diligently to revitalize one of their most limited resources - clean and usable land - is greater than ever.

RIDEM has established partnerships statewide and will continue to work with these stakeholders in determining priorities within each community. A total of 6 letters of support/commitment were received from community based organizations (see Appendix A). The following is the specific information requested in the proposal guidelines:

- a. **Applicant Identification:** RI Dept. of Environmental Management, 235 Promenade Street, Providence, RI 02908
- b. **DUNS Number:** 111441213

- c. **Funding Requested:** i) Grant Type: *Assessment*  
 ii) Funds Requested: *\$200,000 Hazardous Substances and \$200,000 Petroleum*  
 iii) Contamination: *Hazardous Substances and Petroleum*  
 iv) Scope: *Community Wide*

d. **Location:** State of Rhode Island

e. Not a site-specific proposal, therefore, not applicable.

f. **Contacts:**

<i><b>j) Project Director:</b></i>	<i><b>ii) Chief Executive:</b></i>
Cynthia M. Gianfrancesco, Principal Environmental Scientist RIDEM - OWM 235 Promenade Street, Providence, RI 02908 Ph: (401) 222-4700 (x7126) / Fax: (401) 222-3812 <a href="mailto:Cynthia.Gianfrancesco@dem.ri.gov">Cynthia.Gianfrancesco@dem.ri.gov</a>	W. Michael Sullivan, PhD, Director RIDEM 235 Promenade Street, Providence, RI 02908 Ph: (401) 222-2771 / Fax: (401) 222-6802 <a href="mailto:Michael.Sullivan@dem.ri.gov">Michael.Sullivan@dem.ri.gov</a>

g. **Date Submitted:** October 14, 2010

h. **Project Period:** Three years from date of Cooperative Agreement with EPA (10/1/11 – 9/30/14)

i. **Population:** State of Rhode Island: 1,053,209 (*from the US Census Bureau, ACS 2006-2008*)

**Threshold Criteria:**

1. **Applicant Eligibility:** The Rhode Island Department of Environmental Management ("RIDEM") is a government entity created by the Rhode Island General Assembly and is eligible to apply for funding through EPA's Brownfields Assessment Grant Program. RIDEM's enabling statute can be found at R.I. Gen. Laws Chapter 42-17.1.
2. **Letter from State or Tribal Environmental Authority:** Not required. Applicant is the Rhode Island state environmental authority (RIDEM). Implementation by RIDEM will ensure efficient compliance with state regulations and will facilitate interactions with other state programs to support redevelopment.
3. **Site Eligibility and Property Ownership Eligibility:** This is an application for Community-wide assessment funding, therefore information on site eligibility is not necessary and has not been included. Eligibility determinations will be made on a site-by-site basis, subject to EPA review and approval, as sites are identified.

Please contact me if you have any questions or need further information concerning this proposal. We look forward to a successful partnership with EPA in years to come. Thank you.

Sincerely,

Cynthia M. Gianfrancesco  
 Principal Environmental Scientist  
 Rhode Island Department of Environmental Management

cc: Don West, Environmental Management Support, Inc.  
 Leo Hellested, RIDEM



## EPA Brownfields Assessment Grant FY 2011 - (Haz. Substances & Petroleum) *RI Department of Environmental Management*

### THRESHOLD CRITERIA FOR ASSESSMENT OF GRANTS

- A. Applicant Eligibility: The Rhode Island Department of Environmental Management (“RIDEM”) is a government entity created by the Rhode Island General Assembly and is eligible to apply for funding through EPA’s Brownfields Assessment Grant Program. RIDEM’s enabling statute can be found at R.I. Gen. Laws Chapter 42-17.1.
- B. Letter from State or Tribal Environmental Authority: Not required. Applicant is the Rhode Island state environmental authority (RIDEM). Implementation by RIDEM will ensure efficient compliance with state regulations and will facilitate interactions with other state programs to support redevelopment.
- C. Site Eligibility and Property Ownership Eligibility: This is an application for community-wide assessment funding, therefore information on site eligibility is not necessary and has not been included. Eligibility determinations will be made on a site-by-site basis, subject to EPA review and approval, as sites are identified.

### RANKING CRITERIA FOR ASSESSMENT GRANTS

#### 1. Community Need

##### a. Health, Welfare, and Environment

Rhode Island is ideally situated in southern New England and is a state well-known for its seaside location on the Atlantic Ocean, historic architecture and wide-ranging educational, cultural and recreational assets. Communities across Rhode Island have received national recognition for their remarkable physical and economic revitalization. However, many pressing challenges continue to exist across this “Smallest State in the Union” – the pressing need to develop affordable housing, sustainable growth management in more rural areas (e.g. reducing urban sprawl), bringing underutilized sites back to productive reuse, and preserving the state’s historic and cultural resources.

Rhode Island’s widespread system of rivers was part of the soul of the American Industrial Revolution beginning in the late 1700’s. America’s first textile mill could have been built along practically any river on the eastern seaboard, but in 1790 the forces of capital, mechanical know-how and skilled labor came together in Pawtucket, Rhode Island where the Blackstone River provided the power that kicked off America’s drive to industrialization. In 1790, Samuel Slater, a defector from the English mills, came to Rhode Island with the knowledge of the closely guarded workings of cotton textile manufacturing machinery. Samuel Slater set up shop at the now famous Slater Mill along the Blackstone River and commenced spinning cotton full time – this is known as the flashpoint that began the American Industrial Revolution.

This new type of industry caught on along nearly every river in the State and by 1810 it was said that there was “probably no spot in New England ... in which the same quantity or variety of manufacturing business is carried on” (RI Historic Preservation Commission, 1978, 1998) as there was in Rhode Island. As industry boomed, the construction of dense neighborhoods of single and multi-family housing, as well as commercial and institutional buildings, spread across the State – from the southern town of Westerly along the Pawcatuck River, to the northern communities of Woonsocket, Pawtucket and Cumberland along the Blackstone River, and in more suburban communities like Coventry and West Warwick along the Pawtuxet River.

Rhode Island’s thirty-nine communities each have a long and interesting history – unique to each community, yet intertwined by a decline in quality of life due to faltering economic prosperity, environmental blight, and housing

challenges. Unfortunately, many of these similarities have been *negative* in nature since mid-2007 with the start of the national recession. Unemployment rates have skyrocketed, with Rhode Island experiencing some of the worst jobs numbers in the country. The state's unemployment rate stands at 11.8 percent (August 2010), 4<sup>th</sup> highest in the nation.

The industrial past of Rhode Island as the home of the American Industrial Revolution has saddled most communities with rundown historic mill complexes and other underutilized sites, all with extensive environmental concerns that impede economic development and prevent the creation of plentiful greenspace and recreational opportunities.

As much as the State's river systems have provided numerous valuable assets, they have also been the source of much recent economic and personal hardship. In March 2010, Rhode Island experienced its worst flooding in more than 100 years, as swollen rivers threatened to collapse bridges and dams. A stretch of the main East Coast highway, Interstate 95, was shut down, and Amtrak suspended trains on its busy Northeast lines through the State. The Pawtuxet River (in Central RI) ultimately crested at 20.79, nearly 12 feet above flood stage.

