



A COMMUNITY OF CHOICE

Planning and Development Department
 2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001
 (Phone) 307-637-6282 (Fax) 307-637-6366

City of Cheyenne, Wyoming
FY25 Brownfields Community-Wide Assessment Grant Application
Narrative Information Sheet

1. Applicant Identification: City of Cheyenne, Wyoming
 2101 O'Neil Ave
 Cheyenne, WY 82001
2. Website URL: www.cheyennecity.org
3. Funding Requested:
 - a. Assessment Grant Type: Community-Wide Assessment Grant
 - b. Federal Funds Requested: \$500,000
4. Location: City of Cheyenne, Laramie County, Wyoming
5. Target Area and Priority Site Information:
 Our target area is census tract #56021000700, which includes the West Edge District and East Gateway areas of downtown Cheyenne. Site addresses for the priority sites included in our Narrative are noted below. A map visually depicting the target area and priority sites is attached for reference.

Site Name	Address	City, State, Zip
Habitat for Habitat	714 E 15 th St, 702 E 15 th St, 1510 Seymour Ave, 602 E 15 th St	Cheyenne, WY 82001
COME A Shelter	1421 Lincolnway	Cheyenne, WY 82001
Ames Pump house	1504 Dillon Ave	Cheyenne, WY 82001
Westland Road Transit Center	1800 Westland Rd	Cheyenne, WY 82001
Mead Triangle	813 West 23 rd St	Cheyenne, WY 82001

6. Contacts:
 - a. Project Director: Mr. Charles Bloom
 Director of Planning and Development
 2101 O'Neil Ave Room 205
 Cheyenne, WY 82001
 307.638.4303
 [REDACTED]
 - b. Chief Executive: Mr. Patrick J. Collins
 Mayor
 2101 O'Neil Ave Room 205
 Cheyenne, WY 82001
 307.637.6378
 [REDACTED]

7. Population (source: www.census.gov):
Cheyenne, WY 65,168

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	NA
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).	NA
The priority site(s) is in a federally designated flood plain.	1, 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3, 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	3, 4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3, 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.	NA

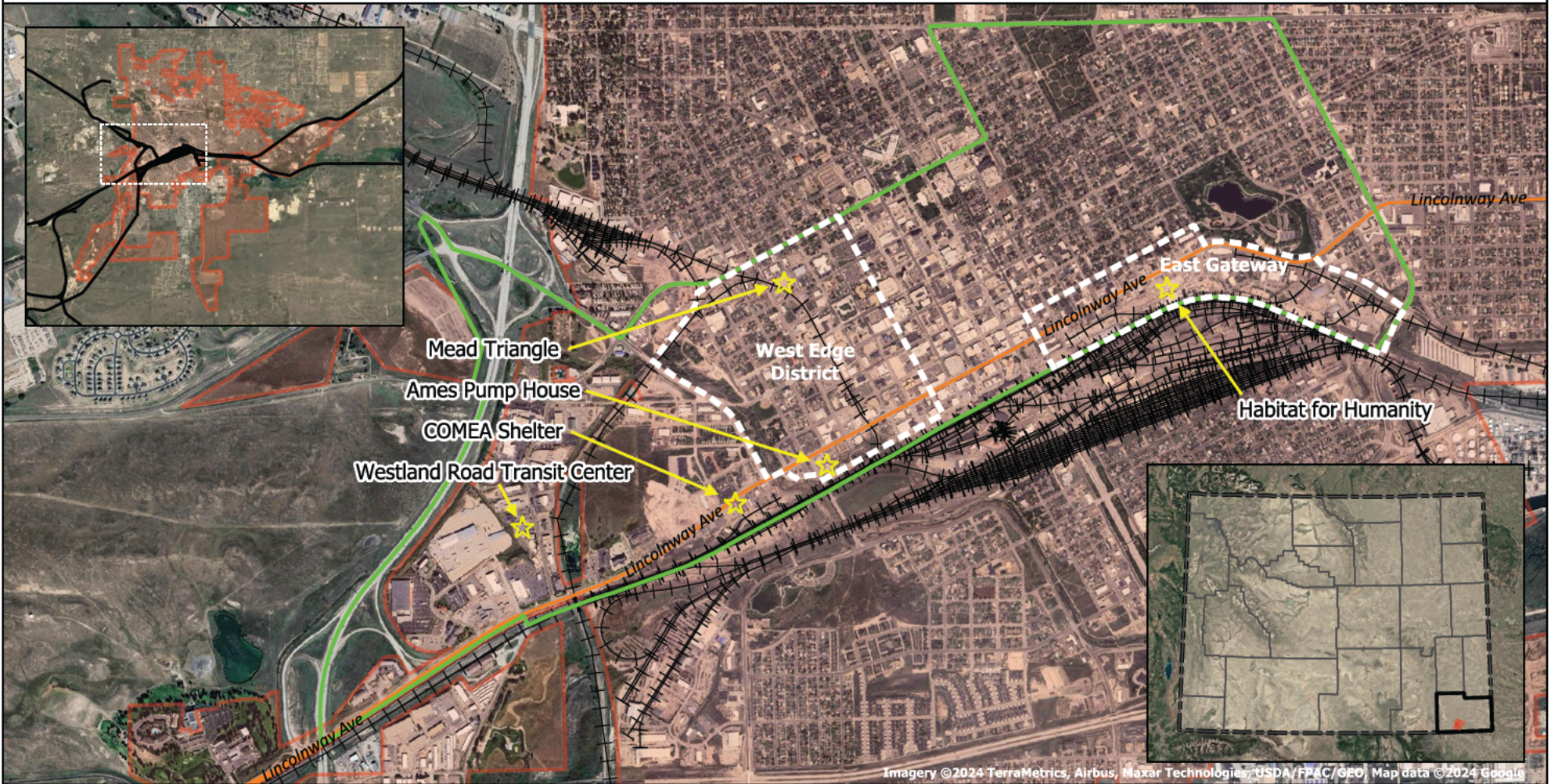
9. Letter from the State or Tribal Environmental Authority:

The City of Cheyenne has attached a letter of acknowledgement from the Wyoming Department of Environmental Quality.

