



**A. Recipient Title**

City of Flagstaff, Arizona (Grantee/Fiscal Agent/Coalition Leader)

**B. Background**

As the interstate highway system led to the obsolescence of Route 66 as a viable cross-country transportation corridor, it also resulted in environmental, historical, and economic implications that continue to plague many northern Arizona communities. Our communities were built up with gasoline stations, restaurants, and motels that played an important part of the Route 66 culture, but that are now abandoned or underutilized, as a result of environmental hazards and impediments to redevelopment. While there is great economic, cultural, and recreational potential within these affected areas, the specter of unknown environmental hazards has hindered redevelopment of the properties. Instead of Brownfields redevelopment, populations are sprawling into the surrounding desert and forest lands.

The Arizona Route 66 Community Coalition, consisting of three cities and two counties in northern Arizona, was formed to face this challenge. These communities have suffered significant economic and environmental hardship during the economic downturn of the past 4 years. Furthermore, as small rural communities and counties, we do not have the financial or personnel resources to apply and administer a Brownfields Assessment grant on our own. So the ability to team with the City of Flagstaff and to take advantage of its past knowledge and expertise gained through past performance with Brownfields grants provides us with an opportunity to complete important assessment projects that we would have otherwise been unable to do. Our Coalition has a shared vision for this program and we have worked in an extremely cooperative manner to develop this application. We are certain that this high level of cooperation will continue and, to help assure the success of this program, we have prepared a draft Memorandum of Agreement (MOA) that has been reviewed and approved by all entities.

The Coalition is in a unique position to preserve cultural and natural resources, while benefiting its minority and economically challenged citizens. To facilitate this, the Coalition will use the Brownfields Coalition grant to perform a comprehensive Community-Wide Assessment for approximately 60 sites impacted by Petroleum Products and Hazardous Substances along the Historic Route 66. Grant funds will be used to develop an inventory of candidate properties, perform environmental assessments and property cleanup planning, and build upon an existing Geographic Information System (GIS) database that will define the environmental, historical, and cultural parameters associated with the properties to support sustainable and appropriate redevelopment opportunities. This information will be used to communicate Brownfields issues and opportunities to governmental agencies, private investors, and the community.





**C. Goals and Objectives**

**a. EPA Strategic Plan**

This project supports EPA’s Strategic Plan and GPRA Goal 4: Healthy Communities and Ecosystems, Objective 4.2 Communities – Sustain, Clean Up, and Restore Communities and the Ecological Systems that Support Them, Sub-objective 4.2.3 Assess, Clean Up and Redevelop Brownfields.

Outputs:

- Complete 58 Phase I ESAs (28 Petroleum Products and 30 Hazardous Substances)
- Complete 12 Phase II ESAs (6 Petroleum Products and 6 Petroleum Products)
- Conduct 16 public meetings or outreaches
- Submit Quarterly and Financial Reports to EPA within 10 days following the end of the Federal fiscal quarter
- Submit complete and accurate project data via ACRES within 5 working days of project activity

Outcomes:

- Redevelop 16 properties and return to beneficial use
- Create 100 new jobs
- Increase tax base in target area by \$100,000
- Redevelop three properties for greenspace and/or non-profit use

**b. Project Goals**

Significant planning efforts have been conducted by the local governments and community-based organizations throughout northern Arizona to address economic development, historical and cultural preservation, environmental protection, and citizen involvement in the targeted areas. To briefly summarize, our Coalition communities envision the following redevelopment activities:

- Promote historic and cultural community attributes, especially with regard to Route 66, railroads, and unique natural and scenic resources (many of which are units of the National Park Service)
- Rehabilitation and/or construction of low-to-moderate housing, primarily through in-fill development
- Employment diversification – currently too dependent on public sector
- Dedicated renewable energy-generating sites (primarily solar) and the use of renewable energy in commercial and industrial operations





**D. Tasks**

**Task 1 - Project Oversight**

**a. Task Description**

Through current staff and additional resources (staff or contract staff), the City of Flagstaff will coordinate outreach events, coordinate with Coalition partners, assist with property visits, travel to conferences, and conduct project-related duties and meetings. Direct personnel costs are associated with programmatic management of the grant (performance monitoring, training at conferences, and environmental oversight). Travel costs are associated with National Brownfields Conference and EPA-Sponsored Regional Workshops (at least one member from each Coalition community will attend). Travel costs include possible meetings with the Arizona Department of Environmental Quality Voluntary Remediation Program staff to discuss project-specific issues.

**b. Task Budget**

Brownfields Grant: \$12,850 (Petroleum Products) and \$22,050 (Hazardous Substances)  
Cost Share: \$0  
Total: \$12,850 (Petroleum Products) and \$22,050 (Hazardous Substances)

**c. Schedule**

Task Start Date: October 2012  
Task Completion Date: October 2015

**d. Deliverables**

- Community Relations Plan
- Copies of fact sheets and other outreach materials
- Sign-in sheets and notes from outreach meetings
- Hard copies of web pages developed as part of the outreach process.