These overall impacts of brownfields sites in Rhode Island can be summed up as follows:

<b>Environmental Impacts</b>	<ul style="list-style-type: none"> <li>• Historically, numerous contaminants have been identified across RI, including heavy metals, PCBs, chlorinated volatile organic compounds, semivolatile organic compounds, arsenic and petroleum. Due to the fact that many of these sites are adjacent to/upgradient from the rivers, water quality impacts to the state's many rivers and Narragansett Bay are continuous.</li> <li>• Diminished fisheries/recreational resources residents due to pollution and blight; impaired scenic and recreational value of rivers and urban waterways.</li> <li>• Impacts to groundwater, surface runoff and migration of contaminants to neighboring properties; biological/physical/ chemical risk associated with contaminated sites (both large &amp; small sites).</li> <li>• The loss of clean, undeveloped land because developers want to avoid the stigma of building on a contaminated piece of property – this is especially true for schools, day-cares, and other sensitive reuses projects.</li> <li>• Contaminated sediment deposition during March 2010 historic floods.</li> </ul>
<b>Social/Welfare Impacts</b>	<ul style="list-style-type: none"> <li>• Impaired community/public safety.</li> <li>• Decreased quality of life due to the presence of run-down, underutilized properties.</li> <li>• Decreased number of affordable housing units.</li> <li>• Decreased number of local jobs &amp; impaired local business growth.</li> <li>• Decrease in civic pride, resident voice and municipal participation.</li> </ul>
<b>Public Health Impacts</b>	<ul style="list-style-type: none"> <li>• A growing number of abandoned and deteriorated sites/structures that pose clear health and safety risks for community residents; mill fires, unfortunately, continue to pose a significant risk, especially when the mill is located in a densely populated area.</li> <li>• High asthma due to local air quality issues; high lead due to paint and soil exposure</li> <li>• Ever-present exposure pathways (e.g. vapor intrusion, dermal contact).</li> <li>• Contact with impaired waters and sediment in major river systems.</li> </ul>

Statewide, the actual number of brownfields is unknown. What is known, however, is that the type of environmental, social and health impacts identified above are real and felt in all Rhode Island cities and towns. The types of industries/businesses commonly found in RI that will be addressed by the hazardous substances funding include automotive shops, gas stations, electroplating, dry-cleaning, and former textile & woolen mills which were later used for other industrial purposes, including machine shops. The types of industries/businesses commonly found in RI that will be addressed by the petroleum funding include automotive shops, gas stations, and former manufacturing facilities that utilized tanks for lubricants and heating oil.

If the growing demand placed upon RIDEM for assessment funding is indicative of the size and scope of the brownfields challenges across Rhode Island, this funding will be of tremendous value to the many municipalities and property owners vying for much-needed assessments.

	Rhode Island
Population*	1,053,209
Minority Population*	224,564
% Non White*	21%
% Population Living in Environmental Justice Community/Area **	19%

Sources: \* US Census Bureau, ACS 2006-2008

\*\* RIDEM's "Policy for Considering EJ in the Review of Investigation and Remediation of Contaminated Properties (June 2009) as found at: [www.dem.ri.gov/envequity/index.htm](http://www.dem.ri.gov/envequity/index.htm)

CHILDREN'S HEALTH AND WELFARE	Rhode Island
Total Child Population*	231,960
% Children with Elevated Blood Lead Levels (% screen positive)**	3.5%
% Children in Poverty ***	15.5%
% Children in Single- Parent Families*	32%
Children Hospitalized w/ Primary Diagnosis of Asthma, Rate per 1,000 Children ****	1.8

Sources: \* Rhode Island Kids Count [www.rikidscount.org](http://www.rikidscount.org) (US Census Bureau, ACS 2006-2008)

\*\* Rhode Island Kids Count [www.rikidscount.org](http://www.rikidscount.org) (Lead poisoning in children eligible to enter kindergarten in Fall 2011 screened with blood lead level  $\geq 10$  mcg/dull); based upon RI Dept. of Health Childhood Lead Poisoning Prevention Program statistics)

\*\*\* Rhode Island Kids Count [www.rikidscount.org](http://www.rikidscount.org) (US Census Bureau, ACS 2005-2008)

\*\*\*\* Rhode Island Dept. of Health, Hospital Discharge Database 2004-2008

In Rhode Island between 2004 and 2008, the hospitalization rate for primary diagnosis of asthma for Black children was almost four times the rate for non-Hispanic White children. Hispanic children were hospitalized for asthma almost two and a half times as often as White children. (Rhode Island Dept. of Health, Hospital Discharge Database 2004-2008)

In terms of poverty status of RI's children population, Rhode Island ranked 22<sup>nd</sup> overall (1<sup>st</sup> is best, 50<sup>th</sup> is worst) and in New England, RI's children ranked 5<sup>th</sup> near the bottom (1<sup>st</sup> is best, 6<sup>th</sup> is worst). Families with incomes below 50% of the federal poverty threshold are considered to be in extreme poverty. In 2009, the extreme poverty level was \$10,878 for a family of four with two children. Of the 36,970 children living below the poverty threshold in Rhode Island from 2006 to 2008, almost half (45%) lived in extreme poverty. In total, an estimated 7.2% (16,552) of all children of all children in Rhode Island lived in extreme poverty. (Rhode Island Kids Count using US Census Bureau, ACS 2006-2008)

According to the American Community Survey conducted by the U.S. Census Bureau, there were 211,762 children living with one or more of their parents in Rhode Island between 2006 and 2008. Of these, 32% (67,908) were living with an unmarried parent, an increase from 27% in 2000. (Rhode Island Kids Count using US Census Bureau, ACS 2006-2008)

8.6 percent of Rhode Island's 257,514 families lived below the federal poverty line. That's an estimated 70,000 people. Those are increases from 2008, when 7.7 percent of the state's 247,759 families - 62,000 people - were below the poverty line. Those figures do not include people who live in non-family households. In addition, the percentage of rental households that paid 35 percent or more of their income on rent rose from 38.1 in 2008 to 40.1 in 2009. (US Census Bureau 2009 American Community Survey)

## b. Financial Need

Like many other states, Rhode Island is facing severe fiscal challenges as part of the national economic downturn. In 2006 the RI General Assembly enacted a new law capping annual property tax increases beginning in FY 2008 at 5.25%, limiting the amount of money that can be raised from existing property. For many RI communities, this has limited funding from the existing tax base, and attention has turned towards increasing the overall tax base with the growth of business and new job sectors. Brownfields are viewed as a key part of this effort. Bringing underutilized sites back to productive reuse will help bring critically important resources back into Rhode Island's communities. Cities and towns with such limited tax bases are clearly challenged to have their operating budget cover the cost of education, public safety and general government operations. Due to their limited budgets, most Rhode Island towns (outside of the urban core) have little in the way of professional staff. This grant and previous grants received from EPA will allow RIDEM to play a key role for our more rural communities faced with blighted, contaminated sites. These communities often turn to RIDEM to help jump start their much needed revitalization priorities.

With just over one million residents, Rhode Island does not have the tax base to make up existing budget shortfalls without impacts being felt statewide. The resulting state budget cuts included reductions to all state agencies, including RIDEM – our agency's own budget (general revenue/state funds) has decreased from \$38.1 million in FY2007 down to \$32.6 million in FY2010. Similar severe cuts have been passed on to all municipalities (see table below on financial indicators for municipal impacts). In addition, the health of the State and national economy, and the recent elimination of the State Mill Tax Credits, which since 2001 helped spur assessment, cleanup and redevelopment of the numerous abandoned mills in the State, has resulted in the withdrawal of numerous developers from major redevelopment projects, once again leaving sites sitting dormant. As such, the State does not have the ability to sufficiently fund brownfields projects, and relies on EPA brownfields grants to assist municipalities, tribes and non-profit organizations in RI.

The following tables provide a clear picture of the demographics and financial statistics for Rhode Island.

DEMOGRAPHICS	RHODE ISLAND	U.S.
Population (2009)*	1,053,209	307,006,5550
People per Square Mile (2009)*	1,007	86.7
Population, percent change - 2000 to 2009*	0.5%	9.1%
Median Household Income (2008) *	\$54,562	\$52,029
White Persons, Percent (2009)*	88.3%	79.6%
Black Persons, percent (2009)*	6.4%	12.9%
Persons of Hispanic or Latino Origin, percent (2009)*	12.1%	15.8%
White persons not Hispanic, percent (2009)*	78.2%	65.1%
% Population Living in Environmental Justice Community**	19%	N/A

Sources: \* US Census Bureau State and County Quick Facts for Rhode Island; years indicated in table above.

\*\* RIDEM's "Policy for Considering EJ in the Review of Investigation and Remediation of Contaminated Properties (June 2009) as found at: [www.dem.ri.gov/envequity/index.htm](http://www.dem.ri.gov/envequity/index.htm)

More than \$100 million in direct federal aid has already been allocated to Rhode Island to help the families and businesses that were ravaged by the March 2010 flooding referenced above. The effects of the floods are still felt across many RI communities as neighborhoods are rebuilt, damaged bridges/roads remained closed, buildings along the rivers are left in disrepair and abandoned, and major retail/commercial centers are slowly opening their doors again. This disaster has only served to exacerbate Rhode Island's ongoing financial crisis as evidenced in the table below, and has created even more brownfields to add to the State's inventory of sites.

