

## Kentucky Brownfield Revolving Loan Fund Public Entity and Non-Profit Subgrant Application

Instructions: Please complete the following information. Submit one hard copy or a CD of the application and all its attachments.

The Kentucky Department for Environmental Protection (KDEP) recommends that you do not include confidential business information in your proposal. However, if confidential business information is included, it will be treated in accordance with Kentucky's Open Records Act (KORA, KRS 61.870 to 61.884). Applicants must clearly indicate which portion(s) of their proposal they are claiming as CBI. KDEP will evaluate such claims in accordance with KORA. If no claim of confidentiality is made, the application will be available for public inspection through an open records request.

For additional information about this program, visit us on the Kentucky Brownfield Redevelopment Program website, [www.dca.ky.gov/brownfields](http://www.dca.ky.gov/brownfields).

Herb Petitjean  
Brownfield Coordinator  
Division of Compliance Assistance  
300 Fair Oaks Lane  
Frankfort, Ky. 40601  
(800) 926-8111

### Project Information

Section 1: Property Information		
Project Name: Gateway Center Hazardous Material Abatement		
Property Name: Gateway Center (former Rhodia site)		
Property Address: 1515 S 11 <sup>th</sup> Street		
City: Louisville	State: KY	Zip: 40210
Size (acres): 16.7 acres (total acreage, multiple parcels, same owner)		
Tax Parcel Number: 042C01350000, 042C01320000, 042C01260000, 042C01250000, 042C01270000, 042C01280000, 042C01290000, 042C01340000, 042C01330000, 042C01300000, 042C01050000, 042C01310000, 042C00170000, 04C00010000		
Agency Interest Number (if known)		
<input type="checkbox"/> If the project is composed of multiple, contiguous property, check here and attach information requested in this section for each of the properties.		

## Section 2: Project Overview

1. Amount of funding requested: \$50,000

2. This request is to clean up:

- Hazardous substances only
- Petroleum only
- Both hazardous and petroleum

3. Provide a brief history of the property, including past and current uses.

*The property is now vacant, but was historically used for industrial purposes. Beginning in 1919 the site was used for manufacturing a variety of coating products and other specialty chemicals, including lacquers, varnishes, enamels, epoxy resins, epoxy-based coatings, and water-based epoxies and acrylics. Twelve underground storage tanks were reported to be removed or closed-in-place. A wastewater treatment plant was operated on the property until 1994. According to the owner, at the time the property was acquired by the City, reactor vessels and piping were emptied of chemical products and cleaned in 1994. It was later determined that existing reactors and piping still contained some of these materials. The former operator, Rhodia, entered into an agreement with the City to remove these materials and to perform a variety of other site management activities.*

*The property is currently owned and managed by the Louisville Metro Government (LMG). Phase I and II Environmental Site Assessments (ESAs) have been performed for this property. There is an existing approved Risk Management Plan dated July 12, 2002. LMG is actively marketing the property for redevelopment, with job creation and compatibility with surrounding land uses as priorities for reuse.*

4. Briefly describe the hazardous substances, pollutants, contaminants and petroleum releases at the site and the media (e.g. soil, surface water, or groundwater) affected. Give an overview of the proposed approach to remediate or manage.

*The former Rhodia Manufacturing Services, Inc. (Rhodia) facility had approximately 75 buildings on the property prior to demolition; constructed of various materials including concrete block, concrete, common brick, metal, and asbestos-containing materials. Demolition is largely complete however two remaining buildings need to be demolished. Before this demolition can occur, LMG will need to perform hazardous material abatement, specifically for window glazing, floor tile and mastic, roof tar, and the vermiculite in the concrete blocks that contain asbestos. There are also ballasts and fluorescent lamps that will need to be collected and recycled or disposed.*

5. Briefly describe the proposed end-use of the property:

*The property is within the Park Hill Corridor, a 1,400 acre industrial corridor that the city has targeted for redevelopment. The Park Hill Corridor Redevelopment Strategy highlighted the*

property as an important catalyst for redevelopment within the corridor. The nearly 17-acre property is one of the largest infill parcels in Louisville and is located within 3 miles of 17% of Jefferson County's population, and 1.5 miles from I-65. It is rail served by Norfolk Southern, and is fully accessible using TARC, Louisville Metro's public transit system. The site is also 1/2 mile from the University of Louisville, less than 2 miles from the Central Business District, and 7 miles from UPS Worldport. Anticipated end use of the property is for industrial purposes, particularly in one of the industry clusters most prevalent in Park Hill. These include advanced manufacturing, food and beverage, and chemical manufacturing. LMG is interested in identifying a purchaser that will create jobs on the property, but that will be compatible with surrounding land uses.

