



Application Information Sheet

FY26 Community-Wide Assessment Grant for States and Tribes
 Colorado Department of Public Health and Environment
 Funding Opportunity Number: EPA-I-OLEM-OBLR-25-06

The Colorado Department of Public Health and Environment (CDPHE) is pleased to submit this application for the FY26 Community-Wide Assessment Grant for States and Tribes. Below we provide the information requested in EPA grant guidelines.

1. Applicant Information

Name: Colorado Department of Public Health and the Environment
Address: 4300 Cherry Creek Drive S., Denver, CO 80246

2. Website URL

<https://cdphe.colorado.gov/hm/brownfields>

3. Funding Requested

- (a) Grant Type: Community-Wide Assessment Grant for States and Tribes
- (b) Federal Funds Requested: \$2,000,000

4. Location

| City | County | State |
|------------|-----------|----------|
| Multiple | Logan | Colorado |
| Lakewood | Jefferson | Colorado |
| Cañon City | Fremont | Colorado |
| Fountain | El Paso | Colorado |

5. Target Area and Priority Site Information

Census tracts of the four Target Areas are presented below along with the priority site addresses (or tax lots for properties without addresses) in each area.



| Target Area | Census Tract | Priority Site Addresses/Tax Lot Numbers |
|--------------|-----------------|--|
| Logan County | 9662 | Reager Station: 725 S Division St, Sterling, CO Key Bank: 220 Main St, Sterling, CO |
| Lakewood | 114.01 | Colfax Properties: 6203-6205 W Colfax Ave, Lakewood, CO |
| Cañon City | 9783 | Holy Cross Abbey: 3011 US 50, Cañon City, CO |
| | 9786 | Historic Downtown District: 320, 428, and 503 Main Street, Cañon City, CO |
| Fountain | 45.16 and 45.13 | Blast Urban Greenway: 217 W Missouri Ave, Fountain, CO |
| | 45.16 | Highway 85/87 Commercial Frontage: 8360 Highway 85-87, Fountain, CO |

6. Contacts

(a) Project Director:

Name: Mark Rudolph, Superfund/Brownfields Unit Leader
Hazardous Materials and Waste Management Division
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(b) Chief Executive/Highest Ranking Elected Official

Name: Jared Polis, Governor
Phone: 303-866-2471
Email: governorpolis@state.co.us
Mailing Address: 200 E Colfax Ave., Rm 136, Denver, CO 80203

7. Population

| City | Population | Reference |
|----------------------------|------------|---|
| Target Area 1 - Sterling | 15,630 | US Census American Community Survey 2023 (https://data.census.gov/cedsci/) |
| Target Area 2 - Lakewood | 156,309 | |
| Target Area 3 - Cañon City | 17,098 | |
| Target Area 4 - Fountain | 29,327 | |

8. Other Factors Checklist



| Other Factors | Page # |
|--|--------|
| Community population is 15,000 or less | 4 |
| The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. | NA |
| The priority site(s) is impacted by mine-scarred land. | NA |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | 2 & 3 |
| The priority site(s) is in a federally designated flood plain. | 2 & 3 |
| The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy. | 3 |
| The reuse of the priority site(s) will incorporate energy efficiency measures. | 3 |
| The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters. | 3 |
| At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas. | 9 & 10 |
| The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing. | NA |

9. Letter from the State or Tribal Environmental Authority

Not applicable. Since the applicant is CDPHE, the environmental authority for the State of Colorado, a separate letter has not been included.

10. Releasing Copies of Applications

Not applicable. This application does not contain confidential, privileged, or sensitive information.



NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION Target Areas and Brownfields 1.a.

Overview of Brownfield Challenges and Description of Target Areas: Colorado is an economically diverse state with a mix of urban centers and rural communities, but many areas face persistent brownfield challenges from historical mining, legacy industrial operations, and agricultural practices that left behind contamination and underutilized properties. These conditions create barriers to redevelopment, exacerbating welfare concerns and limiting economic opportunity, especially in small and low-income communities with limited resources for assessment and cleanup. The Colorado Department of Public Health and the Environment (CDPHE), the environmental regulatory agency for the State of Colorado, is applying for this grant to fund environmental assessments and cleanup planning, enabling safe reuse of these underutilized properties and stimulating economic opportunities. The geographic boundary for grant activities is the State of Colorado, with emphasis on four Target Areas (TAs) experiencing higher than average challenges: Logan County (TA 1) and the cities of Lakewood (TA 2), Cañon City (TA 3), and Fountain (TA 4). The TAs experience brownfield challenges ranging from blight and economic stagnation to public health concerns and constrained land for growth. **Logan County**, in northeastern Colorado (non-metropolitan statistical area), contains abandoned agricultural and industrial properties, including former sugar beet processing facilities, auto shops, and dumps. These sites may contain petroleum hydrocarbons and heavy metals, creating environmental uncertainty that discourages investment and reuse. A temporary moratorium on new data center and renewable energy projects while regulations are updated further constrains economic development. Grant-funded brownfield assessments and planning would help clarify site conditions and support redevelopment. **Lakewood**, in Jefferson County within the Denver–Aurora–Lakewood Metropolitan Statistical Area, faces redevelopment challenges tied to aging housing and underutilized commercial properties. Many structures contain asbestos and lead-based paint, and proximity to legacy contamination sites such as the Denver Federal Center complicates reuse. These conditions leave properties idle and restrict infill redevelopment, particularly for affordable housing. Brownfield assessments would reduce uncertainty and advance redevelopment in a community where infill opportunities are critical. **Cañon City**, in Fremont County (non-metropolitan statistical area), has limited housing options and several contaminated or potentially contaminated sites associated with historic zinc smelting, coal-fired power generation, and petroleum storage. Environmental concerns delay redevelopment and constrain efforts to support workforce housing. Grant-funded brownfield activities would help advance site reuse and local economic stability. **Fountain**, part of the Colorado Springs Metropolitan Statistical Area in El Paso County, has brownfield challenges concentrated in its Olde Town District and the Highway 85/87 corridor. A previous inventory identified numerous vacant and deteriorated properties, many containing asbestos and lead-based paint. These underutilized sites pose health risks and exacerbate redevelopment pressures. Grant-funded assessments would help remove environmental barriers and support revitalization in these priority areas.

1.b. Description of the Priority Brownfield Sites: Across the four TAs, dozens of brownfield sites impede redevelopment and economic growth, with approximately 35 open confirmed petroleum release sites alone.¹ The high priority brownfield sites discussed below range from small downtown parcels to large former institutional properties, with sizes from less than an acre to over 190 acres. Target Area brownfields include former industrial facilities, dry cleaners, and aging buildings, creating obstacles to investment and revitalization. Common environmental concerns include asbestos, LBP, petroleum hydrocarbons, metals, and underground storage tanks (USTs). The following priority sites were selected based on their redevelopment potential, alignment with community plans, and ability to catalyze economic revitalization.

TA 1 (Logan County): Brownfield Site 1, Reager Station (725 S Division, Sterling [CT 9662]) is a 0.7-acre parcel with a 7,000-square-foot (sf) commercial building used for storage. Its mixed-use neighborhood location and multi-street frontage make it a redevelopment priority. Suspected contaminants stem from historical auto service and age-related asbestos, as the building was constructed in 1929. **Planned Reuse:** Logan County anticipates this space to serve as a maker's space and host several light manufacturing tenants in line with the County's goals to foster entrepreneurship.

