



R08-26-A-004

City of Sheridan

4101 S. Federal Blvd.
Sheridan, CO. 80110-4316

303-762-2200
Fax 303-438-3398

1. Applicant Identification

City of Sheridan
4101 S. Federal Blvd
Sheridan, Colorado 80110

2. Website URL: www.ci.sheridan.co.us

3. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

4. Location

a) City of Sheridan, b) Arapahoe County, c) Colorado

5. Target Area and Priority Site Information

Target area: City limits of Sheridan

Priority Site Information:

- Flying Saucer RV Park: 2500 West Hampden Ave., Sheridan, CO 80110
- Carroll's Corner Pub: 3600 South Federal Blvd., Sheridan, CO 80110
- Broken Tee Golf Course: 39°38'49.1"N, 105°01'12.5"W

6. Contacts

a. Project Director

Devin Granbery, City Manager
303-762-2200

dgranbery@ci.sheridan.co.us

4101 S. Federal Blvd.
Sheridan, Colorado 80110

b. Chief Executive/Highest Ranking Elected Official

Sally Daigle, Mayor
303-438-3374

sdaigle@ci.sheridan.co.us

4101 S. Federal Blvd.
Sheridan, Colorado 80110

7. Population

City of Sheridan, Colorado: 6,031 (US Census: 2019–2023 American Community Survey)



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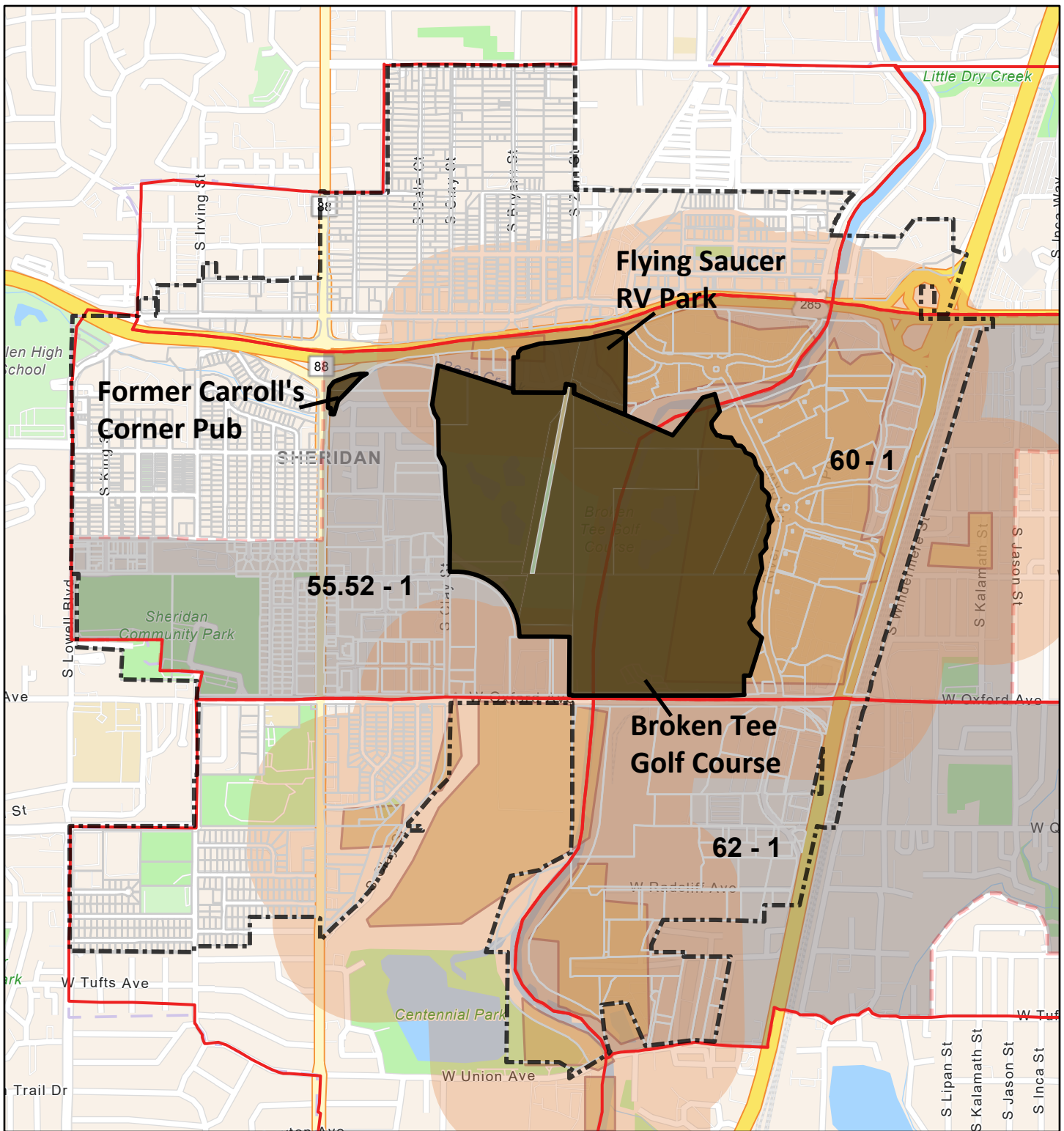
8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
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
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 site(s) within the target area(s).	8, 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from the State or Tribal Environmental Authority
 See attached.