**Contact Information**

<b>Section 3: Applicant</b>		
Indicate type of applicant: <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Quasi-Governmental Agency* <input type="checkbox"/> Non-profit* *Must provide verification of status along with application.		
Applicant Name: Louisville Metro Government	County: Jefferson	
Address: 444 S 5 <sup>th</sup> Street, Suite 600		
City: Louisville	State: KY	Zip code: 40202

<b>Section 4: Contact Information for Applicant</b>	
Authorized Representative: April Jones	Title: Urban Planner
Mailing Address: 444 S 5 <sup>th</sup> Street, Suite 600	
Phone: 502-574-1569	Fax: 502-574-4143
Email: april.jones@louisvilleky.gov	

Secondary Contact Name:	Title:
Mailing Address:	
Phone:	Fax:
Email:	

<b>Environmental Consultant/Contractor</b>
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Name: Mark Edmonson	Title: Senior Environmental Engineer
Company: Cardno	
Mailing Address: 11001 Bluegrass Parkway Louisville, KY 40299	
Phone:502-722-1401	Fax:502-267-4072
Email: mark.edmonson@cardno.com	

**Threshold criteria**

**Section 5: Applicant Ownership & Liability Issues**

1. Does the applicant own the property? *Yes*
2. When did the applicant acquire the property? *2002*
3. On what basis is the applicant not liable for the contamination at the property?  
(Check all that apply and respond to the appropriate section of questions below.)

Involuntary Acquisition (for local governments that acquired the title through bankruptcy, tax delinquency, abandonment, or other circumstances in which the government involuntarily acquires title by virtue of its function as sovereign.)

Bona Fide Prospective Purchaser (for parties that conducted all appropriate inquiry prior to acquisition and are acting in good faith)

Innocent Landowner (for parties that conducted all appropriate inquiry prior to acquisition and later discover contamination)

Contiguous Property Owner (for parties that own land contaminated by a release from contiguous, or similarly situated property, owned by someone else.)

Notice of Concurrence (under KRS 224.01-415) (Attach copy, if issued.)

(A more detailed discussion of these liability defenses can be found in the EPA document *Revitalizing Contaminated Sites: Addressing Liability Concerns*, <http://www.epa.gov/compliance/resources/publications/cleanup/brownfields/handbook/bfhbkc mp-11.pdf>.)

Involuntary Acquisition (Answer Question 4, below.)

4. By what method did the local government “involuntarily” acquire the property:

- foreclosure
- eminent domain
- other: \_\_\_\_\_

Bona Fide Prospective Purchaser, Innocent Landowner and/or Contiguous Property Owner  
 (Answer Questions 5 – 11, below. If a Notice of Concurrence has been issued, you may skip Questions 5 – 11.)

5. Contamination:

- Did all known releases of hazardous substances, pollutants, contaminants, petroleum or petroleum products, if any, occurred prior to the applicants acquisition of this property?  
 Yes       No  
 (If no, please describe the circumstances.)
- Did any contamination originate from off-site?  Yes       No  
 (If yes, describe contamination, source and medium affected.)

6. Due Diligence:

- For properties acquire on or after May 31, 1997, did the applicant conduct a Phase 1 environmental site assessment (or other due diligence) within 180 days prior to acquiring the property?     Yes - Date: 2002       No
- For properties acquired before May 31, 1997, attach a summary of the environmental due diligence that was used at the time of acquisition, and an explanation of why it was “standard practice” at the time of acquisition.

7. No affiliation demonstration:

- Is the applicant affiliated or related in any way with any person who is potentially liable for the release of any hazardous substances, pollutants, contaminants, petroleum or petroleum products on the property through any direct or indirect familial relationship; through any contractual, corporate, or financial relationship; or through any reorganization of a business entity that was potentially liable.     Yes  
 No
- Is the applicant affiliated or related in any way with any person who may have transported or arranged for the transportation of hazardous substances located at or near the property?     Yes     No
- If yes, to either of the above, explain the affiliation or relationship.