TA 1: Brownfield Site 2, Key Bank (220 Main St, Sterling [CT 9662]) is a 0.3-acre parcel with an 8,000-sf

¹ <https://ops.colorado.gov/Petroleum/maps>

former bank building that has been largely vacant for 25 years. Its 1909 construction and unknown pre-bank history prior to 1980 suggest asbestos, LBP, and other potential contamination. This site is prioritized for its strategic downtown location, long-term vacancy, and potential to stimulate small business growth. **Planned Reuse:** Logan County plans to create small retail and office spaces to facilitate business growth and increase foot traffic in the downtown area.

TA 2 (Lakewood): Brownfield Site 3, Colfax Properties (6203-6205 W Colfax Ave and adjoining, Lakewood [CT 114.01]) consist of a 1.82-acre area formerly developed with a motel and commercial buildings. The property has been cleared of blighted structures; however, unknown historical uses of the commercial structures create environmental uncertainty. **Planned Reuse:** Lakewood plans for mixed-use redevelopment with housing, retail, and public supporting reinvestment in established corridors.

TA 3 (Cañon City): Brownfield Site 4, Holy Cross Abbey (3011 US 50, Cañon City [CT 9783]) is a roughly 190-acre former monastery and boys' school, now largely vacant. Conditions include aging buildings, a known UST, and reports of past methamphetamine production. Previous EPA-funded assessments identified the property as a brownfield, and additional characterization is needed to facilitate reuse. **Planned Reuse:** The property is undergoing a new planned development district rezoning process for potential mixed-use purposes, which may include housing, outdoor recreation, and hospitality.

TA 3: Brownfield Site 5, Historic Downtown District (320, 428, and 503 Main Street and nearby properties, Cañon City [CT 9786]) is a cluster of historic buildings in one of Colorado's oldest business districts with legacy contamination risks from early gas stations, laundries, and dry cleaners, and the presence of USTs and findings from prior Phase I Environmental Site Assessments (ESAs) indicate additional risks. These factors complicate redevelopment and increase the need for environmental due diligence and potential remediation. **Planned Reuse:** Cañon City aims to rehabilitate these historic buildings through TIF grants for façade, building system, and life safety upgrades to create modernized retail, restaurants, and second-floor housing.

TA 4 (Fountain): Brownfield Site 6, Blast Urban Greenway (217 W Missouri Ave, Fountain [CT 45.16 and 45.13]) is a 5.14-acre historic rail-adjacent site with poor drainage, limited infrastructure, and potential metals contamination from long-term rail and fleet repair activities, with suspected contamination from metals such as arsenic, barium, lead, chromium, and selenium, which were identified in assessments at adjacent properties. **Planned Reuse:** The City's reuse plan transforms the Blast Site into a passive recreation urban greenway corridor featuring multi-use trails, gathering areas, improved circulation, shelters, restroom facilities, and historic markers to connect parks and neighborhoods and support downtown revitalization.

TA 4: Brownfield Site 7, Highway 85/87 Commercial Frontage (8360 Highway 85-87, Fountain [CT 45.16]) is a 72+ acre site along the environmentally sensitive Fountain Creek corridor, historically impacted by unstable soils, flooding, mixed-material manufacturing, heavy fleet and automotive repair operations, creating potential contamination concerns. Known recognized environmental conditions and petroleum-related releases require further investigation. **Planned Reuse:** The site is envisioned for future mixed-use redevelopment, including commercial, multi-family housing, and light industrial uses that complement nearby infill and urban renewal projects.

1.c. Identifying Additional Sites: CDPHE will identify additional sites by developing new TA inventories and updating the existing inventory for Fountain to identify additional sites for assessment and planning. CDPHE will use the inventory process to prioritize TA brownfields based on clear criteria that indicate equitable distribution between communities, potential for community benefits, and momentum toward reuse, including whether the community has previously benefited from EPA Brownfields Grant resources, whether the site is in an MSA or non-MSA² (with a preference given to non-MSA sites which typically have more limited access to resources), community need, redevelopment potential, and alignment with local revitalization plans. Numerous Colorado communities outside the TAs have indicated a need for brownfield assistance including Windsor, Fort Lupton, Nederland, Parachute, and Fort Collins. If grant funds remain after addressing TA sites, brownfields outside the TAs will be considered for assistance, using the prioritization criteria above.

² As defined by OMB Bulletin No. 23-01 (<https://www.whitehouse.gov/wp-content/uploads/2023/07/OMB-Bulletin-23-01.pdf>)

Revitalization of the Target Areas 1.d. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategies for these priority sites are designed to advance local government goals for economic development, housing, and community revitalization:

TA #1 Logan County: Reager Station (site 1) will become a maker's space and light manufacturing hub, while the Key Bank building (site 2) will provide small retail and office incubator spaces. These plans directly support the **Logan County Economic Development Corporation Strategic Plan (2024)** and **Northeast Colorado Comprehensive Economic Development Strategy (2024)** by fostering entrepreneurship and downtown redevelopment. **TA #2 Lakewood:** Planned mixed-use redevelopment of the Colfax parcels (site 3) aligns with the **Urban Renewal Revitalization Plan (2005)**, promoting reinvestment in established corridors and improving neighborhood vitality. **TA #3 Cañon City:** The Holy Cross Abbey's (site 4) proposed mixed-use redevelopment, including housing, outdoor recreation, and hospitality, advances the **Cañon City Comprehensive Plan (2001 + 2021 update)** and complements connectivity and catalytic development objectives outlined in the **US HWY 50 Corridor Plan (2015)** and **Arkansas River Corridor Master Plan (2017)**. Adaptive reuse of historic downtown buildings (site 5) for retail, restaurants, and second-floor housing fulfills the **Main Street Strategic Plan (2020)** and **Comprehensive Plan** priorities for downtown business vitality and housing diversity, as 75% of housing in Cañon City is single-family and only 12% is apartments.³ Both projects respond to **Fremont County Housing Needs Report (2019)** and **Hidden Demand for Housing (2024)** recommendations by introducing varied housing types and leveraging existing infrastructure. **TA #4 Fountain:** The Blast Urban Greenway (site 6) reuse plan envisions a passive recreation corridor with trails, gathering spaces, and historic markers, aligning with **Olde Town URA** goals and the **Downtown Colorado Inc. Colorado Challenge Communities Accelerator Program (2024)**. The Highway 85/87 frontage (site 7) redevelopment for mixed-use commercial, multifamily housing, and lifestyle retail supports the **PPACG Comprehensive Economic Development Strategy (2023)** by addressing regional needs for affordable housing, economic diversification, and smart growth through infill and brownfield reuse. Both projects align with the City's broader vision for revitalizing underutilized corridors, improving access to parks and trails, and attracting private investment to strengthen Fountain's economic and social fabric.