FINANCIAL INDICATORS	RHODE ISLAND
RI Unemployment Rate – August 2010* (4 <sup>th</sup> highest in the nation)	11.8%
Decline in Private Sector Jobs – December 2007 through August 2010*	33,700 jobs lost (equates to a decline of 7.9%)
RI Foreclosure Rates (2 <sup>nd</sup> Quarter 2010) ** (Highest in New England region)	8.73% of mortgages held were in foreclosure or more than 90 days delinquent
Overall Reduction in State Aid to Cities & Towns Over Past 2 Fiscal Years (FY2009 & FY2010)***	25%

Sources: \* RI Dept. of Labor & Training Labor Force Brief for August 2010.

\*\* Mortgage Bankers Association \*\*\* Provided by Rhode Island League of Cities and Towns.

Rhode Island has consistently had one of the highest unemployment rates in the nation since mid-2007. The State has the 4<sup>th</sup> highest rate in the nation behind California, Michigan and Nevada. (August 2010 Bureau of Labor Statistics) Rhode Island's unemployment rate for July 2010 (11.9%) was above the rates for its two neighboring states, Massachusetts (9.0%) and Connecticut (8.9%). Rhode Island's unemployment reached a record high 12.7% in 2009.

Rhode Island showed a steep annual decline in private sector jobs through July 2010, losing 5,300 jobs (-1.3%) between July 2009 and July 2010 alone. Jobs were also down in Vermont (-1.0%), but up in New Hampshire (+1.7%), Massachusetts (+1.2%) and Connecticut (+0.2%) with Maine remaining unchanged. (RI Dept. of Labor & Training Labor Force Brief for August 2010)

Comparing RI's ownership foreclosure numbers to its neighbors, RI's rate of 8.73% is highest in the New England region (Connecticut (7.38), Massachusetts (7.57), New Hampshire (5.96), Maine (8.26) and Vermont (4.76)). Nationally, Rhode Island ranked 8<sup>th</sup> in loan delinquencies of 90 days or more. The outlook for those choosing to rent is equally dire. Today, the average rent for a two-bedroom apartment in Rhode Island is \$1,120, an increase of \$350, or 45 percent, from 2001 rental prices. (Mortgage Bankers Association & Rhode Island Housing Rent Indicators)

Rhode Island's budget climate is such that approximately \$257 million has been eliminated in state aid to cities and towns over the past 2 years alone. This steep decline has resulted in widespread cuts to local education and elimination of municipal services, leaving cities and towns with an inability to manage brownfields sites in their communities. Raising taxes is not considered a viable option for the State, considering Rhode Island currently ranks 5<sup>th</sup> highest for median property taxes on homes and already has one of the highest sales taxes in the country at 7%, with California being the highest at 7.25% (The Tax Foundation, 2009)

Currently, Rhode Island has a great unmet funding need for assessment work in numerous communities. RIDEM has over 20 Targeted Brownfields Assessment (TBA) applications on file awaiting funding, with 11 ongoing TBA projects. The current funding for fiscal year 2009 for the TBA program, which includes \$100,000 annually from our 128(a) grant, plus past Brownfields Assessment Grants RIDEM has received (see cover letter and section 2.c.1), will allow only half (~10) of the 20 applications currently on file to be chosen for funding within the next year. Each year, RIDEM receives more and more TBA applications as municipalities become aware of the success of RIDEM's Brownfields Assessment program and look for assistance to encourage redevelopment in their communities. This grant is crucial to ensuring that the momentum of RIDEM's TBA program across the State continues, with particular emphasis on some of the more rural communities that previously have been unable to take advantage of EPA assessment funding.

## 2. Project Description and Feasibility of Success

### a. Project Description

RIDEM will utilize this grant funding in continued support of its well established Brownfields Assessment Program to be utilized statewide, allowing all 39 Cities and Towns in RI to be eligible, but intends to concentrate efforts in areas of most need such as suburban/rural areas which have a greater financial and technical inability to manage brownfields sites. RIDEM has been conducting Brownfields Assessments since 1996 at the inception of the EPA Brownfields Pilot program. Since 2005, the program has been managed by Cynthia Gianfrancesco as her primary job responsibility, and has grown from an initial annual budget of \$100,000 per year utilizing 128(a) funds, to between \$200,000 and \$400,000 per year utilizing a combination of 128(a), Brownfields Assessment Grant and State environmental funds. The Brownfields Assessment Program is a well recognized and trusted program which communities have come to rely and depend on. As described in Section 1 of this proposal, the State of Rhode Island is in dire economic need, having one of the highest unemployment and home foreclosure rates in the country. The majority of Rhode Island communities are small communities which are under-funded and under-staffed. From the mid-1850's through the early 1900's, manufacturing mills dominated the economy of Rhode Island and made Rhode Island the manufacturing capital of the nation. As a result, every municipality in the State has historic mills with adjacent former mill housing which are now decrepit and in disrepair, typically along rivers which were once utilized for hydro-power and waste disposal. The historic floods of 2010 have left these old mill areas in a state of further disrepair and abandonment, and these communities have come to depend on RIDEM's Brownfields Assessment program to provide assessment funding and expertise which they otherwise would not be able to obtain.

With this grant, RIDEM aims to stimulate other funding sources and economic development at brownfields sites, as well as facilitate identification and reduction of threats to human health and the environment. We intend to continue to assist municipalities and non-profits with site assessment activities at underutilized properties, which in many cases have been sitting vacant and tax delinquent for years.

The site selection process will begin in the early summer of 2011 with an announcement of funding availability and request for submittal of the currently established TBA application, which will be due in the fall of 2011. The announcement will be made through a variety of communications outlets, including press releases, direct email and the Internet, and with the help of our community engagement partners. One or more public informational meeting will be held to explain the process. The TBA application requires information necessary to determine if a site is eligible to receive assistance based on all of EPA's eligibility requirements. RIDEM's TBA application process is a competitive process and sites are scored and prioritized based upon numerous factors, such as the extent to which a property is underutilized, assessment costs, development of a reuse plan (which includes sustainable redevelopment), financial incentives offered by the applicant, leveraging of funds for cleanup, creation of open space, inclusion of sustainable practices and the applicant's community involvement process. The State of Rhode Island requires that each municipality prepare a Comprehensive Plan and Affordable Housing Plan, which must be updated through a stakeholder process every 5 years. Sites which have been identified in the Comprehensive Plan receive higher points. Upon receipt of all applications (and any that are already in the queue awaiting funding), all applications will be scored. The highest scoring applications (at least 2 for hazardous substances and 2 for petroleum) will be recommended for funding, with priority given to communities which do not have their own Brownfields Assessment grants, either individually or as a Coalition; therefore, it is likely that site selection will be focused on the more rural/suburban areas of the state. Recommendations for site selection will be sent to all Community Based Organizations in early 2012 for comments, and if requested, a public meeting to discuss the site selection process will be held. As a requirement of the site assessment selection, all applicants will be required (with our help) to carry out Community Engagement activities which may include, but not be limited to, notification to community members and hosting informational meetings to explain the site assessment process, findings, and cleanup/reuse plans.

Upon final site selection, sites will be assigned to one of RIDEM's five pre-approved Technical Assistance Contractors to initiate assessment activities. Environmental site assessment (ESA) activities to be carried out under this grant will



include a minimum of 2 Phase I ESAs, 2 Phase II ESAs, and associated cleanup planning tasks at 2 sites for both the hazardous substances and petroleum portions of the grant, for a total of 12 assessment tasks. All tasks can typically be completed within the grant period. As part of this process RIDEM works with communities and developers to establish reuse goals and coordinate cleanup goals and technologies into proposed site plans. RIDEM does not plan on implementing area wide planning as part of this grant due to the fact that our target area, the entire state, is beyond the scope of this type of grant.

To date, RIDEM has initiated or completed 43 brownfields assessments throughout Rhode Island with the help of federal funding, the majority of which have been redeveloped or are in the process of being redeveloped. Due to the fact that RIDEM is able to significantly leverage other funding sources, over 95 percent of this grant award will be utilized directly for site assessments and cleanup planning. Utilization of these funds will help to continue the successful progress of RIDEM's Brownfields Assessment program.

