

STATE OF COLORADO

Bill Owens, Governor
Douglas H. Benevento, Executive Director

Dedicated to protecting and improving the health and environment of the people of Colorado

4300 Cherry Creek Dr. S. Laboratory Services Division
Denver, Colorado 80246-1530 8100 Lowry Blvd.
Phone (303) 692-2000 Denver, Colorado 80230-6928
TDD Line (303) 691-7700 (303) 692-3090
Located in Glendale, Colorado
<http://www.cdphe.state.co.us>



Colorado Department
of Public Health
and Environment

APPLICATION GUIDELINES FOR STATE OF COLORADO TARGETED BROWNFIELDS ASSESSMENT OR VOLUNTARY CLEANUP ASSISTANCE

The State of Colorado Department of Public Health and Environment (CDPHE) is currently providing Phase 1, Phase 2, or other specific site assessment assistance at selected brownfields and voluntary cleanup properties. To request CDPHE's assistance for site assessments, interested parties must complete an application, which includes the information identified below. Applicants will be contacted after CDPHE reviews the application. All questions may be directed to Mark Walker at (303) 692-3449.

The site assessment application should include the following:

1. Contact Person

- Provide name
- Telephone number
- Fax Number
- Postal address
- E-mail address

2. Site/Project location

- Provide the site name and address, including city, county, zip code and total acreage.
- If available, provide a map of the site (preferably its latitudinal and longitudinal location on a USGS topographical quadrangle map).
- Provide amount of delinquent property taxes (if any).
- Provide assessed value of the property.

3. Site History and Current Status

- Briefly describe the known past and current uses of the site.
- Describe local/state/federal regulatory involvement at the site (e.g. whether CDPHE or EPA has already invested funds in the property or if there is an ongoing or planned state/federal enforcement action at the site). Information should include whether or not there has ever been a response action taken at the site either under CERCLA or RCRA.
- Describe environmental conditions, including level and type of contamination (if known) and a summary of any known past environmental investigations. Summarize past and present developer interest.
- Describe past, current, and future ownership status. If property is not owned by applicant, describe how applicant anticipates obtaining access to property in order to conduct assessment activities.

4. Project Period and Budget

- State the desired project completion time period and schedule.
- Provide a budget page showing a breakdown of assessment activities and estimated costs.

5. Assurance of Future Redevelopment of the Site

- Describe how the site ownership will be controlled (i.e., publicly owned either directly by a municipality or through a quasi-public entity, such as a community development corporation). Privately owned sites need to provide a substantial public benefit or a clear means of how CDPHE expenditures will be recouped either through an agreement or lien.
- Describe the roles of all other key stakeholders in the project (i.e., community organizations, state involvement, city involvement, etc.).
- Describe efforts directed towards community involvement (i.e., is the community aware of the project, and do they support the proposed redevelopment?). If community is not aware of the project, what are the plans to involve the community?
- Identify cleanup-funding sources (i.e., direct or leveraging of funds and availability of financial incentives such as TIF's).
- Describe redevelopment plans (i.e. the desired future use of the site, the likelihood of redevelopment, and how the site fits within overall redevelopment plans).
- List any commitments in place that provide evidence that this brownfields or voluntary cleanup site will be cleaned up and redeveloped, and is capable of becoming an operating business that provides jobs for the community or will become an asset to the community.

6. Benefits

- Explain how site revitalization will serve to spur further beneficial activities at nearby locations.
- Describe how site redevelopment will benefit the community.
- State whether a direct health environmental threat will be mitigated.

BROWNFIELDS AND VOLUNTARY CLEANUP CRITERIA RANKING FORM

CDPHE will use this form to evaluate and prioritize applications for brownfields and voluntary cleanup site assessment assistance. In order to justify CDPHE expenditures on brownfields and voluntary cleanup site assessment activities at sites that are not on CERCLIS, CDPHE is requiring that a set of criteria be identified and then evaluated for any proposed assessment assistance. These criteria will also be used by CDPHE to determine where its resources should be directed (e.g., selection and prioritization of one site over another). Each of the following criteria is ranked on a scale of 1 to 4, where one is unsatisfactory and four is outstanding. (For a total score of 40 being the highest.)

Rating Criteria

-
1. *Site control and ownership transfer is not an impediment.* Site is currently publicly owned either directly by municipality or through a quasi-public entity such as a community development corporation or site is privately owned and a clear means of recouping CDPHE expenditures is available (e.g., through an agreement with the owner or developer or through a lien); for privately owned sites there is a substantial public benefit.
-
2. *Strong municipal commitment.* A willingness to condemn--take the property if necessary. Establishment of financial incentives (e.g., TIFs or other tax incentives). Commitment of municipal resources for other components of the project (e.g., funding, in-kind services, etc.)
-
3. *Clear municipal/community vision and support for property revitalization.* The site is clearly an integral part of a local development plan, and there is no known public opposition.
-
4. *Adequate resources and high developer interest.* The municipality or potential site developer has demonstrated an ability to leverage additional funds for cleanup and other future work at the site, and/or the site has strong development potential as demonstrated by past or present interest by a developer(s).
-
5. *CDPHE assessment assistance is crucial to the redevelopment of the site.* Lack of site assessment is an obstacle to redevelopment, and other resources (federal, state, local, or private) are not available for assessing the site. Proposal should show that there is a strong need.
-
6. *The State/Congressional members have no objection to state/federal involvement or the redevelopment project.*
-
7. *Based on existing information, the site is likely to have moderate levels of contamination.*
-
8. *Commitments are in place for the cleanup and redevelopment of the site*
-
9. *Redevelopment will result in an increase in jobs for the surrounding residents.*
-
10. *Project area has a clear need for revitalization.* Existing significant deterioration. Significant environmental justice issues