1.e. Outcomes and Benefits of Reuse Strategy: The proposed reuse plans will deliver measurable economic, housing, and community benefits post-cleanup. As an example of CDPHE's prior success in achieving impactful outcomes under an EPA Brownfield grant, the Longmont Transit Center, assessed using CDPHE's prior grant, is now under construction and will provide **250–300 new apartment units, 30,000–50,000 square feet of commercial space, and dozens of permanent jobs**, alongside immediate bus rapid transit and future rail service.⁴ Comparable economic development potential exists within the proposed target areas. In **Cañon City's historic downtown**, three priority brownfield properties alone represent approximately **13,500 square feet of unused commercial space**, with additional upper-story residential potential. Redevelopment of these sites could support **new small businesses and an estimated 20+ permanent jobs**, while expanding housing options in a walkable downtown core. In **Logan County**, cleanup of two priority brownfield sites would enable redevelopment into **retail, maker, and office space totaling approximately 15,000 square feet**, supporting **approximately 25 permanent jobs** and strengthening the local commercial base, based on an assumed density of 600 sf/job. The **Colfax Properties**, totaling **1.82 acres**, present strong potential for **mixed-use redevelopment**, including a commercial ground floor and **more than 20 second-story housing units**, advancing infill development. In **Fountain, mixed-use and greenway redevelopment** will also integrate nature-based stormwater management, improved drainage, and green infrastructure, **reducing flood risks** in vulnerable areas such as Fountain Creek and the Arkansas River corridor while improving **resilience to extreme weather events**. Collectively, these projects will return underutilized properties to productive use, increase property values and local tax revenues, reduce blight, and create space for small businesses, housing, and community amenities. Projects will incorporate **modern energy-efficient building standards**, including **high-efficiency HVAC systems and solar-ready roofs**, along with **adaptive reuse and infill strategies** that lower long-term

³ Data from US Census American Community Survey 2023

⁴ <https://longmontcolorado.gov/planning-and-development-services/transportation-and-mobility/1st-main-station-transit-revitalization-project/>

operating costs, improve walkability, and support transit access.

Strategy for Leveraging Resources 1.f. Resources Needed for Site Reuse: If revitalization is required beyond the capacity of the grant, CDPHE and its partners can leverage additional EPA Brownfields resources, including future assessment, cleanup, and reuse planning grants, the Targeted Brownfields Assessment (TBA) program, and the Revolving Loan Fund (RLF), building on the momentum of this grant. Federal resources such as the **Housing and Urban Development’s HOME and Community Development Block Grants** can support affordable housing, while the **Economic Development Administration’s Public Works and Economic Adjustment Assistance** programs can fund infrastructure and job creation. Additional incentives like **Opportunity Zones, New Markets Tax Credits, and Historic Preservation Tax Credits** attract private investment and expand redevelopment financing across Colorado’s priority sites.

CDPHE also administers several statewide tools that will complement this grant and stimulate follow-on funding. The **State Brownfield Grant Program** provides \$250,000 annually and has provided over \$1.25M in cleanup grants to 23 entities in the past five years. The **Colorado Brownfields Revolving Loan Fund** maintains roughly \$12M in working capital and has issued \$5M in loans and subgrants since 2023. The **State Tax Credits for Remediation** program provides \$3M annually and has supported 59 approved applicants with more than \$16M in credits and nearly \$7B in capital improvements since 2014. Together, these programs mobilize substantial public and private resources, ensuring that sites assessed under this grant can advance into remediation and redevelopment.

1.g. Use of Existing Infrastructure: This grant will facilitate reuse of existing infrastructure across the priority sites, including water, sewer, transportation, and utility systems, which will minimize new construction and reduce redevelopment costs. Where additional infrastructure upgrades are needed for site reuse, such as the Fountain Blast Greenway, they will be supported through local capital budgets, urban renewal tools, and state or federal funding programs. By leveraging established systems and

| Table 1. Demographic Indicators | CT(s) of High Priority Brownfield Site* | | | | CO | US |
|------------------------------------|---|-------------|-----------------|-----------------|----------|----------|
| | Logan County | Lakewood | Cañon City | Fountain | | |
| Population | 4,073 | 9,192 | 9,670 | 7,204 | 5.8M | 332M |
| Unemployment rate (5-yr) | 3.9% | 5.0% | 3.8% | 4.9% | 3.0% | 3.3% |
| Per capita income | \$29,538 | \$43,794 | \$30,443 | \$32,174 | \$50,489 | \$43,289 |

Data from US Census American Community Survey 2023. **Bold/Italics** indicates results are greater than or less than the National or State averages. *Logan County CT #9661.02; Lakewood CT #114.01; Cañon City CTs #9783 and 9786, Fountain CTs #45.13 and 45.16.

aligning necessary improvements with available funding sources, the grant enables efficient, cost-effective redevelopment within the target areas.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
Community Need 2.a. The Community’s Need

for Funding: The communities of Logan County, Lakewood, Cañon City, and Fountain share significant barriers to brownfield redevelopment due to small populations, low incomes, and limited fiscal capacity. The small population combined with low incomes and relatively high unemployment (Table 1) means these communities lack the discretionary income and income tax revenues to fund revitalization projects, preventing them from funding environmental assessment or cleanup without external assistance. At least 40% of TA residents are housing cost burdened, spending more than 30% of income on rent/mortgage, and in the Fountain priority site CT, that number skyrockets to 76%.⁵ The median household income in the each of the TAs is far below the living wage in their respective areas, leaving no disposable income to support brownfield projects (Table 2). Additionally, these communities lack dedicated brownfield staff and must rely on external support, as local governments are constrained to covering basic services.

This grant will meet the needs of these low income and/or small population target area communities by leveraging brownfield reuse to address priorities identified locally, such as opportunities for new businesses/entrepreneurship and downtown revitalization in Logan County, corridor reinvestment to create jobs and housing in Lakewood, housing shortages in Cañon City, economic diversification and

⁵ US Census 2023 American Community Survey

recreation access in Fountain.

2.b. Health or Welfare of Sensitive Populations: Sensitive populations in the TAs include **women of child-bearing years, children, disabled persons, and people living in poverty** (Table 3). **Poverty** is a significant issue, with 13.6%-22% of **households qualifying for SNAP benefits**, which is well above state and national averages, and poverty rates exceeding the state average (Table 3). This economic hardship limits access to nutritious food and increases vulnerability. Lower-income residents often live near brownfields due to lower property values, increasing exposure to contaminants and blight. Redevelopment will help alleviate these conditions by creating affordable housing, attracting businesses, and generating jobs, which strengthen economic stability and reduce poverty-related stressors.

Crime further affects community welfare. In Lakewood, **property crime** rates are 206% higher than the state average ⁶, and vacant brownfields attract vandalism, dumping, and other illicit activity. Reuse of these sites will minimize opportunities for crime, improve neighborhood aesthetics, and foster a sense of community pride, making these areas safer and more livable.

Health disparities are pronounced in the TAs. Four of the seven high priority brownfield sites are in neighborhoods with an Area Deprivation Index score of 10 out of 10, correlating with worse health outcomes such as **reduced life expectancy**. ⁷ Most residents live within walking distance of a brownfield, and contaminants like LBP, asbestos, and petroleum hydrocarbons exacerbate **chronic health conditions**. All but one TA is also designated a Health Professional Shortage Area, limiting access to adequate healthcare. ⁸ Cleanup and reuse will reduce exposure risks and incorporate green infrastructure and amenities that promote health and resilience.