**Task 2 - Community Involvement**

**a. Task Description**

The City of Flagstaff will inform the public of the grant award (through mailings, website postings, City Council reports, two updated Brownfield Program newsletters and meetings in the target areas) regarding the activities planned by the Coalition, a tentative schedule, and means by which individuals and interested organizations can stay informed and involved in the assessment process. The City will be available at various events (stakeholder meetings, community events)





throughout the life of the grant to discuss the grant project and outreach to property owners. A contractor may assist the City with community involvement efforts.

The Coalition members will continue to keep the public, business, and regulatory community involved throughout the life of this grant. Prior to beginning the Environmental Site Assessment work, the Coalition members will work collaboratively with property owners through focused informational meetings and one-on-one meetings. The Coalition members will communicate with the community within the project area in the following ways:

- A webpage on the City of Flagstaff website with a link to the grant activities, including the grant application, Work Plan, QAPP, announcements, Quarterly Reports to EPA, access agreement template, and project status
- Coalition members will post information on their own websites with information specific to their community and a link to the City of Flagstaff's webpage
- A press release informing the community of the grant award
- A Fact Sheet describing the project in English and Spanish
- We will leverage the support from community groups by presenting at meetings, posting information in newsletters, attending public events and utilizing mailing lists to send notices.

**b. Task Budget**

Brownfields Grant: \$19,650 (Petroleum Products) and \$28,310 (Hazardous Substances)

Cost Share: \$0

Total: \$19,650 (Petroleum Products) and \$28,310 (Hazardous Substances)

**c. Schedule**

Task Start Date: October 2012

Task Completion Date: July 2015

**d. Deliverables**

- Community Relations Plan
- Copies of fact sheets and other outreach materials
- Sign-in sheets and notes from outreach meetings
- Hard copies of web pages developed as part of the outreach process.

**Task 3 - Site Assessment**

**a. Task Description**

The City of Flagstaff will prepare a Quality Assurance Project Plan (QAPP) and Health and Safety Plan (HASP) to be used as guidance for all Phase II work under the grant. Fifty-eight





Phase I Environmental Site Assessments (ESAs) (28 petroleum products and 30 hazardous substances) will be conducted on these properties using ASTM E1527-05, which complies with All Appropriate Inquiry requirements found in 40 CFR 312. Twelve Phase II ESAs (6 petroleum products and 6 hazardous substances) will be conducted on the sites that have been identified through the Phase I ESA process.

**b. Task Budget**

Brownfields Grant: \$248,800 (Petroleum Products) and \$327,200 (Hazardous Substances)  
Cost Share: \$0  
Total: \$248,800 (Petroleum Products) and \$327,200 (Hazardous Substances)

**c. Schedule**

Task Start Date: October 2012  
Task Completion Date: June 2015

**d. Deliverables**

- Quality Assurance Project Plan - for project
- Health and Safety Plans
- Sampling and Analysis Plans - for individual projects
- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Cleanup Plans

**Task 4 - Reporting**

**a. Task Description**

The City will input project information into EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) within 15 days following completion of a Phase I ESA or Phase II ESA. Information submitted into ACRES will be complete and accurate, and will include all requested information (as available) including property attributes, assessment activities, contaminants and media, institutional and engineering controls, cleanup requirements and activities, and redevelopment and leveraged accomplishments.

Project output, outcomes, and schedule will be tracked by the City on a quarterly basis and reported to EPA as part of the Quarterly Report. The report will include a list of goals accomplished and expected goals for the next quarterly reporting period. Should either the goals or schedule not be met, the City will provide a reason and proposed corrective actions. We will communicate frequently with EPA throughout the course of the grant. In addition to Quarterly





Reports, we will discuss project status at National Brownfields meetings, regional EPA conferences, and during trips made by EPA to review the project status.

**b. Task Budget**

Brownfields Grant: \$18,700 (Petroleum Products) and \$22,440 (Hazardous Substances)  
 Cost Share: \$0  
 Total: \$18,700 (Petroleum Products) and \$22,440 (Hazardous Substances)

**c. Schedule**

Task Start Date: October 2012  
 Task Completion Date: October 2015

**d. Deliverables**

- Final Cleanup Report
- Timely and accurate entry of project data into ACRES
- Quarterly Progress Reports
- DBE and MBE/WBE Reports - as required under Cooperative Agreement terms and conditions
- Annual Financial Status Reports
- Federal Cash Transaction Report
- Final Project Report and Close Out Paperwork