10. Releasing Copies of Applications:





Email addresses included in this application are considered confidential.

City of Cheyenne, Wyoming
EPA Brownfields Community-Wide Assessment
FY25 Grant Application
Target Area & Priority Sites
Cheyenne, Wyoming



Imagery ©2024 TerraMetrics, Airbus, Maxar Technologies, USDA/FPAC/GPO | Map data ©2024 Google

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-  City of Cheyenne Brownfield Assessment Grant Priority Sites
-  Railroads
-  Target Area
-  Cheyenne City Limits





Department of Environmental Quality

To protect, conserve, and enhance the Quality of Wyoming's environment for the benefit of current and future generations.



Mark Gordon, Governor



Todd Parfitt, Director

October 4, 2024

Ms. Jennifer Benz
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

RE: Letter of Support for City of Cheyenne FY25 USEPA Assessment Grant Application

Dear Ms. Benz:

The Wyoming Department of Environmental Quality Voluntary Remediation and Brownfields Assistance Programs (WDEQ/VRP/BAP) wish to express our full support for the City of Cheyenne's (City) application for a USEPA FY25 Assessment Grant for the areas as described in the grant application, in Cheyenne, Laramie County, Wyoming. Although much has already been accomplished in Cheyenne, much remains as well. A FY25 Assessment Grant will further and expand upon those successes. The City will successfully leverage state and federal resources with community involvement and multiple partners to further the assessment work anticipated in the future. Brownfields remediation is critical to protecting and restoring the environment, protecting human health, and revitalizing communities.

The City plans to continue work in the West Edge District as well as expand their focus areas to the East Gateway along Lincolnway to Logan Avenue. The vacant buildings and neglected parcels have acted as disincentives to redevelopment for some time, and USEPA assessment funding will contribute to the project's aim of identification, assessment, and cleanup of contaminated properties, allowing the beneficial reuse and redevelopment of those properties. As contaminated properties are identified and assessed, it is the expectation that those properties will be enrolled in the VRP for cleanup.

The VRP/BAP look forward to the continued partnership with the City to ensure that sites are properly cleaned up, and restored to their highest and best use, in accordance with the VRP's protocols and procedures. Please don't hesitate to call me at (307)777-2948, or email me at cindi.martinez@wyo.gov if you'd like to discuss this letter of support.

Sincerely,

Cindi Martinez
Brownfields and Orphan Sites Remediation Program Supervisor
Solid and Hazardous Waste Division
Wyoming Department of Environmental Quality

Cc: Charles W. Bloom, AICP
Planning and Development Director
www.cheyennecity.org/PlanningandDevelopment

200 West 17th Street • 2nd Floor • Cheyenne, WY 82002 • <http://http://deq.wyoming.gov/>

ADMIN/OUTREACH	ABANDONED MINES	AIR QUALITY	INDUSTRIAL SITING	LAND QUALITY	SOLID & HAZ. WASTE	WATER QUALITY
(307) 777-7758	(307) 777-6145	(307) 777-7391	(307) 777-7369	(307) 777-7756	(307) 777-7752	(307) 777-7781
FAX 777-3610	FAX 777-6462	FAX 777-5616	FAX 777-6937	FAX 777-5864	FAX 777-5973	FAX 777-5973



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area – The City of Cheyenne, Wyoming (“City”), is applying for a \$500,000 EPA Brownfields Community-Wide Assessment Grant to evaluate properties and create redevelopment opportunities within city limits. Cheyenne, the state’s capital and most populous city with 65,132 residents, was established in 1867 when the Union Pacific Railroad (UP) designated it as the headquarters for its mountain region. Initially, the local economy revolved around the railroad, gold mining, and cattle and sheep ranching. In the 20th century, Cheyenne became a hub for industry and manufacturing, and the establishment of Francis E. Warren U.S. Air Force Base on the city’s western edge—one of three U.S. missile bases—further shaped the area. Cheyenne’s diverse history with railroads, agriculture, mining, industry, manufacturing, and military operations has led to various environmental concerns and Brownfield sites across the city. Many of these sites, particularly in older industrial, commercial, and transportation corridors, are now inactive and contribute to blight, disinvestment, and environmental justice issues for residents in these areas. Unfortunately, numerous properties are contaminated with petroleum, asbestos, metals, and polycyclic aromatic hydrocarbons (PAHs).

Within our geographic area, we will focus our Brownfield assessment efforts on one census tract (#56021000700). This census tract is a disadvantaged area with a population of 3,954¹ and includes two districts of high development interest within the city, the West Edge and the East Gateway. Our target area includes the UP railway and US Interstate 30 (aka Lincolnway) as well as numerous blighted former industrial, manufacturing, and commercial properties. Crow Creek flows through the western portion of the target area, causing several properties located nearby to be in the FEMA 100-year floodplain. While this area of the city faces many economic and environmental challenges, it is also the area with the highest potential for growth, infill development, and reuse as it includes the city core and is adjacent to the air force base and the state capitol. This area of the city is the focus of development interest as the City experiences spillover growth from the burgeoning northern Colorado economy as more residents move to Cheyenne, located 100 miles north of Denver, Colorado. The award of a Brownfields Assessment Grant will allow us to support and facilitate redevelopment in the target area to create 40 low-income homes, a new grocery store, a new homeless shelter, chamber offices and community event space, access to greenways and walking trails, and a free transit system connecting residents within the target area to basic necessities in Cheyenne as well as northern Colorado.

ii. Description of the Priority Brownfield Site(s) - We have 19 sites in immediate need of assessment and/or cleanup planning within the target area. These properties range in size from 0.8 acres to 2.8 acres. Of these 19 sites, 2 are petroleum sites, 1 is suspected to contain solvents, 7 contain metals and/or PAHs, and 9 are suspected to contain asbestos and lead-based paint. We have selected 5 priority sites to highlight in this application based on their locations within the target area as well as redevelopment potential and community need:

Habitat for Humanity: Habitat for Humanity of Laramie County would like to purchase six parcels from Croell Concrete to construct 40 low-income housing units to serve 40-60 individuals as well as a possible grocery store that would either be a Walmart Neighborhood Market or a King Soopers in an area presently considered a food desert. The parcels total 2.8 acres and are located between 15th Street and Lincolnway within the rail and industrial corridor in the East Gateway. Croell Concrete previously used the parcels as a concrete batch plant causing metals, volatile organic compounds (VOCs), and dioxins to be suspected contaminants. Habitat for Humanity cannot move forward with the purchase and redevelopment of the site until Phase I and Phase II environmental assessments are completed.