8. Compliance with land use restrictions and institutional controls

- Are there any environmental covenants, deed restrictions or other institutional controls related to contamination on the property?     Yes     No
- Describe the general nature of the restrictions. *Deed restrictions prohibiting future residential use, disturbance of the cap, and contact with soil or groundwater on the site.*
- Is the property being managed by the applicant in compliance with any and all land use restrictions including local ordinances;  
 Yes       No

9. Taking reasonable steps

Describe the steps the applicant is taking to stop any continuing releases, to prevent any threatened future releases and to limit exposure to any contamination. (If you have a Property Management Plan that has been approved by the Cabinet, please attach it.)

*LMG has prepared a "Hazards Guidance Document for Maintenance and Development Activities" that is provided to all contractors working on the property. Site access is limited through a locked gate and fencing around the perimeter. LMG maintains an existing cap on the property and is actively working with the former operator, Rhodia, to allow access for Rhodia to perform regular groundwater monitoring, which shows that constituents of concern continue to degrade as time passes. **The site management plan is included as an attachment to this application.***

10. Compliance with information requests and administrative subpoenas

- Has the applicant complied with any and all requests for information from the Cabinet?  
 Yes       No

11. Providing legally required notices

- Have all legally required notices with respect to hazardous substances, pollutants, contaminants, petroleum or petroleum products, if any, found at this property have been made?  
 Yes       No

**Section 6: Site Eligibility**

1. Do any of the following apply to the site? (The following items will generally make the site ineligible. If you check "yes" to any of these questions, contact the Brownfield Coordinator at (800) 926-8111 to discuss site-specific circumstances which may restore eligibility.)

- The site is a facility subject to planned or ongoing CERCLA removal actions.  
 Yes       No
- The site is a facility subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA).  
 Yes       No

- The site is a facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.  
 Yes       No
  
- The site is a facility that is a disposal unit that has filed a closure notification under subtitle C of RCRA and to which closure requirements have been specified in a closure plan or permit.  
 Yes       No
  
- The site is a facility where there has been a release of polychlorinated biphenyls (PCBs) and is subject to remediation under TSCA.  
 Yes       No
  
- The site is a facility listed (or proposed for listing) on the National Priorities List (NPL).  
 Yes       No
  
- The site is a facility subject to unilateral administrative orders, court orders, administrative orders on consent or judicial consent decree issued to or entered into by parties under CERCLA.  
 Yes       No
  
- The site is a facility subject to the jurisdiction, custody or control of the United States government. (This does not include land held in trust by the United States government for an Indian tribe.)  
 Yes       No
  
- The site has received funds from Kentucky's Petroleum Storage Tank Environmental Assurance Fund (PSTEAF) for remediation of a storage tank on a portion of the property.  
 Yes       No

### **Section 7: Remediation Plan (20 points)**

If required documents are already on file with the Kentucky Department for Environmental Protection (KDEP), please note in appropriate section(s) of the application and do not include with application. If you are uncertain, please feel free to contact the program.

1. Please submit the following documents.

- All site assessment reports including all ASTM Phase I, Phase II or equivalent, and
- An Assessment of Brownfield Cleanup Alternatives (ABCA), if available.



- *There is a Risk Management Plan on file with the Kentucky Department for Environmental Protection.*

2. Has a Corrective Action Plan has received approval by KDEP?

- Approved
- Under review/discussion with KDEP
- Not previously submitted, but included with this application
- Not yet ready for submission

3. Using the table provided in the appendix of this application, provide a remediation budget, broken down by categories. Note any matching funds, including in-kind contributions. Indicate the source of any funding beyond the requested subgrant in order to complete the remediation.

### **Section 8: Project Description and Feasibility of Success (20 points)**

1. Describe the proposed redevelopment plan for the property.

*The redevelopment of the 16.8 acre former Rhodia site is part of a larger vision to revitalize the Park Hill Industrial Corridor. Remediation and demolition of the remaining warehouse buildings will remove hazardous materials, eliminate blight, improve the security of the site, and remove an obstacle for redevelopment. The property is located next to Parkway Place, a public housing complex owned and managed by the Louisville Metro Housing Authority. The Housing Authority has identified this complex as a priority for relocation as funding becomes available. Once residents are relocated, the Parkway Place property will be rezoned for commercial/industrial uses, and marketed for redevelopment and job creation. The Parkway Place property combined with the former Rhodia site will total 55 acres, making it the largest available urban industrial property. As the Housing Authority works to identify funding to relocate Parkway Place, LMG is working to prepare the former Rhodia site to make it as marketable as possible for redevelopment. This includes consolidating the 30+ parcels that comprise the property, removing the buildings described herein, preparing renderings of potential industrial buildings on the property, removing groundwater monitoring wells where approved to do so, and working to identify an appropriate and economically feasible solution for the required cap.*

2. If the plan involves a entity other than the applicant eventually assuming ownership and operation of the property, has an end-user been identified?

