



City of Phoenix
OFFICE OF ENVIRONMENTAL PROGRAMS

EPA Multipurpose Grant Application
City of Phoenix
January 28, 2026

(1) Applicant Identification

City of Phoenix
Office of Environmental Programs
200 W. Washington Street, 14th Floor, Phoenix, AZ 85003
Phoenix: 602-256-5669
UEI Number: PNM6CA7UHN37

(2) Website URL: www.phoenix.gov/oep/brownfields

(3) Funding Requested:

Grant Type: Multipurpose
Federal Funds Requested: \$1,000,000

(4) Location

Phoenix, Maricopa County, Arizona

(5) Target Area and Priority Site Information

Transit Oriented Communities Corridor spanning South Phoenix, located at the south end of the Target Area (South Central District), to North Phoenix, located at the north end of the Target Area (Metro District), including Downtown Phoenix, located at the central portion of the Target area (Capitol light rail extension Capitol District). Brownfields sites that will be included must be situated within a 1-mile radius of the current and planned light rail lines (Capitol-Extension). Priority sites include the 3030 S 7th St Site located in the South Central District and Dunlap and the 19th Avenue Site which is located at the southwest corner of Dunlap and 19th Avenue in the Metro District.

(6) Contacts

Project Director: Rosanne Albright, Environmental Programs Manager, Phone: 602-256-3452, Email: rosanne.albright@phoenix.gov; Mailing Address: 200 W. Washington Street, 14th Floor, Phoenix, AZ 85003

Chief Executive/Highest Ranking Elected Official: Mayor Kate Gallego, Phone: 602-262-7111; email: mayor.gallego@phoenix.gov, Mailing Address: 200 W. Washington Street, 11th Floor, Phoenix, AZ 85003

(7) Population

2020 Census: 1,608,139

(8) Other Factors

The following other factors apply to the City of Phoenix application:

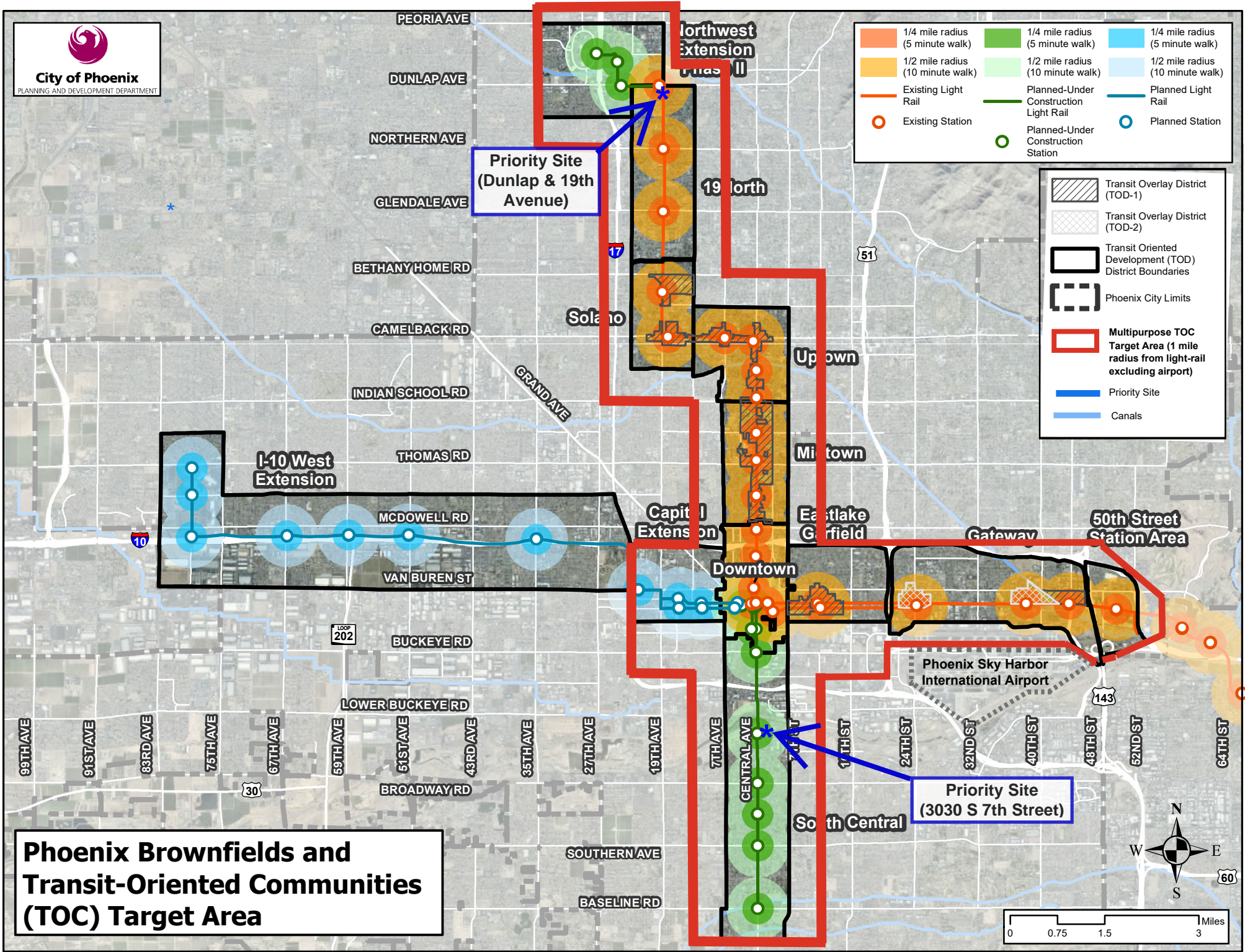
Information on Other Factors	Page #
The priority site (3030 S 7 th St) is adjacent to a body of water, the Rio Salado, but for a street, road, or other public thoroughfare separating them.	3
The priority site (3030 S 7 th St) is partially located in a federally designated flood plain.	3
The reuse of the priority sites (3030 S 7 th St; Dunlap and 19 th Avenue) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4, 5

(9) Letter from the State or Tribal Environmental Authority attached.

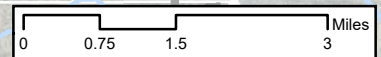
(10) Confidential business information (CBI) is not applicable.

1/4 mile radius (5 minute walk)	1/4 mile radius (5 minute walk)	1/4 mile radius (5 minute walk)
1/2 mile radius (10 minute walk)	1/2 mile radius (10 minute walk)	1/2 mile radius (10 minute walk)
Existing Light Rail	Planned-Under Construction Light Rail	Planned Light Rail
Existing Station	Planned-Under Construction Station	Planned Station

Transit Overlay District (TOD-1)	Transit Overlay District (TOD-2)
Transit Oriented Development (TOD) District Boundaries	Phoenix City Limits
Multipurpose TOC Target Area (1 mile radius from light-rail excluding airport)	Priority Site
Canals	



Phoenix Brownfields and Transit-Oriented Communities (TOC) Target Area





Katie Hobbs
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Karen Peters
Deputy Director

January 19, 2026

Elizabeth Zima
Environmental Programs Manager
City of Phoenix
200 West Washington Street, 14th floor
Phoenix, AZ 85003

Re: City of Phoenix – EPA Brownfields Multipurpose Grant Support Letter

Dear Mrs. Zima,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the City of Phoenix the Brownfields Multipurpose Grant (FY26) application to the Environmental Protection Agency (EPA).