¹ Climate and Economic Justice Screening Tool. www.screeningtool.geoplatform.gov

COMEA Shelter: COMEA Shelter is a non-profit organization that provides safe, secure temporary shelter to homeless men, women, and children. COMEA's facilities are located in the West Edge between the rail corridor and Lincolnway. The demand for COMEA's services has exceeded its current location's capacity, and the organization would like to purchase the adjacent motel building and renovate it to provide additional shelter for the homeless. Given the age of the building, asbestos and lead-based paint are suspected contaminants of concern. COMEA cannot move forward with the purchase of the 2-acre parcel without a Phase I and Phase II assessment.

Ames Pump House: The City of Cheyenne currently owns the Ames Pump House, a historic Pump House built in 1892 in the West Edge that was a component of the City's early water system. In addition to serving as a Pump House, the property was utilized as an equipment maintenance and storage facility. The property is located off Ames Avenue within the FEMA floodplain and is adjacent to the UP Railroad. The site is located at the entrance to the City's greenway trails system, which has been fully built out but is currently blocked off by fencing around the dilapidated and potentially dangerous Pump House, creating a barrier for local pedestrians. The City intends to lease the property to the Cheyenne Chamber of Commerce for office space, community events, and activities once it is renovated. The City cannot proceed with renovations or preservation work until the property is assessed for asbestos, lead-based paint, petroleum, and solvents.

Westland Road Transit Center: The City currently owns a 1.67-acre lot along Westland Road in the West Edge and would like to renovate the building to create a new transit center. The property is near Business Route 80 and a commercial/industrial corridor. The property is critical to the City of Cheyenne's new transit master plan, which creates a fare-free system so the area's disadvantaged residents can travel to local grocery stores, recreational areas, and medical facilities free of charge. The City is also working on a partnership with the Metropolitan Planning Organization to incorporate the site into the regional transit system, which would allow Cheyenne residents to travel to Fort Collins, Colorado and connect with the Colorado transit system. Renovation of the building will create transit offices, restrooms, and a shelter for users of the transit system. However, the City cannot move forward with the redevelopment of the building without evaluating the presence of asbestos and lead-based paint.

Mead Triangle: The Mead Triangle site is a 0.8-acre parcel located in the West Edge in the Reed Avenue corridor that runs along the Burlington Northern Santa Fe (BNSF) railroad tracks. The City plans to develop the site as an outdoor community space and a gateway to the Reed Avenue walking corridor. Development will include a replica historic water tower, a performance plaza, and recreational amenities. The City recently purchased the property after conducting a Phase I and Phase II environmental assessment that revealed RCRA 8 metals, PAHs, DRO, and GRO above Wyoming DEQ screening levels. The City cannot proceed with cleanup under the Wyoming DEQ Voluntary Response Program until cleanup planning is completed.

iii. Identifying Additional Sites - If grant funds remain after addressing the priority sites listed above, the City will consider sites from our existing site inventory list and will market the program through media, community meetings, our website, City Council meetings, and word of mouth. We will also highlight program successes at our City Council meetings. We will employ a Site Prioritization Matrix tool that will evaluate each site to determine if it is a good fit for our program. Ranking criteria will include whether the site is located in a disadvantaged area; redevelopment potential and timing; commitment of additional resources/leveraging; alignment with local community needs and area-specific strategic plans; creation of economic impacts such as jobs, housing, or commerce; and local government and community partnerships. The White House Climate and Economic Justice Screening Tool (CEJST) will be used to determine whether a site is located within a disadvantaged census tract. Our Mayor and Planning and Development Department will evaluate project priorities and their alignment with City Council's annual goals and priority lists.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans - Our assessment and redevelopment goals are directly aligned with numerous City planning documents and efforts, including the Reed Avenue Rail Corridor Plan, the West Edge Area Wide Plan, the East 15th Street Corridor Plan, and the City of Cheyenne Transit Master Plan. For example, the Habitat for Humanity revitalization will create 40 new low-income housing units and aligns with the East 15th Street Plan, which states the East 15th Street Corridor is a top priority for equitable development for Cheyenne. Phase 3 of the plan is “Mitigate brownfield issues” to make property redevelopment ready. Similarly, the COMEA Shelter project would create additional shelter and housing for the homeless in response to the Cheyenne Lincolnway Placemaking Plan, which highlights concerns such as high vehicle speeds, insufficient lighting, and narrow sidewalks which increase risks for those experiencing homelessness and are living on the streets. The redevelopment of the Ames Pump House as the cornerstone of the Cheyenne Greenway and a community events and activities center aligns with the Cheyenne Greenway Development Plan, which notes, “The building offers an opportunity for a variety of community uses including restrooms and concessions along the greenway,” and “Renovation of the existing stone building should be completed by the city.” The Westland Transit Center development aligns with the Cheyenne Transit Program 2023 Transit Development Plan, which notes the areas with the highest density of low-income residents are located around the proposed location of the Westland Transit Center site. These residents do not own vehicles and depend on the transit system to access employment and necessities. The plan also calls for a new downtown transfer point, which the Westland Transit Center development would provide given the current transit center is not suitable for continued operations over the long term. The Mead Triangle development as an entry to the Reed Avenue walking trail and community space aligns with the Reed Avenue Corridor Plan, which highlights the following objectives: “Enables the Corridor to revitalize as a vibrant multi-use corridor; Safely co-exists with rail operations; and Celebrates the West Edge’s historic and industrial themes.” The Mead Triangle development also corresponds with the community charrette collaborative design, which focused on “supporting a mix of land uses and a walkable urban environment.”