**b.i Budget for EPA Funding and Detailed Task Descriptions**

**Hazardous Substances**

Budget Categories	Project Tasks				
<i>Programmatic Costs</i>	Task I : 2 Phase I ESAs and community engagement activities	Task II : 2 Phase II ESAs and community engagement activities	Task III: 2 Cleanup Planning and community engagement activities	Task IV: Travel for 2 staff to EPA Brownfields Conferences and meetings	Total
<i>Personnel</i>	-	-	-		-
<i>Fringe Benefits</i>	-	-	-		-
<i>Travel</i>	-	-	-	\$ 2,000	\$ 2,000
<i>Equipment</i>	-	-	-		-
<i>Supplies</i>	-	-	-		-
<i>Contractual</i>	\$ 10,000	\$ 150,000	\$ 38,000		\$ 198,000
<i>Other</i>	-	-	-		-
<i>Total</i>	<b>\$10,000</b>	<b>\$ 150,000</b>	<b>\$ 38,000</b>	<b>\$ 2,000</b>	<b>\$ 200,000</b>

**Petroleum**

Budget Categories	Project Tasks				
<i>Programmatic Costs</i>	Task I : 2 Phase I ESAs and community engagement activities	Task II : 2 Phase II ESAs and community engagement activities	Task III: 2 Cleanup Planning and community engagement activities	Task IV: Travel for 2 staff to EPA Brownfields Conferences and meetings	Total
<i>Personnel</i>	-	-	-		-
<i>Fringe Benefits</i>	-	-	-		-
<i>Travel</i>	-	-	-	\$ 2,000	\$ 2,000
<i>Equipment</i>	-	-	-		-
<i>Supplies</i>	-	-	-		-
<i>Contractual</i>	\$ 10,000	\$ 150,000	\$ 38,000		\$ 198,000
<i>Other</i>	-	-	-		-
<i>Total</i>	<b>\$10,000</b>	<b>\$ 150,000</b>	<b>\$ 38,000</b>	<b>\$ 2,000</b>	<b>\$ 200,000</b>

Specific Tasks are as follows:

## HAZARDOUS SUBSTANCES

<b>Task I – Phase I Site Assessment</b>	RIDEM proposes conducting a minimum of 2 Phase I ESAs (projected output) at a cost of approximately \$5,000 each for a total of \$10,000. All Phase I ESAs will be conducted in accordance with EPA's All Appropriate Inquiry requirements and ASTM E 1527-05 requirements. Copies of all Phase I ESA Reports will be provided to the TBA applicant, property owner (if different than applicant), potential buyer (if applicable) and EPA Region I within 30 days of completion. At the completion of the Phase I, and in accordance with RIDEM policy, and State laws, Community Engagement activities for Environmental Justice and school/park citing will be carried out.
<b>Task II – Phase II Site Assessment</b>	RIDEM proposes to conduct a minimum of 2 Phase II ESAs (projected output) at a cost of approximately \$75,000 each for a total of \$150,000. All Phase II ESAs will be conducted in accordance with an EPA Region I approved Quality Assurance Project Plan (QAPP) and RIDEM <i>Rules and Regulations for the Investigation and Remediation of Hazardous Materials, as amended February 2004 (Remediation Regulations)</i> . Results will be compiled in a final TBA report and copies provided to the TBA applicant, property owner (if different from applicant), potential buyer (if applicable), RIDEM and EPA Region I within 30 days of completion. Community Engagement activities, in accordance with the RIDEM <i>Remediation Regulations</i> will be conducted under this task.
<b>Task III – Cleanup Planning Activities</b>	RIDEM proposes to conduct cleanup planning at a minimum of 2 sites (projected output) at a cost of approximately \$19,000 each for a total of \$38,000. Cleanup planning tasks may include the following: <ul style="list-style-type: none"> <li>• Abutter Notification/Public Notice</li> <li>• Limited Remedial Design Investigation &amp; Report</li> <li>• Remedial Soil Management Plan</li> <li>• Post-remedial Soil Management Plan</li> <li>• Public Meeting &amp; 30 Day Public Notice Period</li> <li>• Remedial Action Work Plan &amp; Remedial Planning</li> <li>• Environmental Land Usage Restriction Draft</li> <li>• Remedial Alternatives Analysis &amp; cost estimates</li> </ul>
<b>Task IV – Travel</b>	This task includes funding for travel for one staff person to attend one EPA Brownfields Conference. Estimated costs (airfare and travel/lodging/per diem) are up to \$2,000 depending on the location.

## PETROLEUM

<b>Task I – Phase I Site Assessment</b>	RIDEM proposes conducting a minimum of 2 Phase I ESAs (projected output) at a cost of approximately \$5,000 each for a total of \$10,000. All Phase I ESAs will be conducted in accordance with EPA's All Appropriate Inquiry requirements and ASTM E 1527-05 requirements. Copies of all Phase I ESA Reports will be provided to the TBA applicant, property owner (if different than applicant), potential buyer (if applicable) and EPA Region I within 30 days of completion. At the completion of the Phase I, and in accordance with RIDEM policy, and State laws, Community Engagement activities for Environmental Justice and school/park citing will be carried out.
<b>Task II – Phase II Site Assessment</b>	RIDEM proposes to conduct a minimum of 2 Phase II ESAs (projected output) at a cost of approximately \$75,000 each for a total of \$150,000. All Phase II ESAs will be conducted in accordance with an EPA Region I approved QAPP and RIDEM <i>Rules and Regulations for the Investigation &amp; Remediation of Hazardous Materials, as amended February 2004 (Remediation Regulations)</i> . Results will be compiled in a final TBA report and copies provided to the TBA applicant, property owner (if different from applicant), potential buyer (if applicable), RIDEM and EPA Region I within 30 days of completion. Community Engagement activities, in accordance with the <i>Remediation Regulations</i> will be conducted under this task.
<b>Task III – Cleanup Planning Activities</b>	RIDEM proposes to conduct cleanup planning at a minimum of 2 sites (projected output) at a cost of approximately \$19,000 each for a total of \$38,000. Cleanup planning tasks may include the following: <ul style="list-style-type: none"> <li>• Abutter Notification/Public Notice</li> <li>• Limited Remedial Design Investigation &amp; Report</li> <li>• Remedial Soil Management Plan</li> <li>• Post-remedial Soil Management Plan</li> <li>• Public Meeting &amp; 30 Day Public Notice Period</li> <li>• Remedial Action Work Plan &amp; Remedial Planning</li> <li>• Environmental Land Usage Restriction Draft</li> <li>• Remedial Alternatives Analysis &amp; cost estimates</li> </ul>
<b>Task IV - Travel</b>	This task includes funding for travel for one staff person to attend one EPA Brownfields Conference. Estimated costs (airfare and travel/lodging/per diem ) are up to \$2,000 depending on the location.

The majority of site assessment activities will be carried out by a State approved Technical Assistance Contractor (Contractor) (see Section 2.c.i Staff Expertise and Qualifications below for details), thereby providing job retention. Cost estimates are based upon actual costs for projects which have been completed during 2010 for similar work conducted under existing TBA contracts. In the event that costs come in under-budget, EPA approval will be sought for additional sites to be addressed under this grant. In the event that costs come in over-budget, costs will be covered by other brownfields assessment funding sources such as 128(a), state funds or EPA assessment grants. As previously indicated, cooperative agreement oversight and personnel costs will not be charged to this grant; however, estimated in-kind personnel costs over the three year grant period are expected to exceed \$100,000.