10. Releasing Copies of Applications
 Not Applicable.

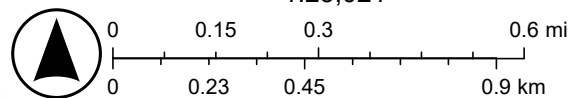
Sheridan Brownfield Opportunity Sites



12/22/2025

1:23,021

-  Sheridan City Limits
-  Brownfields Grant Application Sites
-  Census Tracts
-  Parcels
-  Flammable Gas Overlay Zone
-  Landfills
-  Census Block Groups
-  55.52 - 1
-  62 - 1
-  60 - 1



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

January 20, 2026

Melisa Denvincenzi
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

Via email - Denvincenzi.Melisa@epa.gov

RE: City of Sheridan Colorado - Community Wide Assessment Grant Application - State of Colorado Support Letter

Dear Ms. Devincenzi:

I am writing to express CDPHE support of the Brownfields Community Wide Assessment proposal for Sheridan Colorado. In recent years much of the Denver metropolitan area has experienced an economic boom, characterized by active redevelopment. However, economic growth and investment has largely bypassed areas of Sheridan due to it's industrial history and the uncertainty associated with multiple brownfields sites.

The City Limits of Sheridan target area is plagued by a combination of perceived environmental contamination and the lack of basic infrastructure necessary to permit new development. As a result, properties within this target area are unable to successfully compete for the investment necessary to characterize, cleanup, and redevelop brownfields properties.

The assessment process that would be facilitated by a grant award would provide the tools to evaluate existing contamination and allow the City to acquire property necessary to install the infrastructure that is crucial to revitalization efforts. For this reason, CDPHE fully supports this proposal as an important tool to assist Sheridan with cleanup and redevelopment of these potentially contaminated and/or blighted properties that might not be addressed under other regulatory programs.

Following the assessment process, CPDHE has the ability to provide funding for Brownfields cleanup through the Colorado Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado also has a State Income Tax Credit for Remediation of Contaminated Land that can provide

additional resources for cleanup activities. CDPHE has met with Sheridan and discussed how brownfields incentives available through CDPHE can support cleanup activities once assessment activities have been completed.

In summary, we feel approval of this proposal and the planned assessment activities are critical steps towards cleanup and redevelopment of the City Limits of Sheridan target area. To that end, we are fully supportive of their efforts and look forward to working with Sheridan as this project moves forward.

Sincerely,



Mark Rudolph
Superfund and Brownfields Unit Leader
Hazardous Materials and Waste Management Division

cc: Devin Granbery, Sheridan City Manager (dgranbery@ci.sheridan.co.us)
Ari Snow, City of Sheridan (asnow@ci.sheridan.co.us)
Kathleen Knox, CDPHE Brownfields Coordinator, (Kathleen.knox@state.co.us)





1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: The City of Sheridan (City), Colorado, located in the southwest portion of the Denver metropolitan area within Arapahoe County, is a small municipality (pop. 6,031) encompassing 2.2 square miles.¹ Incorporated in 1890, Sheridan's early growth was driven by the railroad and its proximity to Fort Logan. Once a hub of commerce and agriculture, the City's economy declined due to industrial downturns, limited land availability, and legacy environmental issues.² Today, Sheridan is landlocked with no greenfield development opportunities. This situation, combined with pollution from unregulated municipal and industrial landfills, has created lasting **brownfield challenges** for the community. These landfills contain hazardous waste and asbestos contamination, contribute to methane migration, and cause soil instability, thereby posing barriers to redevelopment and public health risks.³ Many properties are located on or near these landfills and require costly engineering solutions. Sheridan's inclusion in the Boulevard Brownfields Initiative, a collaborative effort led by the City of Denver and the Urban Land Conservancy, provided critical insight into the extent of contamination. Supported by a FY22 \$500,000 EPA Brownfields Assessment Grant, the initiative focused on the Federal Boulevard Corridor and identified a high concentration of contaminated sites, including over 70 former gas stations and 20 dry cleaners.⁴ Environmental site assessments (ESAs) revealed additional sites needing further investigation and remediation. Many previously assessed properties require follow-up to fully characterize contamination and determine appropriate cleanup strategies. This grant request will support completion of those assessments and expand efforts to additional sites across Sheridan.

The **geographic boundary and target area** for this grant encompasses the entire **2.2-square-mile city limit of Sheridan**. This area faces significant socioeconomic challenges, with 22% of families living below the poverty line (US 13%) and residents facing a high unemployment rate (14%/US 5%).¹ By targeting contaminated sites within this area, the grant will enable Sheridan to address legacy pollution and infrastructure deficiencies while laying the groundwork for revitalization that directly supports economic recovery, job creation, and affordable housing development. These efforts will improve public health outcomes and environmental conditions while advancing goals outlined in Sheridan's **2015 Comprehensive Plan** (which guides development for approximately 20 years or until formally updated), including sustainable land use, increased housing diversity, and sustainable community growth.

b. Description of the Priority Brownfield Site(s): Sheridan's limited land availability, legacy industrial activity, and aging infrastructure have contributed to several potential brownfield properties within the target area. Based on an initial windshield survey of the target area completed by the City, and further refined in collaboration with KSU TAB using their Brownfields Inventory Tool (BiT), 31 potential brownfield sites were identified, many of which were formerly landfills, recreational vehicle (RV) parks, dry cleaners, and gas stations. From this inventory, three sites have been selected as priorities for assessment due to their redevelopment potential, strategic location, and the significant environmental and community benefits their reuse could provide.