TA **residents with disabilities** face compounded challenges, due to higher rates of health issues and reliance on fixed incomes; nationally, more than half live in households **experiencing financial hardship**. ⁹ Redevelopment will improve housing quality, reduce environmental hazards, and create accessible spaces that expand opportunity.

| Table 2. Target Area Counties or MSA | Income Indicators | |
|--|---------------------------------------|---|
| | Average median household income (CTs) | Estimated Living Wage in County or MSA (annual) |
| Logan County | \$38,606 | \$101,816 |
| DAL MSA (Lakewood) | \$70,764 | \$144,121 |
| Fremont County (Cañon City) | \$56,725 | \$108,134 |
| Colorado Springs MSA (Fountain) | \$54,774 | \$131,098 |

Average median income from US Census American Community Survey 2023; Living Wage from MIT Living Wage Calculator, for meeting families' basic needs assuming two working adults and two children

| Table 3. Sensitive Populations | CT(s) of High Priority Brownfield Site* | | | | CO | US |
|-----------------------------------|---|-------------------|---------------------|-------------------|-------|-------|
| | TA 1: Logan County | TA 2: Lakewood | TA 3: Cañon City | TA 4: Fountain | | |
| Females between 20 and 44 years | 29.3% | 20.2% | 23.6% | 32.4% | 24.4% | 23.4% |
| People aged 65 and older | 14.9% | 15.0% | 23.0% | 10.4% | 15.2% | 16.8% |
| Child/youth population | 24.0% | 11.5% | 20.7% | 26.0% | 21.4% | 22.2% |
| Disabled | 14.6% | 15.9% | 20.7% | 13.8% | 13.0% | 11.2% |
| Poverty Rate | 27.7% | 23.8% | 11.4% | 14.9% | 10.3% | 15.5% |
| Receiving SNAP | 18.3% | 22.0% | 16.4% | 13.6% | 8.0% | 11.8% |

All data from US Census American Community Survey 2023. **Bold /Italics** indicates results are greater than the State or National averages, respectively. *Logan County CT #9661.02; Lakewood CT #114.01; Cañon City CTs #9783 and 9786, Fountain CTs #45.13 and 45.16.

⁶ <https://www.areavibes.com/lakewood-co/crime/>

⁷ <https://www.policymap.com/newmaps>. The ADI ranks neighborhoods on the basis of socioeconomic disadvantage in the areas of income, education, employment, and housing quality.

⁸ <https://data.hrsa.gov/topics/health-workforce/shortage-areas>

⁹ <https://unitedwayirc.org/wp-content/uploads/2024/12/alice-in-focus-disabilities-national-2.pdf>

Through targeted cleanup and adaptive reuse, this grant will address environmental health threats while supporting affordable housing, hazard removal, and energy-efficient designs that lower long-term costs. These actions improve safety, sustainability, and quality of life for the most sensitive populations.

Table 4. Low Life Expectancy and Heart Disease Mortality for Priority Brownfield Site CTs

| Indicator | Low Life Expectancy (Percentiles in CO/US) | Heart Disease Mortality (Rate per 100,000 people in CT)** |
|---------------|--|---|
| Sites 1 and 2 | 69 th /56 th | 305.69 |
| Site 3 | 100 th /99 th | 262.86 |
| Site 4 | 72 nd /59 th | 140.35 |
| Site 5 | 84 th /73 rd | 162.54 |
| Site 6 | 77 th /64 th | 382.15 |
| Site 7 | 76 th /62 nd | 139.02 |

Data from PolicyMap¹⁰ (Low Life Expectancy) and CDPHE Open Data¹¹ (Heart Disease). *Sites 1 and 2 are located in the same CT/block group. **CO average is 128.94; **bold** indicates statistically significantly higher rate than state average.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:

TA communities have higher than normal rates of heart disease, asthma, and cancer, leading to *lower life expectancy* (Table 4). A 2020 study found *suppressed immunity* in populations near brownfields, potentially contributing to low life expectancies.¹² **Heart disease** rates in the CTs where Sites 1, 2, 3, and 6 are located are statistically significantly higher than the state average (Table 4).

Lung disease is disproportionate in the TA communities and is potentially linked to brownfield contaminants. Logan County has a statistically significant higher rate of **asthma** emergency department visits than the state,¹³ and all four TA counties exceed the state average rate for asthma diagnoses.¹⁴ Fremont County has the 4th highest **lung and bronchus cancers** rate in CO, and all four TAs exceed the state cancer average.¹⁵ **Chronic Obstructive Pulmonary Disease** emergency

department visit and/or hospitalization rates are exceed the state average in El Paso, Fremont, and Logan Counties.¹⁶ Contaminants associated with brownfields, such as asbestos, solvents, and petroleum compounds, can cause or worsen these lung conditions.

Cancer risks are elevated as well. Petroleum exposure can impact the kidneys, and the age-adjusted incidence rate per 100,000 for **kidney cancer** is 15.8 in Fremont County, which is higher than CO's.¹⁷ Benzene, a petroleum component, is linked to **leukemia**, with rates in Jefferson County at 13.5 per 100,000, also higher than CO's.¹⁸ Arsenic exposure raises cancer risks for multiple organs, while copper exposure may lead to liver failure or lung cancers.

Deteriorating buildings contribute additional hazards. With over half of the housing in the TAs, including 82.7% in the Logan County CT, built before 1980, delaminating LBP and degraded asbestos materials are major concerns. Even low levels of lead can cause permanent brain damage in children, and asbestos exposure leads to asbestosis and lung cancer. Jefferson and El Paso Counties have the most **asbestos-related deaths** in CO from 1999-2017,¹⁹ and Logan County has one of the highest lead exposure risks in the state.²⁰

This grant will reduce threats by assessing contamination and planning cleanup on contaminated sites and/or aging buildings. These actions will eliminate exposure pathways to carcinogens and respiratory irritants, protect children from lead poisoning, and prevent further health deterioration in communities already experiencing elevated chronic disease burdens.

¹⁰ <https://www.policymap.com/newmaps>

¹¹ <https://data-cdphe.opendata.arcgis.com/search?tags=health>

¹² National Library of Medicine <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7483819/>

¹³ <https://coepht.colorado.gov/home/county-profiles>

¹⁴ <https://data-cdphe.opendata.arcgis.com/search?tags=health>

¹⁵ <https://www.statecancerprofiles.cancer.gov/incidencerates/>

¹⁶ <https://coepht.colorado.gov/home/county-profiles>

¹⁷ <https://www.statecancerprofiles.cancer.gov/incidencerates/>

¹⁸ <https://www.statecancerprofiles.cancer.gov/incidencerates/>

¹⁹ <https://www.asbestosnation.org/facts/asbestos-deaths/co/>

²⁰ <https://coepht.colorado.gov/home/county-profiles>

2.d. Economically Impoverished/Disproportionately Impacted Populations: The Centers for Disease Control classifies Lakewood, Cañon City, and Fountain as facing *medium-high to high socioeconomic vulnerability*, based on *low incomes, unemployment, limited educational attainment, and high uninsured rates*.²¹ Across the target areas, *median household incomes are far below living-wage levels*, while housing costs continue to rise. In the Colorado Springs and Denver–Aurora–Lakewood MSAs, living-wage thresholds substantially exceed federal poverty levels, underscoring the financial strain faced by low-income households (Table 2).²² In Fountain alone, a 2023 analysis found a need for **1,200 new affordable housing units**, with over half of residents housing cost-burdened.²³