#### **b.ii Leveraging of Additional Resources**

RIDEM has the ability to leverage funds from several different sources, as it has successfully done for the past 5 years. RIDEM currently has the ability to leverage CERCLA Section 128(a) Subtitle C funding through an EPA Cooperative Agreement. All personnel oversight for work conducted under Brownfields Assessment grants will be paid for out of the 128(a) grant, allowing allocation of the majority of this Section 104 (k) grant to be directed to assessment work. Throughout its assessment experience, RIDEM has found that nearly all projects require additional assessment work upon completion of the initial Phase II work, which is why \$75,000 in Phase II funding has been budgeted for each project. \$75,000 is generally enough to complete all assessment work necessary; however, in the event that additional funds are needed in addition to those budgeted, RIDEM does have other limited funding sources to augment each projects budget, if necessary. RIDEM's Section 128(a) grant has consistently had \$100,000 authorized annually for contractual expenses to conduct TBAs and/or cleanup work and we anticipate that future cooperative agreements will have equivalent funds which can be used for assessment work not met through this grant, or for cleanup planning and limited cleanup activities at these sites. In addition, RIDEM has some funding available from Natural Resource Damage Claim settlements which have specifically been earmarked to be used for brownfields assessments within the Pawtuxet and Blackstone River watersheds (approx. \$200,000, to be spent over the next 3-4 years). While these additional sources of funding are not enough to initiate all assessment projects we currently have in the queue, through intense project management we have been able to properly manage each project in order to meet all assessment requirements and supplement cleanups as needed.

RIDEM typically works with applicants to leverage funding sources they may have available in order to complete these redevelopment projects and bring the sites into complete reuse. Additional funding sources available to applicants either during or after assessment currently include EPA Cleanup Grants and Revolving Loan Funds, Rhode Island Economic Development Corporation Grants and Revolving Loan Fund, Housing and Urban Development grants, Community Development Block Grants, US Department of Agriculture grants, US Economic Development Administration funding, and grants/loans from Rhode Island Housing.

#### **c.i Programmatic Capability**

The RIDEM TBA and Assessment Grant Program is operated under RIDEM's Office of Waste Management, Site Remediation Section. The program is managed by Cynthia Gianfrancesco, a Principal Environmental Scientist, who has worked for RIDEM for over 22 years in hazardous waste and site assessment/remediation programs. Ms. Gianfrancesco has been managing EPA grant funded programs since 1990, including the Superfund Pre-Remedial Program (1999 to present), the TBA program (January 2005 to present), and Assessment Grant program (June 2007 to present) all of which the majority of funding is dedicated to carrying out site assessments. Ms. Gianfrancesco reports to Matthew DeStefano, a Supervising Engineer, who assists with the decision making process of managing the grant, site specific decisions and federal and state reporting requirements. The Site Remediation Section currently employs 12 engineers and scientists that support RIDEM's Brownfields Program whose time/experience can be drawn upon, as well as hundreds of engineers and scientist Department wide in all areas of environmental management. Also, RIDEM's Office of Management Services is dedicated to RIDEM's financial management and has a staff of financial experts who manage the details of all EPA grants. Some grant management activities, such as assistance with ACRES reporting and

budget tracking, have been tasked to one of the State Technical Assistance Contractors. In the unlikely event that Ms. Gianfrancesco vacates her position, another staff person will be assigned to manage the program.

The majority of assessment work, including compilation of the Phase I assessments, Quality Assurance Project Plans (QAPP), Phase II assessment field work and Targeted Brownfields Assessment Reports is carried out by a RIDEM Technical Assistance Contractors. The Contractors are pre-qualified environmental professionals who are selected to participate in the State of Rhode Island Master Price Agreement (MPA) #309 for site assessment and remediation activities after going through a public bid process which complies with the Federal procurement procedures contained in 40 CFR 31.36. Contractors are selected for a period of three years with three annual renewals after being pre-qualified for technical capability and their rates pre-approved. Contractors are selected from the MPA on a site-by-site basis. As a cost saving measure, these Contractors have all been required by RIDEM to possess a Region I approved Generic Brownfields QAPP, so that each project only needs a Site Specific QAPP Addendum. This has allowed additional funding to be available for actual assessment work at sites. RIDEM staff and the Contractors will be dedicated to carrying out all assessment activities under this grant.

**c.ii Past Performance**

**Current Grants & Fund Expenditures**

RIDEM's Office of Waste Management (OWM) currently manages three EPA Assessment Grants and one Section 128(a) grant, as well as over 70 other federal grants annually for which the accounting is managed by RIDEM's Office of Management Services. RIDEM's OWM has been managing EPA Cooperative Agreement grants since 1985 with the first Superfund Pre-Remedial Multi-Site Cooperative Agreement. Since that time, RIDEM has managed annual cooperative agreements, including Superfund National Priority List, CORE, Superfund Pre-Remedial, and Brownfields 128(a).

The five most recent Brownfields grant received by RIDEM's Office of Waste Management currently are on schedule to expend all funds on or before the end of the grant period, as follows:

Grant Name	Grant Period	Original Funded Amount	Balance of Funds as of 10/1/10	Approx. amount of funding allocated	Approx. % of Work Plan Tasks Completed
FY 2008 Section 128(a)	10/1/08-9/30/09	\$1,185,519	\$ 0	100%	100%
FY 2009 Section 128(a)	10/1/09 – 12-31-10	\$1,126,200	\$ 400,000	100%	>85%
FY 2007 Brownfields Assessment Grant – Hazardous Substances	10/1/07-9/30/11	\$ 200,000	\$ 58,000	100%	> 85%
FY 2008 Brownfields Assessment Grant – - Hazardous Substances - Petroleum	10/1/08-9/30/11	\$ 200,000 \$ 200,000	\$ 110,000 \$ 130,000	100% 100 %	>80% >80%
FY2009 Brownfields Coalition Assessment Grant	8-4-09 – 8-4-12	\$1,000,000	\$ 825,000	50%	~35%

**Compliance with Grant Requirements**

For each of these grants, RIDEM has consistently met the Terms and Conditions of the grants, is current on submittals of quarterly reports/financial status reports, and is up-to-date with ACRES data input and submittal. For all grants, RIDEM has substantially completed or is on schedule to complete all work plan tasks and has completed the majority of expected results - or more - under each grant.

## Accomplishments

RIDEM's Brownfields Assessment Program has been providing brownfields assessment assistance to municipalities, tribes and non-profit organizations since 1996. RIDEM has been managing EPA Brownfields cooperative agreements since the inception of the Brownfields Pilot program in 1996, including the Brownfields Showcase Community Pilot from 1998 through 2002. RIDEM has also been the recipient of EPA's Section 128(a), Subtitle C grant since 2003 which currently provides over \$1 million annually to support our brownfields programs. RIDEM's OWM has also managed nearly \$1 million in TBA funding since 1999.

With the help of federal funding, RIDEM currently has 11 brownfields assessment ongoing and has completed 32 brownfields assessments for municipalities and non-profit organizations, the majority of which have been redeveloped or are in the process of being redeveloped. All accomplishments have been reported to EPA through quarterly reports and ACRES. RIDEM has established a successful methodology for soliciting and selecting sites for assessments under these grants (See Section 2.a.i for details). Site selection criteria has been and will continue to be determined based upon RIDEM's TBA application and prioritization system which is currently in use. Currently, RIDEM has on file approximately 20 TBA applications and intends to initiate approximately half of those assessments within the next year, leaving the remaining essentially unfunded until which time that additional funding can be obtained. Through the extensive outreach efforts which RIDEM has conducted, municipalities and non-profit organizations across the state have come to depend on RIDEM's Brownfields Program.

Our most successful project to date is the Woonsocket Middle School project which transformed a 20 acre, 100 year old industrial/mill site with multiple property owners into the largest middle school campus in New England. RIDEM worked with the City of Woonsocket to accomplish investigation and remediation of every parcel, utilizing a combination of EPA Assessment funds from the City of Woonsocket Grant, 128(a) funds from RIDEM, the City of Woonsocket EPA Cleanup Grants, and the Rhode Island Economic Development Corporation Grant and Revolving Loan Fund for a total of \$2 million in funding. RIDEM is now in the process of conducting assessment work under it's current EPA Assessment Grant funding at the former middle school property for potential sale and redevelopment, thus providing income to the City through the sale and future taxes on the property.

## Adverse Audit Findings

Based on information from RIDEM's Office of Management Services, there have been no adverse findings reported.

### **3. Community Engagement and Partnerships**

#### **a. Community Engagement Plan**

As the leading state agency for environmental affairs in the State of Rhode Island, RIDEM is experienced with the process of notifying and engaging the public in high-priority environment and land use decisions/projects which will have significant impacts on local neighborhoods. In addition, RIDEM's long standing and well-established brownfields program has developed cooperative partnerships with numerous organizations, communities and other state entities focused on brownfields revitalization and environmental issues associated with brownfields reuse.