The first priority site is the **Flying Saucer RV Park**, located at 2500 West Hampden Avenue. This 16-acre property has operated continuously as an RV park since 1949 and is currently under contract for redevelopment into approximately 362 units of multifamily housing. Historically, portions of the site also supported various industrial and commercial uses during this period, including dry-cleaning facilities (1957-1962), sand and gravel operations (1962-1982), and a nearby gas station (1986-2010). As a result, potential environmental concerns include **asbestos-containing materials (ACMs)**,

¹ US Census: 2019–2023 American Community Survey

² Sheridan Historical Society. A Brief History of Sheridan, Colorado. Retrieved from http://shs-co.org/ha_morehistory.htm

³ Colorado Brownfields Case Study: Sheridan River Point Redevelopment

⁴ Boulevard Brownfields Initiative, City of Denver. Retrieved from denvergov.org



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petroleum constituents such as **benzene** and **methyl tert-butyl ether (MTBE)**, and dry-cleaning solvents like **tetrachloroethene (PCE)**. The site lies within the City's Flammable Gas (G) Overlay Zone, which requires flammable-gas testing and multi-agency review for any construction due to documented risks of methane and landfill-gas migration, settlement, asphyxiation, and explosion. The site contains existing structures, vegetation, concrete slabs, and fencing. Adjacent to the River Point Shopping Center, once a large cleanup project, and Bear Creek, a major tributary to South Platte River, it is within one mile of elementary, middle, and high schools and multiple churches. A Phase I ESA conducted in October 2024 identified the site as adjacent to historical landfills AR-035 and AR-031, a former filling station, metal recycling property, automotive shop, and a dry cleaner. A Phase II ESA conducted in March 2025 revealed the presence of construction and demolition debris, as well as benzene, chloroform, and MTBE. These results led to recommendations for further assessments, including a hazardous materials survey and a study to evaluate the need for methane and landfill gas mitigation. **The property is privately owned, and site access for assessment has been confirmed.**

The second priority site is the **former Carroll's Corner Pub**, located at 3600 South Federal Boulevard. This 1.4-acre property was constructed in 1964 and operated as a restaurant and bar until its closure in 2014. The site is currently vacant and consists of an asphalt parking lot and temporary fencing to deter illegal dumping. Its proximity to Bear Creek raises potential water quality issues. **According to FEMA's National Flood Hazard Layer, the property lies within a designated floodplain.** Flood risk management strategies including the potential elevation or floodproofing of structures and stormwater mitigation will be incorporated into future reuse planning for long-term resilience and public safety. A Phase I ESA conducted in September 2023 identified the site's proximity to former demolition landfill AR-035. A Phase II ESA in October 2023 found recycled rubber debris placed as stabilization fill near the Bear Creek stream banks. These findings led to recommendations for additional assessments including soil and groundwater testing, a visioning study, and trail planning to control runoff. **The City owns the property and has full access for assessment.**

The third priority site is the **Broken Tee Golf Course**, located at coordinates 39°38'49.1"N, 105°01'12.5"W. This 39-acre site is adjacent to South Clay Street and includes a storage building. The building dates back to the mid-1950s and the golf course was constructed in 1981. The site consists of grass, sand, trees, and ponds and the South Platte River runs directly through the golf course, dividing the eastern and western portions of the site. This hydrologic connection is significant because a confirmed former landfill is located on the east side of the river, and former landfill activity is believed to be present on the west side within the golf course boundary. Suspected potential contaminants at the site include ACMs, petroleum product constituents such as benzene, and contamination from dry-cleaning solvents such as PCE. In addition, fly ash, a fine, powdery byproduct of coal combustion that can contain heavy metals, was dumped at the site. Much of the western and northern portions of the site lie within the Flammable Gas Overlay District, raising concerns about methane and landfill gas migration. **Access to the site for assessment has been granted by the owner.**

c. Identifying Additional Sites: The City will collaborate with residents and community partners to create a tool for identifying and prioritizing brownfield sites within the target area. Properties will be evaluated using municipal records, planning authority input, site inspections, and census data to ensure areas of greatest socioeconomic need are considered. Sites will be ranked based on barriers to revitalization, anticipated community and economic benefits, readiness for redevelopment, and consistency with local plans. After addressing the priority site(s), remaining funds will be used to apply this same process to additional sites that most benefit vulnerable populations across the City's geographic boundary.

Revitalization of the Target Area. d. Reuse Strategy and Alignment with Revitalization Plans: The reuse strategies for Sheridan's priority sites are designed to advance the City's long-term land use and



revitalization goals as outlined in the **Comprehensive Plan**. The redevelopment of the **Flying Saucer RV Park priority site** into **362 units of multifamily housing** directly supports the City's objective to ensure a variety of housing types (Objective 2.1) and to integrate housing for different income levels within new and infill projects (Objective 2.1.3). This project contributes to maintaining an appropriate supply of housing across all density and affordability levels (Objective 2.2) and addresses the city's limited housing stock and economic challenges. In addition to **creating construction jobs and attracting new residents**, the project includes **shared open spaces and a dedicated trail connection** to the Bear Creek Trail system. This enhancement supports Sheridan's goals for walkability, recreational access, and livability, while promoting active transportation and environmental stewardship.