These communities also experience disproportionate environmental burdens resulting from *historical industrial and commercial operations*. Table 5 shows that the TA residents live near a disproportionately

| Indicator | TA 1 | TA 2 | TA 3 | | TA 4 | |
|-------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| | Sites 1 and 2* | Site 3 | Site 4 | Site 5 | Site 6 | Site 7 |
| Lead paint | 94 th /89 th | 88 th /81 st | 71 st /41 st | 98 th /97 th | 78 th /60 th | 70 th /43 rd |
| USTs | 89 th /90 th | 61 st /63 rd | 57 th /30 th | 57 th /62 nd | 31 st /38 th | 43 rd /48 th |
| Hazardous Waste Proximity | 37 th /24 th | 84 th /63 rd | 0/0 | 0/0 | 30 th /22 nd | 48 th /35 th |
| Drinking water non-compliance | 97 th /91 st | 85 th /75 th | 80 th /72 nd | 0/0 | 0/0 | 97 th /91 st |

high number of hazardous waste sites, and sites with a history of drinking water noncompliance from industrial releases to groundwater. Logan County, Lakewood, and Fountain rank above the 80th percentile for the state on the *Heat and Health Index*, indicating elevated heat-related health risks.²⁵

Environmental indicators further underscore these disparities: one or more target areas fall within the upper 10th

Data is for Priority Brownfield Site CTs (see Section 1.b), taken from PolicyMap²⁴ *Sites 1 and 2 are located in the same CT/block group

percentile statewide for *LBP prevalence*, proximity to *USTs*, and *drinking water non-compliance* (Table 5). This grant will directly address these threats by funding environmental assessments and planning for safe reuse of sites contaminated by lead, petroleum, and/or hazardous waste, mitigating exposure to hazardous substances, and supporting redevelopment strategies that improve housing, economic opportunity, and community resilience.

Community Engagement 2.e. Project Involvement: 2.f. Project Roles: CDPHE will collaborate with local partners to establish Brownfields Advisory Committees (BACs) for each TA prior to EPA’s award. Committees will include local chambers of commerce, Department of Local Affairs regional managers, county health departments, and long-time residents, ensuring broad representation. BAC members will coordinate outreach, align local planning with regional economic development, and gather input from residents and community-based organizations. The following community groups will provide or collect feedback from residents and property owners:

TA 1 Logan County: Sterling Urban Renewal Authority’s mission is to support building improvements to revitalize downtown Sterling and attract businesses. Their role will be outreach and assistance with redevelopment coordination and small grants. Contact: Johnna Harris (970) 580-1970. The **Sterling Lions’ Club’s** mission is to provide voluntary services through community involvement and international cooperation. Their role will also be leading outreach and promoting community involvement. Contact:

²¹ <https://svi.cdc.gov/index.html>

²² <https://livingwage.mit.edu/>

²³ US Census 2023 American Community Survey

²⁴ <https://www.policymap.com/newmaps>

²⁵ <https://ephtracking.cdc.gov/Applications/heatTracker/>

Bob Blach [REDACTED].

TA 2 Lakewood: West Metro Chamber of Commerce’s mission is to connect Jefferson County businesses with resources and growth opportunities. Their role will be to assist in public/property owner engagement and promote site reuse for community-oriented businesses and housing. Contact: Miriam Alvarez info@westmetrochamber.org. **West Colfax Community Association** is a coalition of residents and businesses whose mission is to improve corridor economic vitality. Their role will be to ensure that the local stakeholders are informed and will benefit from site assessments and redevelopment initiatives. Contact: Bill Marino info@westcolfax.org.

TA 3 Cañon City: The Fremont Economic Development Corporation’s mission is to foster business activity and investments in Fremont and facilitate the creation of jobs, businesses activity, and a financially healthy government. Their role as an economic development stakeholder will be to liaison with local business/property owners. Contact: Rob Brown brown@fedc.co. The **Royal Gorge Chamber Alliance’s** mission is to promote regional businesses to stimulate opportunity and growth. Their role in the grant will be to support downtown business owner engagement. Contact: Rich Millard rich@royalgorgechamberalliance.com.

TA 4 Fountain: The Fountain Urban Renewal Authority’s (FURA) mission is to lead revitalization of under-served areas through an offering of partnership programs and sole-source project capacity funding. Their role will be to serve as a community ambassador on behalf of commercial district revitalization and small business attraction. Contact: Paul Aragon [REDACTED]. **Nunn Construction** is a local firm experienced in redevelopment partnerships. They are a 2024 DCI Colorado Challenge Accelerator Program Champion and their role will be to assist CDPHE in identification of sites, constraints, and redevelopment opportunities. Contact: Andrea Slattery andrea@nunnconstruction.com.

2.g. Incorporating Community Input: To keep TA communities and local partners informed, project progress will be shared quarterly and at major milestones through municipal websites, social media platforms (Facebook, NextDoor), press releases to local media, and direct opt-in text or email notifications. In-person engagement will occur at public meetings and community events where staff and elected officials host informational tables or speak with attendees. Virtual meetings and online questionnaires will be available as alternatives to ensure full accessibility.

Community input will be gathered through BAC-led outreach, online feedback forms, and public comment opportunities at meetings. CDPHE and local partners will review all feedback, integrate relevant suggestions into project planning, and publish responses through summaries and follow-up communications. This approach ensures transparent communication, meaningful participation, and alignment with community priorities throughout assessment and redevelopment.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS Description of Tasks/Activities and Outputs **3.a. Project Implementation 3.b. Anticipated Project Schedule 3.c. Task/Activity Lead 3.d. Outputs**

| Task 1: Project Management | Lead: CDPHE |
|---|-------------|
| <p>Implementation: CDPHE will procure a qualified environmental professional (QEP) contractor experienced with EPA Brownfield Grants to assist with this project. CDPHE will ensure compliance with grant terms and conditions and the cooperative agreement work plan and will direct and manage the technical work of the project contractor(s). The QEP contractor(s) will perform various project management functions (e.g., assist with reporting and Assessment, Cleanup, and Redevelopment Exchange System [ACRES] entries, budget reporting, report review, etc.). Travel and attendance for two CDPHE personnel for three national and two regional/state brownfield conferences are also planned under this task.</p> | |
| <p>Schedule: CDPHE will lead project management with assistance from the QEP for the 5-year grant period including monthly drawdowns, Quarterly Progress Reports (QPRs), annual financial reports, final reporting, and all other reporting required by the Cooperative Agreement with EPA. CDPHE will provide status updates regarding the project schedule and budget to the BACs at least quarterly. The National Brownfield Training Conference is every other year, beginning in 2027, and up to two other relevant regional/state conferences will be attended as they are scheduled.</p> | |
| <p>Outputs: 20 QPRs with budget status tables; ongoing ACRES database updates; 5 Annual Federal Financial Reports; and 1 Final Project Closeout Report.</p> | |