ii. Outcomes and Benefits of Reuse Strategy - Redevelopment of the priority sites will result in numerous benefits to the target area. The Habitat for Humanity project is expected to create 40 new low-income housing units, which will create a need for construction jobs to complete the non-profit project. The project will utilize the most cost-effective energy efficient fixtures and building materials possible. Expansion of the COMEA Shelter is expected to create four additional jobs to help execute the vision of the non-profit organization. The Ames Pump House redevelopment will stimulate construction jobs and will create office space for the Cheyenne Chamber of Commerce, which will nurture local businesses and stimulate the economy. The redevelopment of the Pump House will also allow greater pedestrian access to the Cheyenne Greenway system and create community space for activities, classes, and events. The Pump House project is located within a wetland area and is part of a community-wide water enhancement project that utilizes bioswales to remove silt and put clean water back into nearby Crow Creek. The project will also feature solar-powered electric fixtures throughout the building and landscaping. Creation of the Westland Transit Center will have a significant impact on the local economy, as it will allow residents within the target area to expand their area of opportunity for employment, recreation, and medical services. The free public transit system will enhance economic development by increasing accessibility to jobs, education, and local businesses, thus encouraging workforce participation and consumer spending. The redevelopment would include energy efficient lighting and insulation as well as water-efficient fixtures. The redevelopment of the Mead Triangle as the gateway to the Reed Avenue Corridor trails system and recreational courts and amenities will create free, healthy recreational options that will promote exercise and sustainable living while highlighting and celebrating the history of the railroad throughout the corridor. All of our priority projects are part of the City of Cheyenne’s Water Wise Program, which is a community-wide initiative that requires the

use of drought-tolerant plants and xeriscaping, as well as the incorporation of numerous trees to protect residents from heat and drought.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse – The City of Cheyenne utilizes numerous local, state, and federal funding tools to move sites toward cleanup and redevelopment. Habitat for Humanity would be eligible for cleanup costs to be covered under the state’s Brownfields RLF program through a loan/subgrant. Habitat intends to fund the construction of their 40 new homes using Community Development Block Grant (CDBG) funding as well as private donations. Construction of the new grocery store will be privately financed. The COMEA Shelter would also be eligible for a loan/subgrant for cleanup funding through the state’s Brownfields RLF, and funds for the purchase and redevelopment of the former hotel are anticipated to come from grants and private donations as well as volunteer labor. The City of Cheyenne, landowner of the Ames Pump House, qualifies for the state’s EPA Brownfields RLF to support cleanup efforts. The City has entered into an agreement with the Chamber of Commerce, which will fund the building’s rehabilitation through grants and bank loans. Once operational, the Chamber will lease the space for offices and community events, using proceeds to repay its loans while paying the City a reduced annual rent of \$1 until the Chamber’s costs are fully recouped. The Westland Road Transit Center will also be eligible for cleanup funding through the state, and the City Public Works department secured a grant for \$1.3 million from its transit fund, which helped fund the purchase of the property, and the remaining grant funds and match requirement of \$260,000 will go towards the rehabilitation of the building. The Mead Triangle site is also eligible for cleanup funding through the state’s Brownfields RLF. Redevelopment funding will be pursued through grants and potentially through revenue from the City’s Sixth Penny Tax program, which allows voters to decide on the projects they wish to support.

ii. Use of Existing Infrastructure - Our priority brownfields sites are all connected to community water and sewer and have power, natural gas, phone, and high-speed internet available. Sites within our target area will all focus on infill development and do not require any additional infrastructure, except for the Habitat for Humanity site, which needs some additional onsite storm water detention or offsite stormwater improvements. The City is currently researching grant opportunities to help fund the additional storm water detention for the site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding – The City of Cheyenne struggles to find funding for environmental assessment as Wyoming’s economy transitions from extraction-based industries to tourism and renewable industries. Our economy has been weakened by a decline in demand for coal, oil, and gas, which have been longtime economic drivers for our state and community. As a result, the 2024 legislative session cut \$200 million from the state’s budget, which will result in less distributions to local governments. The City receives grant and tax funding, but those funds are ear-marked for specific projects and expenses that do not include environmental assessment. Residents in our geographic area have struggled due to the state’s weakened economy. A 2023 Harvard working paper entitled *A Growth Perspective on Wyoming* notes, “We find that the current composition of Wyoming’s economic activities cannot sustain a high quality of life across all parts of the state,” and goes on to state that this is a result of the lack of economic resilience as cities like Cheyenne have lost key sources of local, tradable income, which is critical to sustaining local growth and viability.² Residents within the target area are low-income and disadvantaged with per capita income of \$21,533³ compared to \$72,495 for the state⁴ and \$75,149 for the nation.⁵ Eighteen percent of the population within the target area has a household income less

² A Growth Perspective on Wyoming (harvard.edu)

³ demogreportpdf.aspx (epa.gov)

⁴ U.S. Census Bureau QuickFacts: Wyoming

⁵ U.S. Census Bureau QuickFacts: United States

than \$15,000 per year.⁶ According to CEJST, the target area is in the 93rd percentile nationally for its low median income level compared to other median incomes in the area.⁷ Funding of this grant request will allow for low-income housing, a new homeless shelter, recreational opportunities, new community spaces, and a free transit system connecting the disadvantaged population in the target area with new employment opportunities and access to necessities such as a grocery store and healthcare.