RIDEM is fully committed to developing all appropriate avenues to engage the community in the execution of this grant award. Community outreach and stakeholder involvement will be essential to the success of this funding opportunity. RIDEM will aim to take advantage of the state's very small size and strong communication opportunities/resources to ensure the development of partnerships and comprehensive community involvement. RIDEM, in partnership with community leaders and the community based organizations highlighted in this grant, plans to inform and educate residents and various stakeholders of the process for expending funds in order to prioritize and assess potential brownfield properties. Comments which are received during the community notification process will be reviewed and, as appropriate, incorporated into the decision making process. In addition, core elements of RIDEM's June 2009 '*Guidance*

*Policy for Considering Environmental Justice in the Review of Investigation and Remediation of Contaminated Properties'*, which focus on creating clear, timely and effective processes for on-going two-way communication and engagement during brownfields assessment/redevelopment projects, will be adhered to.

RIDEM, in partnership with community leaders and the community based organizations, will use a combination of the following multi-media approaches for community notification:

- Factsheets/flyers for soliciting continued community engagement.
- Open stakeholder meetings with municipal officials, interested members of the public, and community based organizations in a meeting location convenient to affected residents/organizations will be held upon reaching major milestones (e.g. site selection, completion of Phase II assessments, etc.).
- Local media (newspaper & TV) will be updated periodically with press releases and official notices.
- Key websites (through RIDEM, community based organizations, and municipalities) will be kept up-to-date with the latest information on the progress of the Brownfields Assessment Grant.
- A single point of contact within RIDEM to ensure continuous engagement with the public.
- Utilize RIDEM's full time Press & Communications Office to notify and engage the public.

Updated information will be disseminated (in as many languages as needed) to impacted residents and community based organizations in a timely manner so as to ensure the public is fully aware of the progress of the project. In the process of establishing an open dialogue, environmental justice will be a key objective to provide improved lines of communication with harder-to-reach individuals. RIDEM is sensitive to the fact that not all persons interested in and affected by this proposal have regular access to a computer and/or the internet, and as such, will make every attempt to not over-rely on web based outreach efforts. The Department's strong relationship with the Environmental Justice League of Rhode Island can be utilized to promote our communications when necessary. RIDEM will be sensitive to cultural differences and disabled members of the public who want to participate in the execution of this project.

RIDEM will proactively collaborate with residents, community leaders and community based organizations to ensure we are appropriately responding to comments and information is being provided in a manner that is helpful to the public. RIDEM has identified one point person, Cynthia Gianfrancesco, to handle inquiries (US Mail, email or phone communication) from beginning to end. Facilitating open lines of communication is a key component of this proposal.

It is important to note that RIDEM was instrumental in assisting Groundwork Providence with recently obtaining a FY2010 EPA Brownfields Job Training Grant, and has committed to serve on an advisory committee to oversee the programmatic management of the grant. It is the goal of Groundwork Providence to recruit a maximum of 120 program applicants, enroll a minimum of 60 trainees and produce a minimum of 52 graduates. Additional job-readiness training will be provided by Groundwork Providence, which has a goal of placing at least 75% of the program graduates in jobs related to brownfields assessment, cleanup and re-development. RIDEM and its technical assistance contractors have committed to providing valuable classroom instruction on various brownfields topics to students enrolled in the training.

#### **b. Local, State and Tribal Partnerships**

RIDEM is the primary state agency which holds jurisdiction over protection of human health and the environment in the State of Rhode Island, and as such has a great deal of expertise in this area. Due to Rhode Island's small size, there are no local or county environmental or health agencies. The Rhode Island Department of Health (RIDOH) is frequently asked to become involved in specific projects where human health issues are complex and additional information needs to be disseminated to the public. The two agencies routinely cooperate on public outreach efforts, the creation of stakeholder groups, and the promulgation of new environmental and/or public health regulations. RIDEM will look to RIDOH for more detailed information about known health risks, sensitive populations and immediate risks to human health as specific sites are identified for assessment and reuse planning.

All assessment and cleanup planning activities will be conducted under RIDEM's Voluntary Cleanup Program in accordance with the *State of Rhode Island, Department of Environmental Management, Office of Waste Management Rules and Regulations for the Investigation and Remediation of Hazardous Materials Releases* (Remediation Regulations) (online at <http://www.dem.ri.gov/pubs/regs/regs/waste/remreq04.pdf>) and other applicable regulations. The purpose of the Remediation Regulations is to create an integrated program requiring reporting, investigation and remediation of contaminated sites in order to eliminate and/or control threats to human health and the environment, both on and off of the site. To ensure consistency and certainty in the process, cleanup objectives for soil and groundwater have been developed to manage the risks to human health and the environment, and are to be applied in a manner consistent with the current and expected future use of the contaminated property.

Sites proceed through the TBA program in a slightly different manner than when under the VCP due to the fact that it is actually RIDEM who is conducting the assessment. Under the TBA program, at the completion of the Phase I assessment by RIDEM, a RIDEM Contractor will prepare a Site Specific QAPP Addendum for EPA review and approval. In the event that the proposed future use of the site is for a school, a daycare facility or a recreational use facility, the applicant is required under the Rhode Island *Industrial Property Remediation and Reuse Act*, to hold a 20 day public comment period and hearing at the completion of the Phase I prior to the completion of the Site Specific QAPP Addendum. Upon approval of the Site Specific QAPP, RIDEM will issue a public notice informing the public of what assessment work will be conducted and when. Upon completion of the investigation, a draft TBA report will be prepared which will include the results of the investigation, and include at least three proposed remedial alternatives. It will meet the EPA Remedial Alternatives Analysis requirements (including cost estimates) which will be based upon the future use of the property (i.e. residential, industrial, commercial, mixed use). RIDEM will then meet with the applicant to further discuss the proposed future use and select a preferred remedial alternative. The preferred remedial alternative will be incorporated into the final TBA report and RIDEM will issue a Program Letter, advising the applicant that the investigation is complete and is in concurrence with the preferred remedial alternative. A second public notice will then be issued, including a 14-day public comment period, advising the public that the TBA report is complete, the nature of the proposed remedial alternative, and soliciting comments on the technical feasibility of the selected remedy. After any comments received are sufficiently addressed, RIDEM then issues a Remedial Decision Letter advising the applicant to proceed with completion and submittal of the Remedial Action Work Plan. RIDEM will then work with the applicant through the cleanup planning phase and complete the Remedial Action Work Plan. The Remedial Action Work Plan must detail a remedy which addresses the requirements of Section 8.00 *Risk Management* and Section 9.00 *Remedial Action Work Plan* of the Remediation Regulations, and specifically address every contaminated media to assure that the remedial objectives are protective of human health and the environment. Upon approval of the Remedial Action Work Plan, RIDEM issues a Remedial Approval Letter which advises the applicant to proceed with remediation at the site. Remediation and redevelopment then proceeds under the close oversight of RIDEM's VCP until completion, at which time a Letter of Compliance is issued.

Sustainable reuse of brownfields sites is an important goal of RIDEM. RIDEM's TBA and VCP goals incorporate sustainable reuse objectives through regulation and policy. RIDEM's TBA application specifically addresses sustainable reuse by requesting applicants to consider or plan for sustainable reuse in the early stages of site investigation, and awards more points to sites when sustainable reuse is being proposed, particularly when sustainable reuse is incorporated into a community's Comprehensive Plan. Redevelopment options are frequently only conceptual during the assessment phase. Sustainability becomes more important in remedial phases. By requiring applicants to consider sustainable reuse during the assessment phase, we believe it will result in a higher level of sustainable reuse.

### **c. Community-Based Organizations**

See Appendix A for associated letters from each organization RIDEM will partner with on this grant.