| | |
|---|--|
| Task 2: Community Engagement | Lead: CDPHE |
| <p>Implementation: CDPHE will: 1) prepare a Public Involvement Plan (PIP) with outreach tools, methods for collecting, incorporating and responding to public input, and a schedule of outreach events; 2) meet at least quarterly to discuss site selection and project progress; 3) hold at least 4 community events during the grant term, one per TA; 4) create a webpage on each TA website providing details for its local projects; 5) develop and distribute fact sheets, press releases, and other outreach materials, 6) develop and implement project-specific methods to solicit, consider, and respond to/integrate community input, and 7) coordinate meetings with the four TA BACs, property owners, and stakeholders.</p> | |
| <p>Schedule: Community Engagement milestones include: 1) hold first meeting with TA partners and stakeholders to be determined within 2 months of grant term; 2) complete PIP and hold public project kickoff meeting within the first 6 months of grant term; 3) develop project webpages and fact sheets within 6 months of grant term; 4) hold quarterly TA BAC meetings; and 5) hold at least four grant-related community events, one per TA prior to the end of the grant period.</p> | |
| <p>Outputs: PIP; BAC, public, and property owner meeting presentations, handouts, and notes; Project webpages; Press releases, fact sheets and other educational materials.</p> | |
| Task 3: Site Selection and Assessments | Site Selection Lead: CDPHE Technical Task Lead: CDPHE will direct contractors |
| <p>Implementation: CDPHE plans to complete 7 Brownfields Inventories, 32 Phase I ESAs and 27 Phase II ESAs/Regulated Building Materials (RBM) Surveys. Property eligibility forms will be completed for EPA review (and Division of Oil and Public Safety review for petroleum sites) prior to each assessment. Phase I ESAs will comply with the EPA's All Appropriate Inquiry Rule and ASTM E1527-21. CDPHE will oversee contractor preparation of project-wide Quality Assurance Project Plan (QAPP) and Sampling and Analysis Plans (SAPs) for EPA approval prior to Phase II ESAs. An access agreement will be executed for each assessment.</p> <p>Phase II ESAs will include sampling soil, soil gas, groundwater, building materials and/or other activities as needed and approved by EPA. CDPHE and the contractor will coordinate when state oversight is needed (e.g., to obtain a No Further Action Letter). CDPHE, supported by technical contractors, will discuss the findings of ESAs and next steps with property owners and stakeholders. If CDPHE needs to identify additional sites for assessment, CDPHE will direct the contractor to prepare additional brownfield inventories outside the TAs and the CDPHE will develop criteria to guide site selection. 61% of the project budget will be spent on eligible assessment activities within the TAs.</p> | |
| <p>Schedule: The QAPP will be completed in the 2nd quarter (2Q) of 2027. The first Phase I ESA is anticipated 2Q 2027, and 8-10 Phase I ESAs will be completed per year. The first Phase II ESA and/or RBM Survey is anticipated Q4 2027, and 4-5 Phase II ESAs/RBM Surveys will be completed per year. If needed, additional inventories will be developed in year 3 to identify additional sites.</p> | |
| <p>Outputs: Up to 50 eligibility forms; one EPA-approved QAPP and 27 SAPs; 32 Site access agreements; one health and safety plans per site; ~60 Phase I and II ESA/RBM Survey reports; 7 Prioritized brownfield inventory(ies).</p> | |
| Task 4: Cleanup & Reuse Planning | Lead: CDPHE |
| <p>Implementation: The budget includes funding for 5 area-wide plans (AWPs), 5 site-specific cleanup plans, and 6 site reuse plans. CDPHE will direct contractors to develop the plans, which may include technical environmental remediation recommendations, evaluations of cleanup options, cleanup cost estimates, or planning and market analyses to evaluate the feasibility of reuse options. Approximately 31% of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority sites within the TAs.</p> | |
| <p>Schedule: CDPHE anticipates 3 to 4 area-wide/site specific cleanup/reuse plans in years 2 through 5 of the grant term.</p> | |
| <p>Outputs: 5 area-wide plans, 5 cleanup plans, 6 site-specific reuse plans.</p> | |

3.e. Cost Estimates: Rationale for cost estimates is provided below, including unit costs as applicable, followed by summary table of the proposed budget for grant funded activities. An average of \$75/hour was used for personnel, \$25/hour for fringe, and \$175/hour for QEP contractual services based on industry standards. CDPHE has no plans for subawards, participant support costs, or administrative costs.

Task 1: Project Mgmt. (\$78,750): Personnel and Fringe: \$23,000 (230 hours of project oversight, monthly meetings, and reporting at \$100/hour [\$75/hour for personnel and \$25/hour for fringe]). **Travel: \$12,750**

(2 CDPHE personnel attend 3 national and 2 state/regional brownfield conferences: airfare (\$3,000 [\$500/person, 3 national conferences, 2 people]); hotel (\$7,500 [\$250/night, 3 nights, 5 conferences, 2 people]), meals/incidentals (\$2,250 [\$75/day, 3 days, 5 conferences, 2 people]). Other: \$4,500 (conference registration fees [\$450/conference, 5 conferences, 2 people]). Contractual \$38,500: General project setup and Closeout Report (\$10,500 [60 hours of labor at \$175/hour]; assistance with QPRs (\$7,000[20 x \$350/each]), monthly meetings (\$21,000 [60 x \$350/each]).

Task 2: Community Engagement (\$79,375): Personnel and Fringe: \$28,000 (280 hours for PIP, BAC and public meeting planning, attendance, and input evaluation and outreach material preparation). Travel: \$5,000 (2 people, 4 meetings). Contractual: \$44,200 (224 hours for meeting planning, attendance, and outreach material and room/other rentals [\$1,250 x 4 in-person meetings]). Supplies: \$2,175 (Meeting handouts, conference printouts, etc.).

Task 3: Site Selection & Assessment (\$1,219,125): Personnel and Fringe: \$20,000 (200 hours for property owner coordination and site identification). Contractual: \$1,199,125 (Completion of EDs -\$35,000 [50 at \$700/each]; Phase I ESAs- \$214,500 [33 x \$6,500/each]; QAPP- \$8,750; Phase II ESAs including SAPs- \$644,000 [14 at \$46,000/each including 140 hours labor, \$6,500 lab testing, and \$15,000 for drilling, locates, and investigation-derived waste disposal]; RBM Surveys including SAPs- \$235,625 [13 x \$18,125/each including 75 hours labor and \$5,000 lab testing]; Community inventories- \$61,250 [7 at 50 hours labor each]). **A total of 61% of grant funding has been budgeted for Phase I and II ESAs.**

Task 4: Cleanup/Reuse/AWP Planning (\$622,750): Personnel and Fringe: \$12,000 (120 hours for property owner coordination and site identification). Contractual: \$610,750 (Cleanup Plans - 5 plans x \$15,750/each [90 hours]; Reuse Plans - 6 plans x \$15,750/each [90 hours]; AWP – 5 plans x \$87,500 [500 hours]).

| Budget Categories | | Project Tasks (\$) | | | | Total |
|--|-------------------------|--------------------|-------------------|-------------------------------|------------------|--------------------|
| | | Task 1 PM | Task 2 Engagement | Task 3 Selection & Assessment | Task 4 Planning | |
| Direct Costs | Personnel | \$17,250 | \$21,000 | \$15,000 | \$9,000 | \$62,250 |
| | Fringe Benefits | \$5,750 | \$7,000 | \$5,000 | \$3,000 | \$20,750 |
| | Travel | \$12,750 | \$5,000 | \$0 | \$0 | \$17,750 |
| | Equipment | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Supplies | \$0 | \$2,175 | \$0 | \$0 | \$2,175 |
| | Contractual | \$38,500 | \$44,200 | \$1,199,125 | \$610,750 | \$1,892,575 |
| | Construction | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Other (conference fees) | \$4,500 | \$0 | \$0 | \$0 | \$4,500 |
| Total Direct Costs | | \$78,750 | \$79,375 | \$1,219,125 | \$622,750 | \$2,000,000 |
| Indirect Costs | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Budget (Total Direct Costs + Indirect Costs) | | \$78,750 | \$79,375 | \$1,219,125 | \$622,750 | \$2,000,000 |