ii. Threats to Sensitive Populations

1. Health or Welfare of Sensitive Populations – Fifty-four percent of the population within the target area are people of color, with the Hispanic population making up 43% of the population. While health and welfare statistics for Latinos in the target area are not available due to limited data and population, the Wyoming State Health Assessment notes the Hispanic population is the population with the greatest risk for experiencing lack of access to health professionals, no primary physician, and no health insurance.⁸ While 72.6% of non-Hispanic mothers in Wyoming receive pre-natal care in their first trimester, only 59.4% of Hispanic mothers receive the same care. Teen pregnancy rates are especially high for Hispanic women in Wyoming, with 74.5 Hispanic teens becoming pregnant compared to 38.1 non-Hispanic teens per 1,000. Hispanics in Wyoming are also more likely to be overweight or obese compared to their non-Hispanic counterparts and are more likely to not seek healthcare due to cost.⁹ Development of low-income housing, access to healthy foods at a new grocery store, a homeless shelter expansion, public recreational facilities such as walking trails and courts, and a free transit system to help residents travel to healthcare facilities will create better living conditions for the vulnerable Hispanic population within the target area.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions - Brownfield sites and contaminants found therein have led to health concerns for residents within our target area. Petroleum releases, which is suspected at the Ames Pump House, have high levels of benzene known to cause leukemia and other cancers. While census tract data was not available due to population size, the EPA Environmental Justice Screening Tool (EJScreen) shows residents in the target area rank in the 98th percentile in the state for proximity to diesel particulate matter and in the 93rd percentile for proximity to underground storage tanks. Leukemia rates were not available given the small population of the target area, but leukemia rates for Laramie County, where the target area is located, are the highest in the state at 15.8 per 100,000 compared to 12.1 in Wyoming and 14.1 in the U.S.¹⁰ The assessment and cleanup of sites like the Ames Pump House will reduce residents' exposure to benzene and other carcinogenic contaminants.

Similarly, numerous buildings throughout the target area are contaminated with lead-based paint and asbestos, a known cause of asbestosis, mesothelioma, and lung cancer. The target area ranks in the 93rd percentile for the state for proximity to hazardous substances, the 83rd percentile for proximity to lead-based paint, and the 94th percentile for asthma.¹¹ Laramie County has a lung cancer incidence rate of 41.7 per 100,000 for all races, compared to the state average of 39.2. Hispanic residents in Laramie County suffer from a lung cancer incidence rate of 35.3, which is significantly higher than the national Hispanic average of 27.9.¹² Assessment and cleanup of sites like the COMEA Shelter, Ames Pump House, and Westland Transit Center will reduce residents' exposure to asbestos-containing materials as well as lead-based paint.

3. Environmental Justice

⁶ demogreportpdf.aspx (epa.gov)

⁷ Explore the map - Climate & Economic Justice Screening Tool (geoplatform.gov)

⁸ MCH-Grant-State-Health-Assessment.pdf (wyo.gov)

⁹ 43-13358_RacialandEthnicDisparities.pdf (wyo.gov)

¹⁰ State Cancer Profiles > Incidence Rates Table

¹¹ EJScreen Community Report (epa.gov)

¹² State Cancer Profiles > Incidence Rates Table

a. Identification of Environmental Justice Issues – According to CEJST, our target area, which includes all five priority sites listed in this application, is a disadvantaged census tract. The target area is in the 93rd percentile nationally for its low median income level compared to other median incomes in the area, and 14% of the population is without a high school diploma.¹³ Many properties within this area are older, in greater disrepair, and receive little investment and upgrades, which means residents and workers at these locations are disproportionately exposed to contaminants because of their low-income and/or minority status. EJScreen shows residents in the target area rank in the 98th percentile in the state for proximity to diesel particulate matter and in the 93rd percentile for proximity to underground storage tanks. The target area is also in the 93rd percentile in the state for proximity to hazardous waste, 92nd in superfund proximity, 98th percentile for exposure to lead-based paint, and 98th for traffic proximity. The target area faces significant challenges: it is a designated food desert with no hospital, ranks in the 90th percentile nationally for lack of indoor plumbing, and falls in the 93rd percentile for expected annual population loss due to fatalities and injuries from natural hazards.¹⁴ Most residents do not own vehicles and have limited access to healthcare and recreational opportunities. Additionally, the area lies within a rail corridor surrounded by vacant, blighted former industrial and commercial facilities.

b. Advancing Environmental Justice - Redevelopment of our five priority sites will advance environmental justice in a variety of ways. The Habitat for Humanity project will provide 40 new low-income homes and a grocery store in the current food desert. Habitat for Humanity is working with My Front Door, a non-profit that works to reduce generational poverty by educating homeowners through financial literacy, money savings, and home maintenance over the course of the first five years of homeownership. The COMEA Shelter expansion will provide shelter for the homeless population currently living along the railroad and in proximity to contaminated sites as well as remove risks associated with lead-based paint exposure in the former hotel. The Ames Pump House will allow low-income residents in the target area to access the Cheyenne Greenway trails system for safe recreation and will remove potential impacts resulting from proximity to underground storage tanks. The Westland Transit Center will provide residents with free transportation to access healthful foods, educational opportunities, healthcare, and employment throughout Cheyenne as well as northern Colorado. Redevelopment of the Mead Triangle site will provide a public area for recreational courts as well as access to the Reed Avenue walking trail, encouraging healthy and sustainable living within the target area. Cleanup and redevelopment of these properties will not displace residents or workers but will instead create equitable opportunities for residents.

b. Community Engagement

i. Project Involvement and *ii. Project Roles* – Each of our priority sites has numerous community partners helping to facilitate assessment and move them toward cleanup and redevelopment. Specific project partners for this grant and their roles are outlined below.

Select List of Partners		
Partner	Point of Contact	Specific Role in Project
Habitat for Humanity of Laramie County	Dan Dorsch, Executive Director, 307-637-8067	Work with area landowners to solicit community feedback on the Habitat for Humanity project. Provide in-kind meeting space at the Habitat Restore to facilitate public meetings. Assist with media outreach and interviews.
COMEA Shelter	Robin Bocanegra, Executive Director, 307-632-3174	Help solicit feedback and information from the local homeless community regarding needs for the expansion as well as safety, transit, and access considerations for the surrounding area.
Greater Cheyenne Chamber of Commerce	Dale Steenberg, President/CEO, 307-638-3388	Facilitate discussions regarding community needs/uses for community space and events within the Ames Pump House. Outreach to area businesses to promote utilization of disadvantaged businesses within the target area.
Greenway Foundation	Jeff Fassett, Director, 307-421-4710	Act as a liaison between the City, area landowners, as well as users of the Greenway. Assist with public meetings and information to ensure the Greenway is made accessible through the redevelopment of the Ames Pump House.