The reuse of the **Carroll's Corner Pub priority site** as a public park and trailhead reflects Sheridan's commitment to **developing complementary land uses in residential neighborhoods**, such as parks and recreational fields (Objective 5.5.1). The site's location adjacent to Bear Creek makes it ideal for **improving public access to greenspace and advancing environmental goals**, including water quality protection and stormwater management. This reuse strategy aligns with the Comprehensive Plan's vision for a sustainable system of interconnected parks and trails and is shaped through a robust community engagement process led by the City and its partners. The **Broken Tee Golf Course priority site** presents an opportunity to explore redevelopment options that **balance recreational use with affordable housing needs**, which supports Sheridan's goals to expand housing options and encourage redevelopment of underused land. The site's existing natural features and open space offer opportunities to integrate green infrastructure and preserve ecological assets, which is consistent with the Plan's emphasis on sustainability and resilience. Together, all three priority sites play a strategic role in area-wide revitalization by forming a connected corridor along Bear Creek where coordinated reuse will improve environmental conditions, strengthen the resilience of Sheridan's limited water resources, and deliver broader community-wide benefits.

e. Outcomes and Benefits of Reuse Strategy: Redevelopment will stimulate private investment, create construction and long-term employment opportunities, and address housing shortages. The transformation of the Flying Saucer RV Park into multifamily housing will help **meet regional housing demand, attract new residents, and increase local spending**. Future redevelopment for the Broken Tee Golf Course will emphasize affordable housing for renters and low-income families, aligning with the City's goals to expand housing availability and address local affordability challenges. Public investment in site assessment and remediation will reduce uncertainty for developers, make these sites more attractive for future investment, and accelerate revitalization. Reuse of publicly owned sites such as Carroll's Corner Pub as a park and trailhead will enhance public access to greenspace, encourage outdoor recreation, and strengthen the city's interconnected system of parks and trails. The project will increase surrounding property values, create a new community amenity, and support Sheridan's long-term economic development strategy.

Beyond economic impacts, these projects will improve public health, environmental resilience, and overall quality of life. Redevelopment plans emphasize environmental stewardship by addressing legacy contamination, improving stormwater management, and enhancing water quality in Bear Creek. **The Carroll's Corner Pub priority site's reuse as a park and trailhead will incorporate flood mitigation strategies to reduce flood risk and improve resilience to extreme weather events**. Redevelopment of the RV Park and Golf Course will integrate green infrastructure and climate-adaptive design measures, including elevated structures, enhanced drainage systems, and landscaping that mitigates heat island effects. Future redevelopment concepts will encourage **renewable energy integration and energy-efficiency measures**. These measures will reduce long-term energy costs, lower greenhouse gas emissions, and support Sheridan's commitment to climate resilience. Collectively, these outcomes



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demonstrate how coordinated reuse of all three priority sites will deliver tangible economic, environmental, and health benefits to the distressed residents most affected by historic pollution, housing instability, and lack of green amenities, advancing a more resilient future for Sheridan.

Strategy for Leveraging Resources. f. Resources Needed for Site Reuse: As a municipal government, the City is eligible to apply for a wide range of local, state, and federal funding sources to support brownfield redevelopment. The EPA Brownfields Assessment Grant will serve as a catalyst for additional investment by enabling the City to identify and prioritize sites for cleanup and reuse. Once sites are assessed, Sheridan will pursue complementary funding opportunities to move projects forward. These opportunities include pursuing Colorado Department of Public Health and Environment grants for environmental cleanup and waste management, Community Development Block Grant (CDBG) funding to support infrastructure needs; and resources from the Colorado Department of Local Affairs (DOLA) to fund planning, housing, and community development activities. The City can also apply for state and local grants for capital improvements, parks and open space enhancements, and affordable housing initiatives to align with future reuse of brownfield sites. Building on its successful management of the FY22 \$500,000 EPA Brownfields Assessment Grant, the City is well-positioned to competitively pursue CDPHE cleanup funds and complementary DOLA and CDBG resources to support reuse of its priority sites. This coordinated funding approach will stimulate economic growth, attract private investment, and improve community health and sustainability, fulfilling the goals of the City's revitalization strategy.

g. Use of Existing Infrastructure: The City's priority sites are in areas with access to existing infrastructure, including paved streets, sidewalks, and both wet and dry utilities. Water and sewer services are provided by external utility providers and are available along South Federal Boulevard, adjacent to the priority sites. Although utilities are not currently active at some vacant properties, connections are already established, and infrastructure is in place to support future reuse. As an EPA-approved planning activity, infrastructure evaluation will be included in this grant's implementation plan to assess the condition and capacity of existing systems. In addition, the City is open to pursuing State Revolving Loan Funds (SRFs) for drinking water and sanitation infrastructure improvements should capacity upgrades be needed to support long-term redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: Sheridan's small population of 6,031 faces significant socioeconomic challenges affecting both the city as a whole and the target area.⁵ **Unemployment in the target area stands at 14% (US 5%), and 22% of families with children under 18 live at or below the poverty level (US 13%).⁵ Due to these economic hardships, 20% of residents rely on SNAP benefits (US 11%).⁵ The median household income is \$58,571 and per capita income is \$29,763, far below national averages (\$78,538 and \$43,289, respectively).⁵ These figures reflect a community with limited financial capacity to address environmental contamination and pursue redevelopment without external support. The City's modest budget, approximately \$16 million for 2026, is primarily allocated to essential services such as administration, police, fire, and stormwater management (the only city-owned utility). Sheridan does not operate its own water, sewer, gas, or electricity utilities, meaning those costs are outsourced and provide no revenue to offset environmental initiatives. This EPA Assessment Grant will provide critical resources to reduce environmental health risks, stimulate job creation, and support sustainable redevelopment, which in turn will enable Sheridan to pursue its long-range vision of transforming underused industrial parcels into vibrant mixed-use commercial areas.**

b. Health or Welfare of Sensitive Populations: The target area includes a high concentration of sensitive populations who are disproportionately impacted by environmental and socioeconomic stressors. Of

⁵ US Census: American Community Survey 2019–2023.