*LMG continues to market the property for commercial and industrial use. Although LMG has discussed redevelopment scenarios with a number of businesses and developers, no end user has been identified. LMG has received feedback from a number of potential purchasers that the buildings proposed to be removed through this grant application are impediments to redevelopment and make the site less marketable to an end user as a result of the abatement required to demolish them and their impact on the property's development potential.*



3. What is the estimated redevelopment cost, beyond remediation costs? What is proposed source(s) of funding to complete the redevelopment?

*The estimated cost of redevelopment beyond remediation will depend on the end use of the site. LMG seeks an industrial user for the property; it is anticipated that an industrial user will require a substantial outlay of capital to construct a new building on the site. Redevelopment costs are reasonably anticipated to be in the millions once site preparation work and pre-development approvals are obtained. Redevelopment of the property will be complicated as a result of a large number of existing foundations remaining in place and a topographical change of approximately 9 feet between the north and south ends of the property.*

4. Is the applicant partnering with any other entities on this project? List the entities and their individual contributions to the project.

*LMG is not officially partnering with any other entity in this project. However, LMG will retain the services of a qualified environmental professional to perform work under this grant, should it be awarded. Cardno currently holds the LMG contract for environmental services.*

5. Has the applicant had experience with projects that are similar in nature or scale? Describe them.

*Since the early 1990s, Louisville Metro Government has actively pursued the strategy of inner-city revitalization through brownfield redevelopment. Our community is seasoned in terms of brownfield redevelopment as shown by our receipt of three Phoenix Awards. The Papa John's University of Louisville Cardinal Football Stadium was selected as the nation's best redevelopment project in 1999 as the National Grand award winner. In 2002, the City received another Phoenix Award for "A Riverfront Reclaimed," which touted the reclaimed Waterfront Park and a new Triple A baseball stadium. A third Phoenix Award was given to the "Home of the Innocents" in Louisville. Louisville Metro has experience with the acquisition, assessment, and remediation of brownfield sites. Specifically for this site, Louisville Metro managed an EPA site-specific assessment grant (2003) for the former Rhodia facility that aided in the preparation of the site for redevelopment and assisted in creating an innovative cleanup approach.*

6. To what extent can the project serve as an example that would be replicable in other communities? *Louisville Metro's Brownfield program is based on a notion that brownfields redevelopment should be the foundation for economic revitalization of socio-economically disadvantaged areas of the city such as Park Hill. Using a combination of a federal site-specific grant to leverage a private-party, self-financed demolition and cleanup, this project will allow us to eliminate a potential public health hazard adjacent to a public housing development. This project will allow us to complete a step needed to finish remediation, advance the site for redevelopment, and highlight the importance of public private partnerships in remediating brownfields for economic development.*

**Section 9: Environmental Justice (20 points)**

1. Are minorities, low-income or sensitive populations particularly affected by the contamination?

*Minorities, low-income and sensitive populations are particularly affected by the current situation and ultimate remediation at this site. The chart below highlights the demographics of the 40210 zip codes as compared to Jefferson County and the state.*

*Demographic Comparison*

<i>Demographic Criteria</i>	<i>Zip Code 40210 (RHODIA)</i>	<i>Louisville-Metro Jefferson County</i>	<i>Kentucky</i>
<i>Total Population</i>	<i>15,554</i>	<i>601,611</i>	<i>4,361,333</i>
<i>Black and African American Population</i>	<i>90.4%</i>	<i>22.7%</i>	<i>7.8%</i>
<i>Elderly (65 and older)</i>	<i>11.3%</i>	<i>12.9%</i>	<i>13.7%</i>
<i>Children (under 18)</i>	<i>29.9%</i>	<i>23.4%</i>	<i>23.4%</i>
<i>Speak a language other than English at home</i>	<i>5.1%</i>	<i>8.4%</i>	<i>5%</i>
<i>Median household income</i>	<i>\$20,069</i>	<i>\$44,159</i>	<i>\$43,036</i>