ADEQ understands the City of Phoenix will be utilizing the grant to support development goals along the Light Rail Transit Oriented Communities (TOC) corridors. The funding from this grant will allow environmental assessment and cleanup of brownfields property for development in alignment with the TOC goals. In addition, this grant will provide the necessary funding for environmental assessments needed to acquire property along the future Capital Extension, and a Phase II ESA at a priority site at 19th Ave & Dunlap. The cleanup priority site for this grant will be a City-owned site at 3030 South 7th Street, recently purchased by the City of Phoenix along the TOC corridor and also within the Rio Reimagined corridor as a redevelopment catalyst site for the area. This grant will provide needed funds in order to address PAH and lead contamination identified during previous site assessments prior to acquisition.

ADEQ fully supports the City of Phoenix with the Brownfields Multipurpose Grant application and is committed to providing ongoing support to ensure the success of their mission. We look forward to collaborating with the EPA and the City of Phoenix in expanding services and funding opportunities as needed.

Sincerely,

Travis Barnum

Travis Barnum, Brownfields Coordinator
Waste Program Division

Phoenix Office

1110 W. Washington St. | Phoenix, AZ 85007
602-771-2300

Southern Regional Office

400 W. Congress St. | Suite 433 | Tucson, AZ 85701
520-628-6733

azdeq.gov

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Overview of Brownfield Challenges and Description of Target Area

“Phoenix: the most sustainable desert city” – this is the voter-approved goal articulated in the City of Phoenix’s comprehensive general land use plan, PlanPHX (2025). This goal drives the way Phoenix considers land use and how we improve the quality of life for people in our community. Brownfields Redevelopment goals are included in PlanPHX, as is multi-modal transportation and transit-oriented development within the light rail corridor, which serves as the impetus to combine these goals into this grant. This Brownfields and Transit-Oriented Communities (B+TOC) grant application will be a spark for redevelopment of environmentally contaminated property within the Target Area. Our Target Area is defined as the area within a 1-mile radius of the Transit Oriented Communities (TOCs) corridor from the initial 20 miles of light rail constructed in the early 2000s to the extensions completed in the past 10 years; to the north, Metro District TOC; to the south, South Central TOC; and future extensions planned to the west, Capital Extension (Cap-Ex). (See Map in the Application Information Sheet).

There are more than 100 brownfields within the Target Area based on prior assessments and inventories. These brownfield sites include former heavy industrial sites—auto salvage and plating shops, asphalt production, landfills and mining pits. Although these are primarily found within the South Central TOC area, former commercial and light industrial sites such as gas stations, dry cleaners, and auto repair shops are along the entire Target Area. Community development within the Target Area begins with environmental contaminants being assessed and remediated. This B+TOC grant paves the way for redevelopment of properties envisioned by people living in the Target Area.

The population of the Target Area is 274,105 and includes 84 census tracts. Challenges faced by this population include low income, lack of affordable housing, significant air pollution, and increased urban heat island effects.

Two priority sites are within the Target Area; one in the South Central TOC, 3030 S 7th St, and one within the Metro District TOC, Dunlap and 19th Avenue. The **3030 S 7th Street site** is comprised of 29.6 acres and includes an asphalt company that will be vacating in 2028. A portion of this site was used as a vehicle salvage yard. Previous Environmental Site Assessments (ESAs) conducted in 2024-2025 identified areas of soil contamination within the landfill portion of this site with methane present in the soil vapor. This site was acquired by Phoenix in 2025 and an Analysis of Brownfields Cleanup Alternatives (ABCA) was conducted. This site was identified by the community as a catalyst redevelopment site with future plans for mixed use commercial, retail and housing. The **Dunlap and 19th Avenue site** is currently a Park-N-Ride but was previously mixed retail and commercial uses including a drycleaning establishment and a gas station from the mid-1960s through the late 2000’s. Phoenix acquired this site in the mid to late-2000’s. Phase I and II ESAs identified areas of contamination above residential levels. Although there were only low detections of contaminants in soil that were below residential levels, soil vapor results indicated the presence of volatile organic compounds (VOCs) in the subsurface soil gas. This site has been identified by the community as a catalyst site for future commercial uses.