Sheridan's population, **52% is female (US 50%) and 24% are under the age of 18 (US 22%)**, groups that are particularly vulnerable to environmental health risks.⁵ In addition, **43% of residents identify as Hispanic or Latino (US 19%)**, highlighting the presence of a historically distressed and potentially linguistically isolated population.⁵ The target area ranks in the **88th percentile nationally for low-income populations, the 68th percentile for unemployment, and the 75th percentile for residents without a high school diploma.**⁶ These indicators reflect a community with limited access to economic opportunity and education, factors that compound the risks associated with exposure to environmental contamination.

Access to safe, affordable housing is a critical welfare concern in Sheridan, particularly within the target area. Rising housing costs across the region have placed increasing pressure on low-income families, seniors, and young adults in Sheridan, many of whom are already burdened by poverty and limited economic opportunity. The City's constrained geography and legacy contamination have further restricted housing development, leaving few viable options for new construction. The target area faces housing challenges that exceed national averages and disproportionately impact vulnerable populations. With a median home price of \$446,768–\$470,000 compared to \$420,000 nationally, local families struggle to afford ownership because of incomes that fall below the US median.⁷ Housing density drives costs higher, with Sheridan's median price per square foot at \$343 versus \$230 nationally, underscoring affordability barriers. Rental households make up 48% of Sheridan's population compared to 36% nationally, reflecting limited pathways to ownership and greater housing instability.⁷ Rents are also higher, averaging \$1,212 compared to \$1,057 nationally, leaving low-income families disproportionately cost-burdened.⁷ Sheridan's unstable housing market and limited affordable rentals, combined with nearby brownfield sites, heighten exposure risks for children, seniors, and low-income families. This grant will fund assessments to address these threats and improve health and quality of life for the city's most vulnerable residents.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: County and state-level indicators suggest elevated rates of diseases and conditions commonly associated with environmental exposure of the potential contaminants found at the priority sites. **In Arapahoe County, the adult asthma rate is approximately 9.3%, which exceeds the national average of 8.4%,**⁸ and the target area ranks in the **78th percentile nationally for asthma.**⁹ These elevated rates are particularly concerning given the presence of legacy brownfield sites in Sheridan, including former gas stations and dry cleaners, which are known sources of airborne pollutants such as ACMs and volatile organic contaminants (VOCs). These contaminants are suspected at several priority sites, including Carroll's Corner Pub and the Broken Tee Golf Course, and pose risks of respiratory irritation and long-term adverse health impacts. Birth-related health indicators also cause elevated concern. The **preterm birth rate in the county is 10.3%**, above the Healthy People 2030 target of 9.4%, and **the state has a low birthweight rate of approximately 9.9% statewide (US 8.6%)**, suggesting that maternal and infant health outcomes remain a challenge in communities facing environmental stressors.¹⁰

Chronic disease prevalence further underscores vulnerability. The estimated **prevalence of cancer among adults in the target area is 8.4% (US 6.1%).**¹¹ This is particularly concerning given the presence of legacy brownfield sites in Sheridan, including former gas stations and dry cleaners, which are known sources of carcinogenic pollutants such as benzene, PCE, and TCE. The target area also ranks in the **71st percentile for residents with less than a high school education, and the 76th percentile**

⁶ <https://ejamapi-84652557241.us-central1.run.app/report?fips=08005005552&buffer=0>.

⁷ US Census: 2019–2023 American Community Survey.

⁸ Asthma data: Colorado Environmental Public Health Tracking.

⁹ CDC Places. experience.arcgis.com/experience/22c7182a162d45788dd52a2362f8ed65

¹⁰ <http://www.marchofdimes.org/peristats/reports/colorado/report-card>.

¹¹ www.cdc.gov/nchs/hus/topics/history-of-cancer.htm



for low life expectancy.¹² These indicators suggest that the community experiences cumulative health burdens exacerbated by environmental degradation and limited access to healthcare and education. Environmental assessments and planning for safe reuse of contaminated sites will help identify and mitigate potential health risks, particularly for vulnerable populations such as women and children, seniors, and low-income families.

d. Economically Impoverished/Disproportionately Impacted Populations: The target area is home to populations that have borne a disproportionate share of environmental burdens while lacking the resources to address them. In Sheridan, Colorado, where the median household income is \$58,571 compared to \$78,538 nationally and 12% of families live below the poverty line (9% US), economic hardship compounds exposure to contamination from decades of industrial activity, including unregulated landfills and heavy transportation corridors.¹³ These conditions have created cumulative effects on residents who already face systemic barriers such as limited jobs, lower educational attainment, and linguistic isolation. Nearly 48% of households in Sheridan rent their homes compared to 36% nationally, leaving families more vulnerable to housing instability and less able to mitigate environmental hazards.¹² This grant will directly address these inequities by funding environmental assessments that identify contamination and inform safe reuse strategies. By prioritizing sites near homes, schools, and community spaces, the project will reduce exposure risks for women and children, seniors, and low-income families who cannot afford to relocate or remediate hazards on their own. Planned reuse strategies, such as mixed-use development, affordable housing, and greenspace, will provide tangible benefits to residents by improving access to healthy environments, stabilizing housing options, and creating pathways for economic opportunity. By transforming blighted properties into assets that support health, safety, and economic vitality, this project will help break cycles of disinvestment and create a more resilient, prosperous future for Sheridan’s most vulnerable populations.

Community Engagement. e. Project Involvement & f. Project Roles: Project partners will help guide decisions, contributing expertise and community input to ensure remediation and redevelopment reflect local priorities and reduce environmental burdens.