¹³ Explore the map - Climate & Economic Justice Screening Tool (geoplatform.gov)

¹⁴ EJScreen Community Report (epa.gov)

Select List of Partners		
Partner	Point of Contact	Specific Role in Project
Downtown Development Authority	Irene Parsons, DDA/Main Street Manager, 307-433-9730, [REDACTED]	Act as a liaison between the City and the Downtown Development Authority. Help advertise opportunity for redevelopment within the district boundary. Help secure leveraged grant funds for projects within the West Edge.
Cheyenne Transit Authority	Renae Jording, Transit Director, 307-637-6384, [REDACTED]	Act as a liaison between the City and the Transit Authority to ensure the Westland Transit Center provides the necessary shelter, safety, and access for users of the transit system. Provide input on the reuse plan for the site.

iii. Incorporating Community Input – Transparency and communication with our community is an integral part of the City’s Brownfields program. The West Edge has established a strong following and name recognition in the community thanks to the completion of several high-profile projects. We will use this positive notoriety to generate excitement and interest for this grant. A variety of proven methods will be used to reach stakeholders in the area, including flyers, social media posts, e-mail, website, one-on-one meetings, and press releases to the Wyoming Tribune-Eagle newspaper. Updates will also be provided regularly at City Council meetings. Announcements for public meetings will be included in both press releases and our Facebook page. Public meetings will be held to discuss each priority site project with the affected community members. For the Habitat for Humanity project, we will hold a public meeting at the existing Habitat Restore and invite area neighbors via mailings, social media, and the local newspaper. For the COMEA Shelter project, our meeting will be held near the existing shelter and will invite users of the shelter as well as neighbors and residents through mailings and flyers. The Ames Pump House meeting will be held at the current Chamber office, and the public will be notified through flyers, newspaper, and email. The Westland Transit Center public meeting will be held onsite and discuss needs and considerations for site reuse. The public will be invited via email, newspaper, radio, and flyers. The Mead Triangle meeting will go over the assessment findings and be held as part of a regularly scheduled Downtown Development Authority (DDA) meeting and will be advertised through the DDA’s mailing list as well as through newspaper and email. All meetings will accommodate sight, hearing, and ADA needs, as needed. Information will be presented in English and Spanish, when appropriate. Meetings will be conducted at a location large enough to allow for proper social distancing protocols and Zoom links will be provided for remote attendance. Community input will be solicited and documented at each meeting. Community members can also submit comments in writing via email or through our survey platform, and the City will issue responses in writing. Our Planning Department will oversee the consideration of community input and preparation of a response for routine matters and provide a written response if significant concerns or complaints arise. Community input and feedback will be incorporated into the project whenever appropriate and feasible.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3a. Description of Tasks/Activities and Outputs

Cooperative Agreement Oversight - i. Project Implementation – The City will be responsible for hiring a Qualified Environmental Professional (QEP) within two months of award; updating the city council on progress quarterly; working with local government entities, landowners, and developers; leading the Brownfields Steering Committee; coordinating with EPA and WDEQ; updating the Assessment, Cleanup and Redevelopment Exchange System (ACRES) quarterly; preparing EPA quarterly reports; facilitating site access; attending two national and one regional Brownfields conferences; and general grant management. ii. Anticipated Project Schedule – October 2025 – September 2029 iii. Task/Activity Lead – City of Cheyenne (grantee) iv. Outputs – 1 QEP hired; 16 quarterly council updates; 16 ACRES updates; 2 National and 1 Regional conferences attended. v. Leveraged Resources – The City will provide all personnel, fringe, and supplies as in-kind services to this grant.

Community Outreach - i. Project Implementation - The City and the selected QEP will be responsible for preparing educational fact sheets and a programmatic brochure; developing project posters to display at meetings; fostering relationships with regional developers; consulting with local affected property owners; maintaining brownfields information on the city’s website (www.cheyennecity.org); creating opportunities to engage local

press; and hosting public meetings. ii. Anticipated Project Schedule – October 2025 – September 2029 iii. Task/Activity Lead – City of Cheyenne (grantee) iv. Outputs – 4 fact sheets; 5 public meetings; 1 programmatic brochure; 1 website update. v. Leveraged Resources – The City will provide all personnel, fringe, and supplies as in-kind services to this grant.

Site Assessments - i. Project Implementation – The City will gather access agreements and participation forms from landowners prior to beginning an assessment. Under the direction of the City, the QEP will begin assessments six months after award date and will complete all assessments three months prior to grant expiration; update the City’s current EPA-approved Quality Assurance Project Plan (QAPP); and assist with developing and submitting site eligibility forms to EPA and DEQ for review. ii. Anticipated Project Schedule – March 2026 – June 2029 iii. Task/Activity Lead – QEP (QEP will be responsible for executing assessments given the need for quality data and reporting) iv. Outputs – 1 QAPP Update; 8 AAI Phase I ESAs; 10 SAPs; 10 HASPs; 7 Phase II Hazardous Substance Assessments; 3 Phase II Petroleum Assessments; 10 Phase II Reports of Findings.

Cleanup/Reuse Planning - i. Project Implementation – The QEP will be responsible for identifying cleanup options and costs consistent with redevelopment options based on site data and community input. We anticipate completing four cleanup plans to help facilitate redevelopment at four different sites throughout the region. These will include Analysis of Brownfield Cleanup Alternatives (ABCAs), project design, clearance SAPs, and bid specifications for each site. Additionally, a planning contractor will complete a site reuse plan for selected sites, including assistance with community outreach, reuse visioning, creation of site renderings and 3-D models, and identification of key infrastructure for redevelopment. ii. Anticipated Project Schedule – June 2026 – June 2029 iii. Task/Activity Lead – QEP & Planning Contractor iv. Outputs – 4 cleanup plans; 2 site reuse plans.