*Source: U.S. Census Bureau 2009-2013 5 Year American Community Survey Estimates*

2. Describe the impact that the property has on the community including, but not limited to the economic, health and environmental impacts

*The Park Hill Corridor area, once home to vibrant manufacturing, commercial and residential areas, now struggles economically, and is an area exposed disproportionately to environmental degradation and has high levels of health problems, unemployment, foreclosure rates and low educational attainment (see demographic table item #4). The unemployment rate is over double that of Jefferson County. Because of the Corridor's past as an industrial center nearly all sites within the Corridor require environmental assessment prior to redevelopment. Residential development borders the Industrial Corridor and the relationship between the industrial development and adjacent institutional and residential development is often incompatible.*

3. In addition to the property, provide a summary of the various other cumulative environmental issues and describe how they have resulted in a disproportionate impact on the targeted community (e.g., siting of industry, highways and other sources of air, water, and land pollution).

*The Park Hill Corridor area, once home to vibrant manufacturing, commercial and residential areas, now struggles economically, and is an area exposed disproportionately to environmental*

degradation and has high levels of health problems, unemployment, foreclosure rates and low educational attainment.

According to the Louisville Metro Department of Public Health and Wellness' report "Behavioral Risk Factor Surveillance System Report" (2006), the residents of West Louisville, which includes the Park Hill Corridor area, had the lowest percentage of health coverage (76.6%), the highest percentage needing to see a physician but who did not due to cost (24.7%), the highest percentage with symptoms or illness caused by poor indoor air quality (33.7%), and the highest percentage with symptoms or illness caused by outside air pollution (30.3%). The same study found that residents of the proposed project area also show higher rates of chronic diseases and other risk factors. In West Louisville, 22% of residents reported asthma, almost twice as many as the eastern portion of Louisville. Two other interrelated risk factors also are highest in West Louisville, with 37.2% of residents reporting high blood pressure and 73.9% reporting obesity.

According to a 2003 report, conducted by Sciences International, Inc. for the Louisville Metro Air Pollution Control District and the West Jefferson County Community Task Force, areas of West Louisville were found to have relatively higher ambient concentrations of toxic chemicals, some of them cancer-causing, in the air.

4. What are the demographics of the community? Include the population, unemployment rate, poverty rate, percent minority, and per capita income.

The site is located in an area with a large percentage of minorities, a higher percentage of population below the poverty rate, and a high unemployment rate as compared to the rest of Jefferson County.

Demographic Criteria	Zip Code 40210	Louisville Jefferson County	Kentucky
Total population	15,544	601,611	4,361,333
Bachelors Degree	8.0%	26.9%	21.5%
% below poverty	43.6%	18.4%	18.8%
Unemployment rate	23%	11.1%	9.8%
Black and African American population	90.4%	22.7%	7.8%

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

5. Discuss any known community-wide health concerns Supply any available documentation.

*There are many community wide health concerns in the neighborhoods in and surrounding the Park Hill Corridor (Algonquin, Park Hill, California, and Parkland). In 2011 The Center for Health Equity, part of Louisville Metro Government's Department of Health and Wellness published the "Louisville Metro Health Equality Report" (document submitted with the application). The Report includes research to show how neighborhood conditions (income, employment, housing, environmental quality, education, transportation, food access, health care access, community safety and park and physical activities) impact health. The report shows that in Louisville, the poverty rates among minorities are nearly three times higher than the poverty rates of whites and the poorest neighborhoods have lower life expectancies, higher rates of heart disease and deaths due to cancer and diabetes, and are overall more likely to experience chronic disease, infectious disease and disabilities. The report shows that the in neighborhoods with the lowest life expectancy, including California-Parkland where the life expectancy is 67.7-70.5 compared to the Louisville Metro average of 77.4, are the same neighborhoods with high levels of poverty, crime, and property vacancies.*

6. Describe any recent economic disruptions the community has experienced, such as natural disasters or plant closures.

*The Park Hill Corridor area includes a traditional-type industrial core, closely knit with a nearby residential neighborhood and commercial corridor, which demonstrate the common symptoms of inner-city disinvestment and abandonment. The project area was hit the most by the economic restructuring as many of our manufacturing jobs were transferred overseas. As an example of the severity of economic displacement, the following major manufacturing facilities located in the project area closed their doors in the last three decades: Philip Morris, Inc, Henry Vogt Machine Co., and Fawcett Printing Co. Several other companies left the area or reduced their workforce, including Hesco Parts, which has become RPD Manufacturing (lost 75 jobs), Porter Paint Group (left taking 42 jobs), and Porcelain Metals (lost 60 jobs). Despite the strategic central location and available workforce, a weak market makes it difficult to stabilize and grow employment in the area. For example, in 2004 Corhart Refractories Co. closed its manufacturing facilities in the area resulting in the lay-off of 150 workers. The demographic table provided in item #4 demonstrates the current level of distress in the project area compared to Louisville, and the state.*