Name of organization & mission	Point of contact	Specific involvement or assistance provided
Groundwork Denver: Partners with youth and community to build a healthy, equitable, and sustainable environment.	Derek McCoy, Executive Director derek@groundworkcolorado.org	Assistance/Decision-Making: Facilitate community engagement, identify additional sites, surveys, public events, and outreach activities that inform the planning process.
Sheridan Rising Together for Equity: Empowers the Sheridan community to achieve health equity and inclusive systems.	Nelly Limon, Executive Director nellyl@sheridanrising.org	Assistance/Decision-Making: Community outreach, site reuse planning.
Greater Englewood Chamber of Commerce: Promotes the welfare and vitality of the business and civic community of the Englewood area.	Lindsey Runyan, Executive Director lindsey@myenglewoodchamber.org	Assistance/Decision-Making: Community outreach, site reuse planning.
South Metro Land Conservancy: Increases understanding and appreciation of the importance of open spaces, natural areas, parks and trails.	Pat Cronenberger, President pcronenberger@comcast.net	Assistance/Decision-Making: Community outreach, promote environmental stewardship and recreation, site reuse planning.

¹² <https://pedp-ejscreen.azurewebsites.net/>.

¹³ US Census: 2019–2023 American Community Survey.



South Suburban Parks and Recreation: Supports the greater Denver Metropolitan area and regional transportation through operation and maintenance of parks and trails.	Melissa Reese-Thacker, Planning Director melissar@ssprd.org	Assistance/Decision-Making: Design and development of priority sites.
Arapahoe County Public Health: ACPH serves as the local health department and has a Solid & Hazardous Waste division.	Steve Chevalier, Environmental Health Manager schevalier@arapahoe.gov.com	Assistance/Decision-Making: Decision-making regarding landfills and soil remediation.

g. Incorporating Community Input: The City is committed to ensuring meaningful community involvement throughout the Brownfields Assessment Grant process. The City formally announced its intent to apply for the grant at the October 13, 2025, city council meeting and will continue holding community meetings to gather input on the future reuse of priority sites. These meetings have focused on understanding residents’ desires for housing, parks, trails, greenspace, and other community-serving amenities, particularly in areas affected by legacy contamination. Sheridan will continue to engage residents through a variety of communication channels, including the City’s website, social media platforms, newsletters, and the Sheridan Inspire Community Connector and Coalition website. Public meetings will be held both in-person and virtually, using web-based video conferencing platforms as a supplement to in-person engagement. Recognizing the area’s large Hispanic population, Sheridan will provide Spanish-language materials and translation services at public meetings when needed. Outreach materials including flyers, newsletters, and digital content will be available in both English and Spanish to ensure all residents can participate in the planning process. Interpreters will be present at meetings.

Project partners such as Groundwork Denver and Sheridan Rising Together will actively participate in reviewing proposed reuse concepts and advising the City on how community-identified priorities should guide site selection and project sequencing. Their involvement ensures that residents and partner organizations have a meaningful role in shaping final decisions, including which benefits are prioritized for the neighborhoods most affected by brownfield conditions. Meeting minutes and key takeaways will be documented and shared publicly via the City’s website and partner platforms. Sheridan is developing a Community Involvement Plan (CIP) to guide engagement activities, identify key stakeholders, and outline a schedule for ongoing input. The City will ensure that feedback from residents is considered in site prioritization and reuse planning and will respond to public input in a timely manner. A designated City staff member will be responsible for reviewing input and providing responses, either directly to individuals or through public-facing platforms such as the City’s website or social media channels, within days of receipt. This ensures timely follow-up and demonstrates accountability. To reach residents who may not have internet access, flyers and printed materials will be distributed at local churches, schools, parks, and community centers.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs:

Task 1: Community Engagement	
a.	<i>Project Implementation: EPA Funded:</i> Community Involvement Plan (CIP), outreach materials, Brownfield (BF) project webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the environmental contractor (EC). City staff will lead the community/educational meetings discussing project plans. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
b.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 & Q3 in Y1–3 and Q2 in Y4. BF webpage and outreach materials will be created in Q1 and posted throughout the grant project.
c.	<i>Task/Activity Lead:</i> City: Andrew Rogge, Community Development Director, BF Project Manager.
d.	<i>Outputs:</i> CIP, BF webpage, 7 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.