3.f. Plan to Measure and Evaluate Environmental Progress and Results: Project outputs, schedule, and budget will be tracked continuously in order to ensure the grant funds are spent in a timely, efficient, and effective manner. CDPHE will track and report project outputs and summarize them in each quarterly progress report and in ACRES. At a minimum, CDPHE will track the following outputs: the numbers of (1) approved sites; (2) Phase I ESAs/Phase II ESAs/regulated building materials surveys; (3) area wide, reuse and/or cleanup plans; and (4) community/stakeholder meetings. Each quarter, CDPHE will review outputs against goals and schedule in Section 3.d and make any adjustments needed to align project accomplishments with the Work Plan and stakeholder priorities. CDPHE will also track short- and long-term outcomes, focusing on those related directly to established local plans (Section 1.d), such as: (1) # of

sites and acres cleaned up and/or redeveloped; (2) # of property transfers; (3) private investment and leveraged funding; (4) # of new businesses and jobs created; (5) increase in property value/tax-based revenue; (6) # of workforce or affordable housing units planned; (7) green/clean stormwater, air, and energy aspects of brownfield reuse projects. CDPHE is committed to updating ACRES throughout the grant period and beyond to document the grant's long-term outcomes.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE: Programmatic Capability 4.a.

Organizational Capacity: 4.b. Organizational Structure: 4.c. Description of Key Staff: CDPHE has ~1,750 employees in Denver, Grand Junction, and Pueblo. As the state authority responsible for remediation of environmental hazards pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C § 9601-9647 (1992) ("CERCLA"), CDPHE has extensive experience managing both Superfund and Brownfields Cooperative Agreements (CA) and maintains a staff of environmental professionals. CDPHE also maintains accounting and procurement systems compliant with the requirements of 2 CFR, Part 200, Subpart D. CDPHE has the necessary programmatic, administrative, and financial systems to manage a range of health and environmental programs for the State of Colorado including successfully managing Superfund/ Brownfield CAs and the Voluntary Cleanup Program (VCUP).

The CDPHE Hazardous Materials and Waste Management Division (HMWMD), established in 1994, has responsibility for covenants and use restrictions, conditional closures, Brownfields, voluntary cleanup, federal facilities, radioactive materials licensees, solid waste, hazardous waste, Superfund, uranium mill tailings, and methamphetamine-affected properties. For purposes of this grant, it is expected that a team of environmental professionals from the HMWMD Brownfield Program will be dedicated to grant administration and reporting, management of consultants, performance of necessary public outreach and engagement, and review of completed site assessment, cleanup planning activities, and reports.

The specific roles of the CDPHE project team responsible for management of the grant will include: **Project Manager (PM).** **Mark Rudolph**, the CDPHE PM, is the CDPHE Superfund and Brownfields Unit Leader and has over 28 years of experience managing CERCLA and Brownfields projects and CAs. Mr. Rudolph is responsible for overseeing implementation of CERCLA response actions at multiple CO Superfund sites, managing a staff of environmental professionals, and overall budget planning and management of federal and state funds for CERCLA and Brownfields activities in CO, including federal awards totaling over \$100 million. Mr. Rudolph will serve as the overall project lead responsible for coordinating with local partners and stakeholders, communicating with the EPA project officer, and ensuring work plan implementation. The PM will be responsible for directing project activities, preparing and submitting QPRs, detailing work accomplished, funds spent, and project status, and annual Federal Financial Reports to the EPA in a timely manner. The PM will also be responsible for reviewing project deliverables, development of project planning and the overview of project strategies. **Assistant PM/Project QA Manager.** **Kathleen Knox**, the CDPHE Assistant PM/Project QA Manager. She is an environmental scientist with 10 years of experience managing CERCLA and Brownfields projects and CAs. Ms. Knox currently serves as CDPHE's Brownfields Program Coordinator with primary responsibility for implementing activities under CDPHE's Brownfields State Response Program and CDPHE's current EPA Community Wide Assessment (CWA) grant. She will be responsible for meeting with consultants to discuss and review analytical results prior to completion of reports, providing technical guidance, providing senior-level review of technical deliverables, overseeing assessment activities to ensure that procedures are being followed, and assisting to resolve any QA issues with field or laboratory data or procedures. **Public Involvement (PI) Manager.** **Laura Dixon** will be the PI Manager and has 15 years of experience providing insightful leadership and data-driven communication strategies to both government and private sector clients. She will be responsible for working with CDPHE team members, project consultants and TA communities to ensure the successful implementation of outreach and engagement activities that both inform and solicit input from stakeholders during grant implementation. CDPHE also has additional professional staff, experienced with brownfields assessment, remediation and community engagement who will be available to assist on an as-needed basis.

4.d. Acquiring Additional Resources: CDPHE plans to secure the services of a QEP consultant to conduct reporting, community outreach and engagement, brownfields site inventories, ESAs, site reuse and cleanup planning, and area wide planning in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 and CO Procurement Code (CRS §24-101-101 et seq. and CRS 24-30-1401 through 24-30-1407). This will be initiated as soon as the grant is awarded and CDPHE believes it

will be ready to start work on October 1, 2026, when funding is available.

Past Performance and Accomplishments 4.e. Currently Has or Previously Received an EPA Brownfields Grant: Over the last two decades, CDPHE has successfully managed multiple Brownfields grants including State Response Program (128a Grant), MARC (CWA) and RLF Grants awarded by EPA. The following table shows three recent brownfields grants received by CDPHE.

| Grant # | Type | Grant Period | Status | Total Awards | Balance after Close |
|-------------|--------|-------------------|--------|----------------|---------------------|
| RP-96875601 | 128(a) | 10/01/23-09/30/28 | Open | \$1,551,000.00 | N/A |
| 4B-95821202 | CWA | 10/01/22-09/30/27 | Open | \$2,000,000.00 | N/A |
| BF-98899601 | RLF | 10/01/03-09/30/18 | Closed | \$4,020,000.00 | \$0.00 |

CDPHE has operated a successful Brownfields State Response Program since the early 2000s using funds from the CAs listed above and previous CAs. Selected accomplishments include completing dozens of TBAs, providing outreach and technical assistance to communities across CO, maintaining public records, and supporting environmental cleanup at hundreds of sites through CDPHE’s state brownfields grant program, RLF, and VCUP. CDPHE has also operated one of the most successful brownfields RLFs in the nation. To date, the CBRLF has issued more than \$28M in loans and subgrants to over 41 entities since 1999. These amounts include nearly \$19M of revolved funds. CDPHE has also successfully implemented a CWA grant since 2022, conducting dozens of assessments and grant activities in all four partner communities. CDPHE has consistently complied with work plans, schedules, and timely submittal of quarterly progress reports and other grant deliverables including grant close-out reports. Consistent award of Brownfields and Superfund CAs demonstrates CDPHE’s ability to successfully implement work plans and comply with administrative and programmatic grant conditions.