**E. Schedule of Milestones & Deliverables**

Fiscal Year	Quarter	Quarterly Report Due	Milestones and Deliverables Due with Quarterly Report
2012	4th	January 30, 2013	<ul style="list-style-type: none"> <li>▪ Grant announced to Community</li> <li>▪ Enter property information into ACRES</li> <li>▪ Begin Community Relations Plan and outreach</li> <li>▪ Prepare Quality Assurance Project Plan (QAPP)</li> <li>▪ Quarterly Report to EPA</li> <li>▪ Attend Region 9 Brownfields Conference - Oakland</li> </ul>
2013	1st	April 30th, 2013	<ul style="list-style-type: none"> <li>▪ Finalize Community Relations Plan and outreach</li> <li>▪ Complete 2 Phase I ESAs (1 Petroleum/1 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>



Work Plan  
 Arizona Route 66 Coalition Communities  
 Fiscal Year 2012 Brownfields Coalition Assessment Grant Application



Fiscal Year	Quarter	Quarterly Report Due	Milestones and Deliverables Due with Quarterly Report
2013	2nd	July 30, 2013	<ul style="list-style-type: none"> <li>▪ Finalize Community Relations Plan and public comment period</li> <li>▪ Complete 4 Phase I ESAs(2 Petroleum/2 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> <li>▪ Attend Brownfields 2013 Conference - Atlanta</li> </ul>
2013	3rd	October 30, 2013	<ul style="list-style-type: none"> <li>▪ Complete 6 Phase I ESAs (3 Petroleum/3 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>
2013	4th	January 30, 2014	<ul style="list-style-type: none"> <li>▪ Complete 6 Phase I ESAs (3 Petroleum/3 Hazardous)</li> <li>▪ Complete 2 Phase II ESAs (1 Petroleum/1 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>
2014	1st	April 30, 2014	<ul style="list-style-type: none"> <li>▪ Complete 8 Phase I ESAs (3 Petroleum/5 Hazardous)</li> <li>▪ Complete 2 Phase II ESAs (1 Petroleum/1 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>
2014	2nd	July 30, 2014	<ul style="list-style-type: none"> <li>▪ Complete 8 Phase I ESAs (3 Petroleum/5 Hazardous)</li> <li>▪ Complete 2 Phase II ESAs (1 Petroleum/1 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>
2014	3rd	October 30, 2014	<ul style="list-style-type: none"> <li>▪ Complete 8 Phase I ESAs (3 Petroleum/5 Hazardous)</li> <li>▪ Complete 2 Phase II ESAs (1 Petroleum/1 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>
2014	4th	January 30, 2015	<ul style="list-style-type: none"> <li>▪ Complete 6 Phase I ESAs (3 Petroleum/3 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>
2015	1st	April 30, 2015	<ul style="list-style-type: none"> <li>▪ Complete 6 Phase I ESAs (3 Petroleum/3 Hazardous)</li> <li>▪ Complete 2 Phase II ESAs (1 Petroleum/1 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>
2015	2nd	July 30, 2015	<ul style="list-style-type: none"> <li>▪ Complete 7 Phase I ESAs (4 Petroleum/3 Hazardous)</li> <li>▪ Complete 2 Phase II ESAs (1 Petroleum/1 Hazardous)</li> <li>▪ Quarterly Report to EPA</li> </ul>
2015	3rd	October 30, 2015	<ul style="list-style-type: none"> <li>▪ Grant Closeout</li> <li>▪ Final FSR</li> <li>▪ MBE/WBE Utilization Report</li> </ul>





**F. Budget Summary**

<b>PETROLEUM PRODUCTS</b>					
<b>Category</b>	<b>Task 1 – Project Oversight</b>	<b>Task 2 - Community Involvement</b>	<b>Task 3 – Site Assessment</b>	<b>Task 4 – Database Management</b>	<b>Total</b>
Personnel	\$3,600	\$3,600			\$7,200
Fringe Benefits					
Travel	\$9,250				\$9,250
Equipment					
Supplies		\$7,410		\$2,500	\$9,910
Contractual		\$8,640	\$248,800	\$16,200	\$273,640
Other (specify)					
<b>Total</b>	<b>\$12,850</b>	<b>\$19,650</b>	<b>\$248,800</b>	<b>\$18,700</b>	<b>\$300,000</b>

<b>HAZARDOUS SUBSTANCES</b>					
<b>Category</b>	<b>Task 1 – Project Oversight</b>	<b>Task 2 - Community Involvement</b>	<b>Task 3 – Site Assessment</b>	<b>Task 4 – Database Management</b>	<b>Total</b>
Personnel	\$5,400	\$4,500			\$9,900
Fringe Benefits					
Travel	\$16,650				\$16,650
Equipment					
Supplies		\$10,850		\$3,000	\$13,850
Contractual		\$12,960	\$327,200	\$19,440	\$359,600
Other (specify)					
<b>Total</b>	<b>\$22,050</b>	<b>\$28,310</b>	<b>\$327,200</b>	<b>\$22,440</b>	<b>\$400,000</b>