	<b>Description, Role, Makeup, Services Provided &amp; Intended Working Relationship During the Grant</b>
<b>Grow Smart Rhode Island</b>	<ul style="list-style-type: none"> <li>• Statewide non-profit public interest group representing a broad coalition of business/non-profit/government partners fighting sprawl &amp; leading the charge for better-managed growth. Brownfields is a priority issue for Grow Smart Rhode Island. Grow Smart Rhode Island is very active statewide &amp; has excellent working relationship with RIDEM &amp; most RI communities.</li> <li>• It is experienced in offering training workshops on issues like responsible land use decisions &amp; creating affordable housing in local communities.</li> <li>• Will leverage its communication resources &amp; member network to promote brownfields remediation projects &amp; participate in public meetings.</li> </ul>
<b>Brown University Superfund Research Program (SRP) - Community Outreach Core (COC)</b>	<ul style="list-style-type: none"> <li>• Comprehensive research &amp; outreach program designed to seek solutions to the complex health/environmental issues associated with hazardous waste sites.</li> <li>• The Community Outreach Core (COC) communicates health hazards, guides plans for reuse of contaminated sites, &amp; increases the capacity of state agencies &amp; community groups.</li> <li>• RIDEM will look to the COC to help identify sites, utilize students for any necessary research or similar tasks &amp; communicate with the public about the risks from contaminated sites.</li> </ul>
<b>East Bay Community Development Corporation (CDC)</b>	<ul style="list-style-type: none"> <li>• East Bay CDC is housing non-profit whose mission is to provide affordable housing for families &amp; seniors. Active in the East Bay area of Rhode Island, it was originally founded to energize &amp; revive the blighted area surrounding a particular mill development in Bristol, RI.</li> <li>• RIDEM will look to Eat Bay CDC to help identify sites, host meetings in their community room &amp; provide translation services (particularly Portuguese).</li> </ul>
<b>Save the Bay</b>	<ul style="list-style-type: none"> <li>• Save the Bay is RI's premiere non-profit environmental organization with a large statewide membership. Founded to protect and promote the conservation of Narragansett Bay, RI's most important natural resource. RIDEM &amp; Save the Bay enjoy a strong working relationship.</li> <li>• Through their community &amp; family-based education programs, Save the Bay is active in all major environmental issues in RI, including coastal brownfields redevelopment &amp; the protection of open space. Has multiple facilities around RI that can be utilized for outreach.</li> <li>• RIDEM will look to Save the Bay to help identify potential sites, educate local communities about the benefits of brownfields redevelopment &amp; utilize its website/electronic outreach capacity to disseminate information about redevelopment opportunities and benefits.</li> </ul>
<b>Housing Network RI</b>	<ul style="list-style-type: none"> <li>• The Housing Network of RI is the state association of non-profit community development corporations. Its members have developed thousands of units of affordable housing in RI &amp; initiated numerous revitalization efforts in blighted neighborhoods.</li> <li>• Maintains deep roots in many RI communities &amp; worked with RIDEM on the development of RIDEM's current Environmental Justice Policy for the Remediation of Contaminated Sites.</li> <li>• Will leverage its resources to distribute outreach material, help identify sites &amp; incorporate information about brownfields into its Homeownership Connection curriculum.</li> </ul>
<b>The Community Development Consortium</b>	<ul style="list-style-type: none"> <li>• The Community Development Consortium's (formed in 1996) primary role is to manage the Small Cities Community Development Block Grant (CDBG) programs of its member towns in more rural southern RI, which is scattered with old mill villages. Similar in structure to a Community Development Corporation, it serves the following communities: East Greenwich, West Greenwich, Exeter, Hopkinton, North Kingstown, Charlestown, Richmond &amp; Westerly.</li> <li>• Will leverage resources to help identify sites, facilitate owner's involvement, coordinate access to sites, invite RIDEM to public meetings, &amp; dedicate local financial resources as necessary.</li> </ul>



#### 4. Project Benefits

##### a. Welfare and/or Public Health

The benefits of revitalizing brownfields sites go beyond assessing one or two sites in a community. Once a good working relationship has been established with a town or non-profit and the people in the community, these entities frequently begin looking for more areas town-wide and are more likely to come to RIDEM's Brownfield Assessment Program with new projects, setting the domino effect in motion. Every city and town in the State of Rhode Island has blighted neighborhoods which are in dire need of revitalization and the first step in that effort can typically be the remediation of a brownfields site in the neighborhood, particularly in suburban/urban area and areas impacted by the historic 2010 flood. As part of the brownfields redevelopment efforts initiated under this grant, residents of these neighborhoods will see multiple environmental, social and public health benefits both during and beyond the life of this grant. Through an ongoing relationship with municipal leaders statewide, RIDEM will work with property owners and community leaders to ensure this funding will bring the maximum level of benefits to sensitive populations, especially the large number of low-income and minority residents, who live and work throughout the state.

The need to properly assess and begin remediation of brownfields sites in these communities far outweighs the resources available to RIDEM and all communities through EPA grants and other state/local sources. This Brownfield Assessment Grant will help further connect RIDEM staff, and their collective expertise, with communities statewide in such a way that fosters cooperative relationships focused on issues of the utmost important to residents and leaders in these communities: community development, job creation, historic preservation, business growth, improved public safety, new open space, greenspace and recreational opportunities, and the elimination of environmental blight.

<b>Environmental Benefits</b>	<ul style="list-style-type: none"> <li>Historically, numerous contaminants have been identified in these areas, including heavy metals, PCBs, chlorinated volatile organic compounds, semi-volatile organic compounds, and petroleum. Due to the fact that many of these sites are adjacent to/upgradient from rivers and Narragansett Bay, reduction of water quality impacts will be ongoing as sites are remediated.</li> <li>Rivers are an important part of the urban and rural ecosystem, and serve as an important fisheries/recreational resource for residents statewide. Residents will benefit from the reclamation of these key resources and their scenic and recreational value.</li> <li>The historic floods of April 2010 have created numerous new brownfields sites along the rivers and flood zones, leaving already blighted areas in even worse condition as flooded properties were abandoned and potentially contaminated sediment was deposited. Remediation of these properties will help to kick-start revitalization of these "Katrina-like" areas.</li> <li>Remediation incorporates methods which reduced impacts to groundwater, surface runoff and migration of contaminants to neighboring properties and will remove biological/physical/chemical risk associated with contaminated sites.</li> </ul>
<b>Social/Welfare Benefits</b>	<ul style="list-style-type: none"> <li>Designing the community for improved community/public safety.</li> <li>Improved quality of life via a reduced number of underutilized properties.</li> <li>Increased number of clean/affordable housing units; increased number of local jobs.</li> <li>Stimulating local minority business growth; historic preservation.</li> <li>Pedestrian/streetscape improvements; improved traffic and parking management strategies.</li> <li>Increase in civic pride, resident voice/municipal participation via holistic place-making techniques.</li> </ul>
<b>Public Health Benefits</b>	<ul style="list-style-type: none"> <li>A reduction in the number of abandoned and deteriorated sites/structures that pose clear health and safety risks (e.g. mill fires in densely populated areas) for community residents.</li> <li>Asthma reductions due to improved air quality.</li> <li>Reduction in childhood lead poisoning levels through lead remediation.</li> <li>Overall reduction of exposure pathways (e.g. vapor intrusion, dermal contact).</li> <li>Decreased risk associated with contact with impaired waters in the local neighborhoods.</li> </ul>

RIDEM understands that protecting the local community and sensitive populations from project contaminants during assessments is of utmost importance, as such all investigation work plan will have a health and safety plan component which will include methods to prevent potential exposure from investigation activities. These methods include the use of direct push technologies for collection of soil and groundwater samples, which prevent the release of contaminants to the environment and surrounding populations. If more intrusive methods are required, such as test pits, all applicable dust and odor control measures will be adhered to during site assessment activities. In the event that activities are taking place in a heavily populated area, flag persons will be posted and temporary fencing will be erected as needed. In addition, RIDEM has identified numerous cities and towns statewide as Environmental Justice Area as defined in RIDEM's "Policy for Considering Environmental Justice in the Review of Investigation and Remediation of Contaminated Properties" (June 2009). This policy requires signage (e.g. includes phone numbers for questions or concerns) at the site and calls for meaningful public involvement in the investigation and cleanup of contaminated sites. For residents living/working in Environmental Justices Areas impacted by actual or suspected environmental contamination, implementation of RIDEM's environmental justice policy will provide the benefit of clear, predictable opportunities to participate in environmental decision-making relative to the investigations and remediation of sites regardless of race, income, national origin or English language proficiency.