1.b Description of the Priority Brownfields Sites

3030 S 7th Street – within the South Central TOC of the Target Area

The 3030 S 7th St site located along the bank of the Rio Salado (Salt River), was purchased in 2025 and is owned by the city. The property has been identified as a redevelopment catalyst site for the Rio Reimagined Project. The Rio Reimagined Project champions the transformation of the Salt and Gila Rivers in the Phoenix Metropolitan Area and includes eight cities and two tribal communities working together to create a shared natural and cultural asset. The Rio Reimagined Project is also designated as the 20th location of the Urban Waters Federal Partnership in 2020. The 3030 S 7th St priority site is located within the South Central TOC at the

south end of the Target Area. A historically underserved community, this 29.6-acre site is uniquely positioned within the Target Area in South Phoenix. Redevelopment of this site has the potential to transform a heavy industrial site into a residential and bicultural hub as directed by the community's Preliminary RioPHX Plan prepared in 2024-2025. Proposed redevelopment of this area is aligned with existing planning documents including the Del Rio Area Brownfields Plan (2012), a community driven land use plan developed through grant funds received from U.S. Environmental Protection Agency's (EPA) initial area-wide planning initiative, the South-Central Transit-Oriented Development Plan (2022), and the Rio Salado Beyond the Banks Plan (2003), which were developed with extensive community input.

This site is typical of parcels located along the river; first utilized as a sand and gravel pit and then converted to a construction landfill that was capped and graded. More recently, most of the site has been occupied by an asphalt company that will vacate the property in 2028. Phase I and II ESAs conducted in March 2025 identified areas of lead and polycyclic aromatic hydrocarbons (PAHs) soil contamination above residential levels as well as methane and benzene present in the soil vapor.

Dunlap and 19th Avenue – within the Metro District TOC of the Target Area

The Dunlap and 19th Avenue site was acquired by Phoenix in separate acquisitions between 2008 and 2014 and is currently owned by the city. This site is located at the southwest corner of Dunlap Avenue and 19th Avenue and is within the Metro District TOC at the north end of the Target Area. The site is currently in use as a Park-N-Ride located at what used to be the end of the Northwest Extension of the light rail line. During TOC planning community outreach meetings, conducted by Phoenix, this underutilized 10.34-acre site was identified as a target redevelopment area with the goal of creating a green pedestrian friendly landscape with increased walkability and shade for adjacent residential land. This goal also included the addition of a community gathering space to create more connected community/neighborhood centers along the light-rail.

The site formerly consisted of mixed retail and commercial uses including a drycleaning establishment and a gas station from the mid-1960s through the late 2000's. Phoenix acquired these parcels in the mid to late-2000's. Phase I and II ESAs at the time of acquisition identified the potential presence of benzene, toluene, ethylbenzene and xylene (BTEX), PAHs, methyl-t-butyl-ether (MTBE), and VOCs based on past uses of the site. Low levels of contaminants were detected in the soil; however, soil vapor results indicated the presence of VOCs in the subsurface soil gas. While these levels were not a concern for development of a parking lot, additional and current data needs to be collected to determine if vapor intrusion may be a concern for any structures included in the redevelopment plans.

1.c Identifying Additional Sites

Within the Target Area, additional sites will be identified for environmental assessments based on existing catalyst sites already identified by the community through previous Metro District and South Central TOC plans. Some areas may be identified through the RioPHX effort and land use plans specific to geographic areas within the entire Target Area. We expect that both city-owned sites and privately-owned sites will be identified. The process for identification will include reviewing eligibility of sites named within the existing land use plans and using existing citizen committees involved in the development of those plans to provide input on the prioritization of those already named sites. Criteria will be established by the Office of Environmental Programs (OEP) in concert with internal city departments, such as the Planning and Development (PDD), Neighborhood Services (NSD), and Community and Economic Development (CED) departments who have been part of redevelopment efforts within the Target Area. Sites will be scored based on established criteria, which could include, supporting the protection of public health, providing economic development opportunities, including housing,

mixed use, arts, green space, job-creation, and providing a built environment that improves the health and well-being of our residents.