7. Discuss the community's access to health care, recreation and related community services.

*In 2011 "Louisville Metro Health Equality Report" demonstrates that access to health care can be impacted but insurance coverage, location and operating hours of physicians and other providers, transportation and language and cultural barriers. Overall, in Louisville Metro blacks are more likely to be without health insurance than whites and areas with low levels of investment increase the likelihood that residents will have access to health services. Similarly, the same report shows that in California, Parkland, Algonquin and Park Hill there is a high percentage of households without an available vehicle which is shown to have a negative impact on access to health services. The report also shows that even in instances where access to park exist in poorer neighborhoods, the use of parks and outdoor space is impacted by higher levels of crime in or near parks. According to the study, in 2010 the reported assaults near parks in California Parkland were more than double the average of report for Louisville Metro.*

## **Section 10: Community Engagement and Partnership (20 points)**

1. What has been the level of community involvement in and support for the project to date?  
*Through a series of community meetings, Louisville Metro has engaged with Park Hill residents to provide information about past remediation and demolition at the site as well as the site's current status. LMG has long history of community engagement in Park Hill area beginning with the EPA funded Brownfield Institute, and continuing during the development of the Park Hill Industrial Corridor Strategy and as a part of our EPA funded assessment and remediation program. In 2005, Louisville Metro, University of Louisville's Center for Environmental Policy and Management (CEPM) and Louisville Community Design Center (now the Center for Neighborhoods) formed a coalition to create an innovative program for community participation and education on the issues of brownfield redevelopment, and were awarded an EPA grant for The Brownfields Institute. This coalition was formed out of mutual desire to jumpstart community and economic development in the Park Hill Corridor area, an area that is extremely difficult to redevelop due to environmental and socio-economic disadvantages. A large number of property owners and area business representatives actively participated in the Brownfields Institute initiative. Through their involvement in the community dialogue, these property owners expressed an explicit interest in Louisville Metro's redevelopment efforts*

2. Is the project consistent with any overall community plans, if any? Include a copy of any such plans.

*The city initiated an in-depth look at the old industrial core of the city, a 1,400-acre area, in 2009 and has engaged in several supporting studies since 2001 that support the need for the redevelopment of brownfield sites in West Louisville and specifically identify the former Rhodia site as a catalyst for redevelopment. A copy of the 2009 Park Hill Industrial Corridor Implementation Strategy is included with this application.*

3. Describe the plans to keep the community informed and engaged in the project, include any special measures that will be taken to ensure that all member of the community – including traditionally disenfranchised populations – are given an opportunity to participate.

*Community involvement has always been the key characteristic of Louisville Metro's approach to inner-city redevelopment. LMG will develop a Community Involvement Plan similar to community involvement plans developed for other EPA funded projects in Louisville and Park Hill including a establishing a public comment period, hosting a community meeting during the public comment period to discuss the ABCA, and offering many avenues for public comment including online and offline ways to provide feedback. LMG has established relationships with neighborhood groups and businesses in the area and will reach out to these and all other stakeholders with announcements regarding this project. LMG's communication staff is experienced at alerting the public to about opportunities to provide input into community projects. Public meeting notices are listed on the department's website along with an opportunity to provide comments. Placing notices and other assessment and cleanup documentation at the closest library branch is another method to reach stakeholders. Finally, LMG maintains a good relationship with the local daily newspaper and uses it regularly for public notification.*

## **Section 11: Project Benefits (20 points)**



1. Discuss the impact of the proposed cleanup and redevelopment on the community. Include environmental, economic, health and quality of life benefits.