4.e. (1) Accomplishments: 1) Open EPA 128(a) Grant (Cooperative Agreement RP-96875601): Under this CA, CDPHE has completed 13 Phase I & II ESAs/RBM surveys and provided brownfields technical assistance to 35 communities to date. CDPHE also provided education and outreach to 52 communities including 12 workshops and webinars, 12 conference presentations, and one state-wide brownfields conference presentation. This CA supports administration and marketing of the CDPHE VCUP, which has approved 112 applications, remediating ~356 acres, creating 1,668 jobs and constructing 5,020 housing units. The CA also supports administration of the CO Brownfields Tax Credit, under which CDPHE has awarded \$3,537,500 in credits to 13 applicants, generating in excess of \$1B of capital improvement investments since 2024. CDPHE has entered these outputs and outcomes in ACRES. **2) Open EPA Community Wide Assessment Grant (Cooperative Agreement 4B95821202):** CDPHE has expended over 83% of the grant budget in the first 36 months. Under this CA, CDPHE has exceeded grant targets for all assessments, completing 38 Phase I ESAs (30 targeted), 15 Phase II ESAs (9 targeted), and 11 RBMs (9 targeted). Brownfield inventories and grant specific websites have been completed for all four partner communities. Brownfields Advisory Committees were established in each partner community, and 8 advisory committee meetings have been held to date. Planning activities are ongoing with 4 area wide plans/market studies completed (100% of goal) and 7 cleanup/site reuse plans completed (50% of goal). CDPHE updates the ACRES database on a quarterly basis or more frequently if necessary and believes that these outputs and outcomes are accurately reflected in ACRES. **3) Closed RLF Grant (Cooperative Agreement BF98899601):** Under this CA, CDPHE received a total of \$4.25M of funding to provide loans and sub-grants. All of those funds were expended when the grant closed in 2018. As of September 2025, loans from this CA issued by the CBRLF total approximately \$10.5M, which includes \$6.25M of revolved funds. Post close out, loans and sub-grants under this CA total approximately \$3.8M. This CA closed in 2018 and CDPHE managed these funds in accordance with two close-out agreements. The original close-out agreement was issued in 2018 and updated to incorporate updated standard provisions in 2023.

4.e. (2) Compliance with Grant Requirements: For both open and closed CAs listed above, CDPHE has operated in compliance with grant terms and conditions as required by EPA. The CDPHE Brownfields Program has complied with all reporting requirements, including the filing of quarterly and technical reports and annual financial status forms and annual post close-out reports. All funds have been expended appropriately to achieve the expected grant outputs and outcomes. All site-specific information is recorded in ACRES. All funds from the closed RLF grant were expended completely. There were no known audits and no adverse audit findings.

THRESHOLD CRITERIA



COLORADO

**Hazardous Materials
& Waste Management Division**

Department of Public Health & Environment

B. Threshold Criteria

(1) Applicant Eligibility

The Colorado Department of Public Health & Environment (CDPHE) will be the grant recipient on behalf of and for the benefit of CDPHE and the target communities. CDPHE is designated as a legal subdivision of the State under § 25-16-101, Colorado Revised Statutes (C.R.S.) (2001) with authority to accept grants and participate in the federal Superfund program and is an eligible entity as defined in the Small Business Liability Relief and Brownfields Redevelopment Act.

The CDPHE's Hazardous Materials and Waste Management Division (HMWMD) is the unit of Colorado's State government vested with the authority to remediate environmental hazards pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 – 9647 (1992) ("CERCLA"). This authority stems from C.R.S. § 25-16-101-310 and, in particular, § 25-16-103.

C.R.S § 29-1-202 defines cities and counties as political subdivisions of the State of Colorado and Colorado Case Law addressing this provision specifies that cities and counties are political subdivisions of the State. Logan County, Lakewood, Cañon City, Fountain, and other community partners are all recognized cities and counties in the State of Colorado and are therefore eligible entities as defined in the Small Business Liability Relief and Brownfields Redevelopment Act.

(2) Community Involvement

The following plan for performing community involvement during the five-year Community Wide Assessment Grant for States and Tribes is described briefly in Section 2.e, 2.f and 2.g of the 12-page grant narrative.

The plan for involving local community partners in the project includes (1) Listen to collective voices and hear different and unique opinions; (2) Educate residents on facts, ideas, solutions, and resources for brownfield revitalization; and (3) Establish a Brownfields Advisory Committee (BAC) for each Target Area and encourage them to provide CDPHE with ideas, interests, and concerns expressed by community members of all ages and backgrounds in each of the Target Areas.

CDPHE's robust public involvement program will include holding at least four community meetings in Target Areas during the five-year grant including multiple meetings in the communities of each Target Area to engage stakeholders and leaders; mailings, press releases, website updates; and newspaper articles in local publications. Public information events will ensure outreach efforts include sensitive populations and/or those who live and work in brownfield-impacted areas. As needed to address the need for safe interaction with the public and accessibility, meetings may be held online using Zoom, Teams or similar.



In addition, CDPHE maintains a robust community involvement program through its Brownfields State Response Program and will incorporate these resources as part of the broader strategy to inform and involve both the target communities and communities across Colorado of the assessment activities outlined in this proposal as well as other brownfields resources. CDPHE currently operates the Colorado Brownfields Partnership (CBP) with 9th Path Advisors and Community Builders. The partnership assists local governments with education, planning, assessment and financing necessary to remediate brownfields site and facilitate community redevelopment. The CBP maintains a website that provides information about the services provided by the partnership and brownfields resources available through CDPHE.

Efforts will also be made to reach residents without internet access and those who have difficulty reading or do not read English. Social media and online forums will also be used to advertise upcoming meetings. CDPHE and the BACs will consider all community comments received about the grant and respond, as necessary, through the grant website or other appropriate communication. A random number of comments will be selected for follow-up by telephone to confirm that written response to comments adequately addressed questions and concerns. Time permitting, every attempt will be made to respond to questions during meetings at the event and comment cards will be solicited to follow up if this is not possible. Although most project communications will be published in English, CDPHE will provide material in an alternative language if appropriate for residents living within Target Area boundaries. Translation services will be utilized as needed to ensure equal access to project information is provided to non-English speaking groups. In addition CDPHE's meetings will be ADA-compliant, and all project literature will include a statement that citizens may request alternative formats.

Project Partners

To seek support for this grant application, CDPHE contacted the three cities and one county that comprise the Target Areas where funds from this Community Wide Assessment Grant for States and Tribes will be spent. The purpose of this communication was to ask for their support if the grant is awarded. These government partners contacted potential community partners to inform them of the grant and ask for their support. These included community organizations, businesses, property owners, government representatives, environmental groups and community members. Community partners pledged to participate in outreach efforts, volunteer for membership in the BAC, and assist with grant implementation activities, such as site selection and area-wide planning.

(3) Expenditure of Existing Grant Funds

CDPHE currently has an open EPA Brownfields Community-Wide Assessment Grant for States and Tribes Cooperative Agreement Number 4B 95821202. The grant period is October 1, 2022, through September 30, 2027. As of October 1, 2025, CDPHE has drawn down 83% of funding on the



cooperative agreement. A copy of CDPHE's grant drawn down from EPA's grant financial database is included in Attachment A.

(4) Target Areas and Priority Sites: A total of four Target Areas with seven priority brownfield sites are identified in the application Narrative and the Application Information Sheet. The Target Areas do not overlap.

(5) Contractors and Named Subrecipients

• **Contractors.**

No contractor has been procured to assist CDPHE with implementation of this grant. This criterion is not applicable.

• **Named Subrecipients.**

No subrecipients have been named as part of this grant. This criterion is not applicable.