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Task 2: Site Inventory & Assessment	
a.	<i>Project Implementation: EPA Funded:</i> The City’s BF Project Director will work with target-area residents during outreach events to add to the site inventory. Identified abandoned and underused properties will be researched further by City staff using GIS and the property appraiser’s website. EC will work with City staff to create an evaluation ranking tool to determine the order the sites will be addressed. The EC conducts Environmental Site Assessments (ESAs), starting with the priority sites listed in this application. ASTM-AAI-compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs will include the Sampling and Analysis Plan (SAP). Prior to assessment, site access agreements and property eligibility determinations approval will be obtained. National Historic Preservation Act Section 106 consultations will be addressed when applicable.
b.	<i>Anticipated Project Schedule:</i> Meeting held in Q1 will continue the preliminary inventory process. Evaluation ranking process and assessments begin in Q2 and continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Andrew Rogge, Community Development Director, BF Project Manager.
d.	<i>Outputs:</i> Evaluation ranking tool, site inventory list, 8 Phase I ESAs, 1 Generic QAPP, 5 Phase II ESAs including SAP, site access agreements, property eligibility determinations, Section 106 determinations (if applicable).
Task 3: Reuse Planning	
a.	<i>Project Implementation: EPA Funded:</i> Projects identified for cleanup. The EC will prepare the Analysis of Brownfield Cleanup Alternatives (ABCA) and/or Cleanup Plans, which include evaluating cleanup alternatives, estimating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks. The EC will assist the City in hosting charrettes/visioning sessions. A planner will create the following EPA-approved planning documents: Market Study, Infrastructure Evaluation, and BF Area-Wide Plan.
b.	<i>Anticipated Project Schedule:</i> Plans and charrettes begin in Q6 and will continue throughout the grant.
c.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Devin Granberry, City Manager, BF Project Director.
d.	<i>Outputs:</i> 2 ABCAs, 2 vision sessions, 1 Market Study, 1 Infrastructure Evaluation, 1 BF Area-Wide Plan.
Task 4: Program Management	
a.	<i>Project Implementation: Non-EPA Funded:</i> Using its own funding, the City will procure an EC to assist with the BF Grant project. The City’s BF Project Finance Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. EPA Funded: The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for three staff to attend three BF training conferences/workshops.
b.	<i>Anticipated Project Schedule:</i> Procure EC in Q1. ACRES & quarterly reporting begin in Q1 and continue throughout the grant. Annual reporting and forms will be created in Q5, Q9, Q13, and final closeout.
c.	<i>Task/Activity Lead:</i> City: Teresa Adler, Finance Director, BF Project Finance Director.
d.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, programmatic support for the four-year grant period. Three staff to attend three conferences.

e. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, supplies, conference registration (Other) and contractual costs only. No administrative costs are included in the budget.

- **Of the budget, 50% will be spent on site-specific work and 31% for area-wide planning activities.**
- **Personnel pay rates average \$103 per hour and include fringe.**

Task 1 Community Engagement: Personnel (\$103/hr): CIP \$1,030 (10 hrs); BF webpage, outreach brochure/handouts, social media posts \$1,030 (10 hrs); 7 community/educational meetings \$14,420 (20 hrs per meeting to include preparation and execution; \$2,060 each meeting). Contractual: CIP \$3,600 (20 hrs × \$180); BF webpage, outreach brochure/handouts, social media posts \$2,520 (14 hrs × \$180); 7 community/educational meetings \$10,640 (\$1,520 per mtg.; 8 hours per meeting to include preparation



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and execution × \$190); Supplies: \$1,224 (\$400 [400 printouts at \$1 each]; \$600 [6 display board printouts at \$100 each]; pens, markers, paper \$224).

Task 2 Site Inventory & Assessment: Personnel (\$103/hr): Report review \$1,442 (1 hr per report; 14 reports); site inventory management \$3,090 (30 hrs). Contractual: BF site inventory and evaluation ranking tool creation \$9,000 (50 hrs × \$180). 8 Phase I ESAs \$40,000 (\$5,000 each); 1 Generic QAPP \$7,000; 5 Phase II ESAs including SAP \$182,500 (\$36,500 each).

Task 3 Reuse Planning: Personnel (\$103/hr): vision sessions/charettes \$2,060 (20 hrs); report review \$1,030 (2 hrs/report; 5 reports). Contractual: 2 ABCAs \$19,440 (\$9,720 each); 2 vision sessions \$5,040 (\$2,520/meeting); 1 Market Study \$60,000 (Principal Planner: 14 hrs × \$250; Senior Planner: 70 hrs × \$200; PM Planner: 100 hrs × \$175, Support Personnel: 200 hrs × \$125); 1 Infrastructure Evaluation \$40,000 (Principal Planner: 24 hrs × \$250; Senior Planner: 40 hrs × \$200; PM Planner: 60 hrs × \$175, Support Personnel: 124 hrs × \$125); 1 BF Area-Wide Plan \$50,000 (Principal Planner: 30 hrs × \$250; Senior Planner: 60 hrs × \$200; PM Planner: 90 hrs × \$175, Support Personnel: 118 hrs × \$125).

Task 4 Program Management: Personnel (\$103/hr): \$5,150 (50 hrs). Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting, \$24,700 (130 hrs × \$190). Travel: 3 staff to attend 3 conferences for a total of \$12,384 (flights at \$500, 2 nights in hotel at \$300/night, incidentals and per diem at \$92 per day × 3 days × 3 staff × 3 events). Other: conference registration \$2,700 (\$300 per event per person).

Category	Tasks				Totals
	<i>Community Engagement</i>	<i>Site Inventory & Assessment</i>	<i>Reuse Planning</i>	<i>Program Management</i>	
Personnel	\$16,480	\$4,532	\$3,090	\$5,150	\$29,252
Travel				\$12,384	\$12,384
Supplies	\$1,224				\$1,224
Contractual	\$16,760	\$238,500	\$174,480	\$24,700	\$454,440
Other				\$2,700	\$2,700
Total Budget	\$34,464	\$243,032	\$177,570	\$44,934	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, the City's internal Brownfield Team, including the EC, will meet quarterly to track **outputs identified in 3.d.** and will record progress using Excel to track the scope of work, goals, and objectives. The City will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the four-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the number of neighborhood meetings, community groups, and partners meetings; environmental assessments; and cleanup plans, will be tracked. Outcomes like community participation; acres assessed; acres made ready for reuse; redevelopment dollars leveraged; and jobs created will be monitored. To address potential project delays, the City has contingency plans in place, including monthly communication with the EPA Project Officer and the development of a Corrective Action Plan if necessary to ensure the project is completed on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Capacity, b. Organizational Structure, & c. Description of Key Staff: Sheridan's Brownfield Project Team is led by the Community Development Department. The department has extensive experience managing federal grants and redevelopment initiatives and will be responsible for the day-to-day administration of the Brownfields Assessment Grant. The **Brownfield Project Director** is **Devin Granbery**, who has served as Sheridan's City Manager since 2011. Mr. Granbery oversees all City departments and daily operations and has over 18 years of experience in economic development and municipal management. He led the implementation of the 2015