Rhode Island's rivers have provided a deep cultural heritage across the state. The potential to revitalize one the most limited and precious resources – clean and usable land – and bring about measurable benefits for the residents living and working in those area is a real short-term and long-term benefit. The result will be a healthier, regenerated, more resilient community that takes pride in its built and cultural heritage and the unique living-landscape sited along Rhode Island's waterways.

#### **b.i Economic Benefits and/or Greenspace – Economic Benefits**

Since we do not know at this time which projects will be initiated under this grant, and since we are a state agency providing this benefit to municipalities, it is more appropriate to describe the *potential* economic benefits of assessing/cleaning-up/redeveloping sites than to attempt to provide quantitative estimates of the associated economic benefits. The economic benefits brought about by the revitalization of just one brownfields site in a blighted area can be far reaching. From creating jobs to increasing the tax base, the funding provided through this grant can be the catalyst needed to jump-start a major redevelopment project in communities. In addition, by raising real estate values and reducing vacancy rates through redevelopment, lenders are more likely to provide funding for surrounding redevelopment projects, particularly within the flood zones which have seen nothing but a decrease in value since March 2010. The benefits of bringing this type of positive development to these depressed and underinvested areas could go a long way towards reducing both visible and aesthetic blight as well as real economic and environmental threats associated with properties which may have been contaminated before the flood and/or are contaminated because of the flood. Funding for site assessments in these areas will remove one of the key financial barriers to the redevelopment of these properties and stimulate area-wide economic development. The inclusion of greenspaces into redevelopment projects can create destinations for tourism, as is proven by the 2005 Phoenix Award recipient, the Save the Bay Center in Providence RI, that brings thousands of people every year to its educational facility on a former coastal landfill site.

#### **b.ii Economic Benefits and/or Greenspace – Non-Economic Benefits**

Throughout Rhode Island there are multiple opportunities for the assessment and redevelopment of brownfields into greenspaces, greenways, and recreational access points in ways that will provide multiple benefits for residents living/working throughout these communities. RIDEM recognizes the importance of access to our natural resources and the TBA program encourages applications for redevelopment of properties for open space, recreational facilities and for non-profit/governmental purposes by awarding extra points in the application scoring criteria for projects which include an open space component. These types of projects enhance cultural values in surrounding neighborhoods.

Under RIDEM's current TBA program, over half of the projects initiated over the past five years include open space for active and passive recreation, or use by a non-profit or municipality for some or all of the property. The work done as

part of the TBA program has provided these applicants with the information they need to continue planning for greenspace and community projects, and we intend to continue to facilitate the creation of greenspace under this grant.

Examples of redevelopment projects which have been completed with the help of RIDEM's TBA program for use as greenspace, municipal or non-profit activities, include the establishment of a senior center, a middle school, a park and canoe launch and affordable housing. These projects typically take place in areas where the service is greatly needed but values of "clean" properties made it economically infeasible to even initiate. By supporting these kinds of projects, brownfields assessments conducted with this grant can not only result in the remediation of a contaminated property, but result in the completion of a service which otherwise would not have been provided.

By way of a specific example, the Blackstone River Bikeway will ultimately extend 48 miles from Providence, Rhode Island to Worcester, Massachusetts. Currently, 10 miles of bike path are open to the public in Central Falls, Lincoln, and Cumberland. When completed, the bike path project will result in a mostly off-road alternative transportation facility passing through the historic Blackstone River Valley National Heritage Corridor. The Blackstone River Bikeway will serve as an alternate mode of transportation for commuters as well as the region's premiere multi-use recreational facility. This bi-state linear State Park along the Blackstone River will connect New England's second and third largest cities and serve a population of more than one million.

#### **c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

Globally, there has been a heightened interest in sustainable reuse and Smart Growth as a way for communities to guide development, which RIDEM supports. Many of the components that characterize these principals - green building, energy and resource efficiency, historic building/material preservation and or renovation/deconstruction, innovative storm water controls, a compact development pattern, a mix of uses, and development within urban areas - already characterizes village redevelopment. The statewide benefits of focusing growth in areas adequately served by existing required infrastructure is currently captured in the state's key statewide planning documents, *Land Use 2025, the Rhode Island State Land Use Policies and Plan*. Priority will be given to those communities identified within that plan. This plan (updated April 2006) places particular emphasis on using incentives to steer future growth to those places that need and can best accommodate such sustainable growth, including our village centers.

RIDEM's TBA application prioritizes projects which incorporate infrastructure and sustainable reuse, as is evidenced by the inclusion of a specific question and extra points earned for projects which incorporate these technologies. The majority of older villages/former mill areas in Rhode Island are served by existing infrastructure, including public transit and all utilities. Only 60% of Rhode Island is serviced by public water and utilities. While we will attempt to concentrate our project funding in rural/suburban areas, many rural areas which rely on private wells for drinking water and septic disposal systems for waste disposal typically find redevelopment a challenge; therefore, those rural areas with full utility services (including water and sewers) that capitalize on these advantages will be given priority over those that do not have public water and sewers. This will result in redevelopment activities where all infrastructures exist, being less costly and minimizing the need to expand utilities into greenspace areas.

While final redevelopment of properties selected for assessment under this grant is controlled by municipalities, it is our hope that the emphasis which we place on the importance of infrastructure and sustainable reuse principals will influence those decision makers in local government and carry on throughout the redevelopment process. Incorporating the key principles of sustainable reuse and smart growth into the development decisions of these projects will help foster the type of forward thinking and progressive leadership communities need to help assess and revitalize brownfields.

#### **d. Plan for Tracking and Measuring Progress**

In order to determine if the work conducted under this grant is achieving the expected outcomes, RIDEM intends to continue submitting quarterly reports and using the Property Profile forms in ACRES to track/measure progress. RIDEM also tracks all project and grant expenses/budgets, making decisions on a monthly basis regarding the ability to proceed

with ongoing projects and initiating new projects. Outputs/Outcomes are listed in the Work Plan provided to EPA at the inception of each grant. This information is carried over into the quarterly reports and tracked as follows:

Activities (Commitments)	Expected Timeframe (FFY Quarter)	Outputs: Projected Results of Activities & Reporting	Outcomes: Projected Environmental Improvement
Conduct Site Prioritization Statewide	1 <sup>st</sup> Quarter FY 2011	Provides reasonable estimate of Brownfield properties Statewide available to take advantage of assessment grant/funding	Identify priority sites Statewide for Phase I and Phase II Environmental Site Assessment activities
Conduct Phase I Assessments on properties targeted in Workplan or on properties in brownfields inventory. Receive EPA approval for site selection prior to Phase I activity. Candidate list may be modified, with EPA approval, during project period	Initiate 2 <sup>nd</sup> Quarter FY 2011  Complete 3 <sup>rd</sup> Quarter FY 2011	Eligibility determination (for sites not already approved in workplan); request(s) to add site(s) to workplan; Phase I assessment reports, property profile forms	Number of properties assessed = 4 or more  Estimated number of property acres available for reuse or continued use = 40 (average 10 acres each)
Conduct Phase II Assessments after receipt of EPA approval for site selection	Initiate 3 <sup>rd</sup> Quarter FY 2011  Complete 2 <sup>nd</sup> Quarter FY 2013	QAPPs; Phase II Assessment Reports; property profile forms	Number of properties assessed = 4 or more  Estimated number of property acres available for reuse or continued use = 40 (10 acres each)
Conduct Cleanup Planning	Initiate 2 <sup>nd</sup> Quarter FY 2013  Completed by end of grant period (4 <sup>th</sup> Quarter FY 2013)	Completion of Remedial Action Work Plans, property profile forms	Number of properties with completed cleanup plan = 4 or more  Estimated number of property acres available for reuse or continued use = 40 (10 acres each)

RIDEM recognizes the importance of meeting expected outputs and outcomes, and the ability to track and measure these is a reflection of the success of the program. As such, RIDEM intends to complete Property Profile forms in ACRES on a quarterly basis and track not only each element to be carried out under this grant, but future elements as a result of the work completed under this grant. Grant elements which may be tracked include the number of acres assessed and the associated deliverables, such as the number of Phase I assessments completed, the number of Phase II assessments completed, and the number of cleanup plans completed. Future elements to be tracked may include the number of acres cleaned up and put back to reuse, number of jobs created, and number of acres of greenspace created.