3b. Cost Estimates – The following table reflects the City’s budget breakout by task with 94% of grant funds going toward site-specific tasks such as Phase I and Phase II assessments and cleanup planning. Over 69% of our budget is allocated to assessment to move sites to cleanup within the target area.

PROJECT BUDGET					
Budget Categories	Project Tasks (\$)				
	Cooperative Agreement Oversight	Community Outreach	Site Assessment	Cleanup & Reuse Planning	Total
Personnel			-	-	-
Fringe Benefits	-	-	-	-	-
Travel	10,000		-	-	10,000
Supplies	-		-	-	-
Contractual	-	20,200	345,000	124,800	490,000
Total Direct Costs	10,000	20,200	345,000	124,800	500,000
Indirect Costs	-	-	-	-	-
Total Budget	10,000	20,200	345,000	124,800	500,000

The following explains how costs shown in the project budget table were developed:

1. *Cooperative Agreement Oversight* – City personnel costs for management of the grant will be provided as in-kind services. Personnel costs: \$30/hour for 1,250 hours = \$37,500 (in-kind); Fringe: 30% of personnel costs = \$11,250 (in-kind); Travel: \$2,000 per person for 2 national conferences for 2 people = \$8,000, and \$1,000 per person for 1 regional conference for 2 people = \$2,000. Total = \$10,000.

2. *Community Outreach* – Personnel costs: \$30/hour for 535 hours = \$16,050 (in-kind); Fringe: 30% of personnel costs = \$4,815 (in-kind); Contractual: \$130/hr assuming 16 hours per public meeting (includes travel time) for 4 meetings plus \$995 in travel costs = \$12,300, \$110/hr assuming 6 hours per fact sheet for 4 fact sheets = \$2,640, \$110/hr assuming 6 hours per programmatic brochure = \$660. Total = \$20,200. Meeting expenses for the Mead Triangle site will be contributed from our cleanup subgrant through the state’s Brownfields RLF and are not included in this budget.

3. *Site Assessments* – 8 Phase Is at \$5,000 each = \$40,000; 7 Hazardous Substances Phase IIs at \$20,000 each = \$140,000; 3 Petroleum Phase IIs at \$55,000 each = \$165,000. Total = \$345,000. SAP and HASP costs included. Our existing QAPP is still valid for another 3 years, so minimal updates will be needed for this grant and costs will be nominal.

4. *Cleanup/Reuse Planning* – 4 Cleanup Plans at \$15,000 each = \$60,000; 2 Site Reuse Plans at \$32,400 each = \$64,800. Total = \$124,800.

3c. Plan to Measure and Evaluate Environmental Progress and Results - Each quarter, completed project deliverables and outputs will be compared to our quarterly schedule for the grant and be reported in our quarterly report. All outputs will be reported in ACRES quarterly. If any obstacles arise in completing a deliverable, we will discuss the situation with our EPA project officer and develop a plan to achieve the desired outcome as described in our workplan. We will also maintain up-to-date contact information for each landowner/developer so we will be able to continue tracking outcomes of the project in ACRES even after assessment is completed. Anticipated outputs for this grant include: 1 QAPP update, 8 Phase I reports, 10 SAPs, 10 HASPs, 10 Phase II reports, 4 Cleanup Plans, 2 Site Reuse Plans, 4 Site Fact Sheets, 1 Programmatic Brochure, and a minimum of 5 Public Meetings. Anticipated outcomes for this grant include: 40 new housing units, one new grocery store, one new homeless shelter with 20 temporary housing units, one new community center, four new office spaces, one transit center, one outdoor community space, 40 new jobs, and increased access and transportation to education, employment, and healthcare for area residents.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a. Programmatic Capability

i. – iii. Organizational Capacity, Structure, and Description of Key Staff – The City of Cheyenne is well-qualified to manage a Brownfields Assessment grant, as demonstrated by our previous management of \$2.7 million in EPA Brownfields funding since 2011. Currently, the City of Cheyenne employs 633 full-time equivalent staff and manages an annual budget of \$147,637,616 in federal, state, and local funds. City staff are managed by a mayor and a nine-member city council. Our Brownfields program is housed within our city’s Planning and Development Department, which ensures our Brownfield priority projects correspond with the community’s overarching planning efforts as well as private and public investments. This structure allows us to identify projects early in the development process and move them through our Brownfields Assessment program in an effective and efficient manner to meet project goals and timelines.

Mr. Charles Bloom, Director of Planning and Development, has 20 years of experience in city planning and was the 2016 recipient of the Wyoming State Planning Association’s Planner of the Year award. Mr. Bloom holds a master’s degree in Urban and Regional Planning from the University of Colorado Denver and a bachelor’s degree in Environmental Design from the University of Colorado Boulder. He will be responsible for overseeing the Brownfields Assessment Program, spearheading community outreach, and certifying all program requirements, objectives, and deadlines are met.

Mr. AJ Swain, City Planner, has one year of experience operating the City’s current EPA Brownfields Assessment grant and 8 years of experience as an operations specialist for the US Navy. Mr. Swain holds a bachelor’s degree in Urban and Regional Development and Community and Regional Planning from the University of Arizona. Mr. Swain will be responsible for city council and Steering Committee updates, site eligibility screening, project scheduling, QEP oversight, project reporting and updates, budget tracking, and ensuring cooperative agreement requirements are fulfilled.