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DrivingChange Bond Improvements Program and serves as Executive Director of the Sheridan Redevelopment Agency. His prior experience includes serving as Town Manager for Dillon, Colorado, and leading economic development efforts in Superior and Thornton, Colorado. **Andrew Rogge** will serve as the **Brownfield Project Manager**. Mr. Rogge has served with the City for nearly 10 years, most recently as Sheridan's Community Development Director for the last three years. He oversees both the Planning and Zoning and Building Departments and represents the City in development matters and intergovernmental coordination. He has successfully managed a wide range of grants, including those with federal funding, and has been involved in the acquisition, development, and improvement of several City parks and assets. **Teresa Adler** will serve as the **Brownfield Finance Manager**. Ms. Adler has acted as Sheridan's Finance Director since 2008. She oversees all financial operations for the City including accounting, budgeting, utility billing, investing, and debt management. Ms. Adler managed the financial aspects of the City's \$31 million DrivingChange Bond Improvement project and is currently overseeing a \$4 million certificates of participation (COP) sale to fund sustainability and energy efficiency improvements to City Hall. She will be responsible for managing grant draw downs, financial reporting, and compliance with federal funding requirements. A qualified environmental contractor (EC) will assist with the technical portions of the project.

d. Acquiring Additional Resources: The City will hire a qualified EC to support the technical and reporting aspects of the EPA Brownfields Community-wide Assessment Grant, adhering to EPA's Professional Service procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed.

Past Performance and Accomplishments. f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: The Colorado Department of Transportation (CDOT) awarded the City \$940,000 through the Transportation Alternatives Program in 2023. The purpose of this grant is to improve pedestrian and bicycle infrastructure by widening the recreational trail under US-285, reinforcing bridge piers to support the trail, and redesigning the roadway to enhance safety and connectivity. The project is currently in progress and expected to be completed by 2027. Once finished, it will provide safer, more accessible routes for residents and visitors, promote active transportation, and reduce vehicle dependency. The State Board of the Great Outdoors Colorado Trust Fund awarded Sheridan \$4,339,264 for the Sheridan Inspire Initiative, which began planning in 2017 and implementation in 2018. The purpose of this grant is to connect youth and families to nature, promote environmental stewardship, and create pathways for youth employment. Over the life of the grant, the initiative has invested more than \$4.3 million in the community and impacted approximately 14,000 participants. Key accomplishments include serving 838 Cal-Wood participants, engaging over 130 youth in the Community Summer Camp, and creating more than 340 employment opportunities for local youth.

(2) Compliance with Grant Requirements: The City has maintained full compliance with the workplan, schedule, and all terms and conditions of the agreement. Progress reports have been submitted on time and accepted by CDOT. No compliance issues have been encountered, and the project remains on track for successful completion within the expected time frame. For the Inspire Initiative, Sheridan has consistently complied with all grant requirements, including annual reporting and adherence to the workplan and schedule. The grant is awarded in three-year cycles and has been renewed through 2031. No compliance issues have occurred, and all progress toward expected results has been documented and communicated to the awarding agency.



Threshold Criteria

1. Applicant Eligibility

- a. The City of Sheridan (City), Colorado is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a unit of local government as defined under 2 CFR § 200.1.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The City is committed to ensuring meaningful community involvement throughout the Brownfields Assessment Grant process. The City formally announced its intent to apply for the grant at the October 13, 2025, city council meeting and will continue holding community meetings to gather input on the future reuse of priority sites. These meetings have focused on understanding residents' desires for housing, parks, trails, greenspace, and other community-serving amenities, particularly in areas affected by legacy contamination. Sheridan will continue to engage residents through a variety of communication channels, including the City's website, social media platforms, newsletters, and the Sheridan Inspire Community Connector and Coalition website. Public meetings will be held both in-person and virtually, using web-based video conferencing platforms as a supplement to in-person engagement. Recognizing the area's large Hispanic population, Sheridan will provide Spanish-language materials and translation services at public meetings when needed. Outreach materials including flyers, newsletters, and digital content will be available in both English and Spanish to ensure all residents can participate in the planning process. Interpreters will be present at meetings.

Project partners such as Groundwork Denver and Sheridan Rising Together will actively participate in reviewing proposed reuse concepts and advising the City on how community-identified priorities should guide site selection and project sequencing. Their involvement ensures that residents and partner organizations have a meaningful role in shaping final decisions, including which benefits are prioritized for the neighborhoods most affected by brownfield conditions. Meeting minutes and key takeaways will be documented and shared publicly via the City's website and partner platforms. Sheridan is developing a Community Involvement Plan (CIP) to guide engagement activities, identify key stakeholders, and outline a schedule for ongoing input. The City will ensure that feedback from residents is considered in site prioritization and reuse planning and will respond to public input in a timely manner. A designated City staff member will be responsible for reviewing input and providing responses, either directly to individuals or through public-facing platforms such as the City's website or social media channels, within days of receipt. This ensures timely follow-up and demonstrates accountability. To reach residents who may not have internet access, flyers and printed materials will be distributed at local churches, schools, parks, and community centers.

3. Expenditure of Existing Grant Funds

The City does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

Not Applicable.