*The consequences of dramatic economic restructuring described earlier not only significantly damaged the economy of the area and its sense of community, but also left a number of abandoned, vacant or underutilized industrial sites. As a result, the Park Hill Corridor area's landscape is marred with brownfields. This project will eliminate the hazardous substances present in the warehouse buildings that remain on site and contribute to the larger goal of encouraging redevelopment of a site that is a catalyst for the larger industrial corridor. The redeveloped Park Hill Corridor area will increase the community's confidence in redevelopment prospects for West Louisville as a whole and will lead to increased investment in the area. Employment gains expected due to new development will help residents reinvest their incomes in their community and trigger multiplier effects through the local economy. The increased property values resulting from the improvements in the area, and the new sources of revenue due to conversion of abandoned and underutilized properties into productive use will provide a welcome boost for local revenues which may be further reinvested into the redevelopment efforts for the benefit of socioeconomically disadvantaged populations*

2. Does the project include any provisions for green space? Describe.

*Through the Park Hill Industrial Corridor Implementation Strategy planning process, several locations for new greenspace were identified, including a multi-use trail along a rail line that would link the area to the central business district. LMG encourages the inclusion of green space in redevelopment scenarios for the site. Environmental covenant restricts access to soil/groundwater, so perimeter only.*

3. Discuss any sustainability features in the planned redevelopment. These could include: green infrastructure, adaptation of existing buildings, energy-efficient design, etc.

*The Park Hill Industrial Corridor Implementation Strategy provided numerous innovative recommendations on how to capitalize on these opportunities for sustainable redevelopment in order to position the area as a center for green practices, processes and products. Importantly, it provided the community with suggested funding sources. For instance, the Metropolitan Sewer District committed \$1 million to retrofit this highly urbanized landscape with green stormwater management infrastructure. MSD would like the Park Hill area to serve as an example of how older, built-up areas within our community can be redeveloped using innovative green infrastructure applications such as rain barrels and pervious paving to decrease sewer overflows, cleanse pollutants from runoff and reduce volume of rainwater flows.*

## **CERTIFICATION**

### **Section 13: Certification**

X I certify that information in this application and all its attachments are true and correct, to the best of my knowledge.

X I agree to comply with all reporting requirements, on forms supplied by the KDEP.



X I agree to comply with:

- The Davis-Bacon Act,
- The Endangered Species Act,
- The National Historic Preservation Act,
- Section 404 of the Clean Water Act and
- Any other applicable state laws and cross-cutting Federal requirements.

Greg Fischer, Mayor

Ellen M. Hesem  
Print Name of Authorized Representative

Ellen M. Hesem  
Signature of Authorized Representative

3/30/15  
Date

**Appendix - Remediation Budget**

<b>Activity or Expense</b>	<b>Subgrant Amount</b>	<b>Match Amount (including in-kind services)</b>	<b>Match Source</b>	<b>Total Cost</b>
Reimbursement for preparation of the <u>Analysis of Brownfield Cleanup</u>	\$	\$3,000.00	Louisville Forward	\$3,000.00
Implementation of Community Relations Plan, including maintenance of administrative record repository	\$	In-kind services	Louisville Forward staff	\$
Installation of fences, warning signs, or other security or site control	\$	\$		\$
Fee for Property Management Plan	\$	\$		\$
Preparation/Finalization of the Corrective Action Plan (CAP)	\$	\$4,500.00	Louisville Forward	\$4,500.00
Soil Excavation	\$	\$		\$
Soil Transportation & Disposal	\$	\$		\$
Soil Treatment	\$	\$		\$
Confirmatory Sampling	\$	\$		\$
Developing a Quality Assurance Project Plan (QAPP)	\$	\$2,000.00	Louisville Forward	\$2,000.00
Groundwater Remediation Capital Cost	\$	\$		\$
Groundwater Remediation Operation and Maintenance	\$	\$		\$
Post-remedial Groundwater Monitoring (Short-Term)	\$	\$		\$
Remediation Oversight	\$	\$		\$
Health & Safety Site Monitoring	\$	\$		\$

Demolition (if necessary as part of the environmental remediation)	\$40,000	\$		\$40,000
Asbestos Abatement	\$10,000	\$		\$10,000
Lead-base paint abatement	\$	\$		\$
Removal of drums, barrels, tanks etc that contain/may contain hazardous substance or petroleum	\$	\$		\$
Purchasing environmental insurance	\$	\$		\$
Monitoring adequacy of cleanup and overseeing activities to ensure compliance with Federal & State requirements	\$	In-kind services		\$
Progress reporting	\$	In-kind services		\$
Other Eligible Costs (Specify)				
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
TOTAL	\$50,000	\$9,500		\$59,500