Ms. Renee Smith, Economic Resource Administrator, has three years of experience managing grants for the City. Ms. Smith has 14 years of experience in higher education and nonprofit management and grant writing and holds a bachelor’s degree in Sports Medicine from Colorado State University as well as a Master of Education in

Educational Leadership from Northern Arizona University. She will be responsible for tracking direct costs to the grant, completing ASAP draws, quarterly and annual financial reporting, and overall grant compliance.

iv. Acquiring Additional Resources - Upon receiving a signed cooperative agreement, the City will hire a QEP, who will be contracted to support certain public involvement functions, site assessment, and cleanup and redevelopment planning. All contracts for this program will be completed and consistent with applicable and competitive Procurement Standards in 40 CFR Parts 30 or 31. As a local municipality, we promote strong labor practices and link members of our communities to potential employment in Brownfields projects by educating local community members about how they can get involved in each project. For example, we request our QEP solicit bids from subcontractors such as drillers, surveyors, etc. from locally owned businesses. On cleanup projects, we invite locally owned abatement, excavation, and trucking firms to attend the bid walk and bid on the project. This approach has allowed local and/or disadvantaged companies and employees to get involved in our projects as subcontractors and/or vendors providing supplies and materials on each project.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments – The City of Cheyenne has successfully managed several EPA Brownfield grants, including a 2011 Assessment Grant (\$1 million), 2013 RLF Grant (\$1 million), 2015 Area-Wide Planning Grant (\$200,000), and a 2022 Assessment Grant (\$500,000). To date, we have leveraged over \$108 million for our EPA Brownfield grants and created 34 jobs. Sites assessed and dollars leveraged are reflected in ACRES at the time of this application. The following are accomplishments from our three most recent grants:

1. 2013 RLF Grant – *Outputs:* 1 Community Outreach Plan (1 additional pending); 1 Public Meeting (1 additional pending); 1 ABCA (1 additional pending); 1 subgrant (1 additional pending); 1 property cleaned up (1 additional pending); *Outcomes:* 2 new storefronts and retail spaces; 4 apartment spaces; \$565,000 leveraged.

2. 2015 Area-Wide Planning Grant – *Outputs:* Identified 6 priority catalyst sites; Future land use planned for 292 acres; \$18.2 million leveraged; 1 annual community music festival implemented. *Outcomes:* Aligned zoning and development standards; evaluated street configurations, green stormwater strategies, architectural precedents, and development case studies.

3. 2022 Assessment Grant (Ongoing) – *Outputs:* 15 Public Meetings; 8 Phase I ESAs; 4 Phase IIs; 2 Cleanup Plans; *Outcomes:* 4 properties moving toward cleanup; 1 property added to the Downtown Development District; 2 community event sites made usable again; 1 property sold to a new buyer for development with a second property sale expected to occur in November 2024. Additional outputs and outcomes are expected before the grant closes out.

2. Compliance with Grant Requirements – Each quarter, our staff refers to the grant workplan and timeline to ensure that goals for that quarter are achieved. To date, we have submitted 100% of our quarterly reports on time and have provided ongoing updates in ACRES. Our previous Assessment and Area-Wide Planning grants were completed on schedule and all workplan requirements met with no funds remaining, in accordance with the cooperative agreements. Our two current open grants are our 2013 RLF grant and our 2022 Assessment Grant. Our 2013 RLF grant (10/1/2013 – 9/30/25) currently has \$584,883 in funds remaining which are scheduled to be expended on the cleanup at the 509 East 10th Street site and soil remediation at the Winkler Property. Our 2022 Assessment Grant (10/1/22 – 9/30/26) currently has \$114,691.72 in funds remaining. We have drawn over 70% of our grant funds and anticipate expending all of our funds by September 2025. Both grants are anticipated to be expended by the end of the period of performance with no funds remaining. A FY25 Brownfields Assessment Grant award will enable us to assess and prepare additional sites for cleanup to support redevelopment in disadvantaged areas of Cheyenne. This initiative will foster job creation, safe housing, community engagement, and sustainable living in our city.

ATTACHMENT A: THRESHOLD CRITERIA RESPONSE

1. **Applicant Eligibility:**
 - a. The City of Cheyenne, Wyoming (“City”) is an eligible applicant for an EPA Brownfields Assessment Grant as we are a city government.
 - b. The City of Cheyenne, Wyoming is not organized as a 501(c)(4).

2. **Description of Community Involvement:** Transparency and communication with our community is an integral part of the City’s Brownfields program. Our goal is to inform and educate our public as well as landowners and developers about Brownfields and the importance of assessment and cleanup throughout the course of our grant. We also intend to solicit input from the public regarding priority sites and site cleanup and reuse considerations. Throughout our grant, regular updates will be provided to the mayor’s office and city council at publicly advertised council meetings on a regular basis. We will also hold site-specific public meetings to discuss key details, findings, and considerations for individual sites.

A variety of proven methods will be used to connect with stakeholders in the area including public meetings, flyers, social media posts, e-mail, website, one-on-one meetings, and press releases to the Wyoming Tribune-Eagle newspaper. Announcements for public meetings will be included in both press releases and our website.

All meetings will be designed to meet the needs of participants regarding sight, hearing, and ADA accessibility requirements, as needed. Information will be presented in English and Spanish, when appropriate, and Zoom links will be provided for remote attendance. Community input will be solicited and documented at each meeting. Community members can also submit comments in writing via email, and the City will issue responses in writing. Our Planning Department will oversee the consideration of community input and preparation of a response for routine matters and provide a written response if significant concerns or complaints arise. Community input and feedback will be incorporated into the project whenever appropriate and feasible.

We will also meet with landowners of sites selected for assessment. The purpose of these meetings will be to gain an understanding of the owner’s needs and to determine how to best utilize Brownfields funding to meet redevelopment goals for the site. We will also meet with the landowner and/or developer after a Phase I and Phase II report has been completed to discuss the findings and next steps for cleanup and reuse.

3. **Expenditure of Existing Grant Funds:** The City is currently operating under our FY22 EPA Assessment Grant (#95815210). As of October 1, 2024, more than 70% of our funding under this cooperative agreement has been received from EPA and disbursed. Documentation of our current grant balance from the Automated Standard Application for Payments (ASAP) is included as **Attachment B**.
4. **Contractors and Named Subrecipients:** NA – The City has not selected any contractors or subrecipients to conduct any work proposed in this application. Once an EPA cooperative agreement is awarded, the City will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 prior to beginning any assessment activities.