1.d and e Overall Plan for Revitalization

A blueprint for redevelopment of the Target Area has been created through plans that have been completed or are currently being finalized. These plans were prepared with extensive community involvement. The plans for revitalization of the Target Area are found in the 2022 South Central TOC Community Plan, the 2026 Draft RioPHX Policy Plan, the 2026 Draft Rio Salado District Policy Plan, the 2012 Del Rio Area Brownfields Plan, the 2026 Metro District TOC Plan, and the 2018 ReinventPHX TOC Strategic Policy Framework. The uses identified within the plans are specific to the geographic areas along the current light rail line in the Target Area.

Redevelopment plans also exist for the two identified priority sites: **The 3030 S 7th St priority site** is in the southern portion of the Target Area. The recent South Central TOC and RioPHX Policy Plans identify it as a catalyst site. Additionally, the RioPHX Policy Plan also identify calls for it to be an Arts and Bicultural Hub with community green spaces, retail, restaurants, small medical services, live/work space, with a business cluster and learning center. The uses identified in these recent plans also align with the 2018 Del Rio Brownfields Plan which identified retail, commercial, and green space.

The Dunlap and 19th Avenue priority site is in the northern portion of the Target Area and is identified as a catalyst site in the 2026 Metro District TOC Plan. Plans for the site repurpose the existing Park-N-Ride to create mixed-use development, establishing a neighborhood center that capitalizes on the existing light-rail nodes, while increasing community connections.

Redevelopment in the northern portion of the Target Area has been initiated in the Metro District TOC area, including the demolition of the Metrocenter Mall (a regional shopping center) to make way for development of The Metropolitan. The Metropolitan is a community hub which integrates living, working, shopping, recreation, and entertainment. This hub for economic growth has seen significant external economic investment. The area surrounding The Metropolitan is growing and provides opportunities for assessment and redevelopment of eligible city and private properties.

Grant activities for this B+TOC grant are directly aligned with the plans identified above to investigate environmental concerns through Phase I and II ESAs. These activities let us understand cleanup requirements and conduct cleanup for priority sites that have been identified as catalyst sites within the plans. **This grant sets the foundation for ensuring land is available for redevelopment.**

1.e Outcomes and Benefits of Overall Plan for Revitalization

The plans identified in Section 1.d will increase economic development of the Target Area and the priority sites. The 3030 S 7th St Priority Site is identified for mixed use development, including housing, green space, arts, commercial, and retail. The estimated economic value of the proposed development is \$25 to 40 million and 30 to 50 jobs created. There are plans to create recreational opportunities because this priority site is adjacent to the Rio Salado. The northern portion of the site abuts the river and is partially located within a floodplain. Trails along the boundary and from the site to the river will increase public access to the Rio Salado Habitat Restoration Park. The Dunlap and 19th Avenue Priority Site, repurposes and proposes redevelopment as mixed use neighborhood center that will create an economic value of \$10 to 20 million and 10 to 25 jobs created.

Buildings on each site will incorporate energy and water efficiency measures to meet the Phoenix Green Construction Code and the goals established by Phoenix for sustainable, green, building construction on city-owned properties as well as renewable energy goals. The Walkable

Urban Code established in 2015 is applicable throughout the Target Area, and assists the City with addressing extreme heat by incorporating trees and constructed shade into new development.

Additional benefits include positive health outcomes with improved well-being due to increased access to services, additional housing, cultural activities and green space, increased extreme weather resiliency along the Rio Salado, elimination of blight, and improvements to air quality with more people living and working in the Target Area and using public transit.

1.f Resources Needed for Site Reuse

- U.S. EPA Brownfields Revolving Loan Fund grant through 2027 - the city has the option to use the loan fund for cleanup activities at the two priority sites or other eligible sites within the Target Area should additional funds be needed.
- U.S. EPA Urban Waters Program - For the 3030 S 7th St Priority Site, because this site is within the Rio Reimagined Project area, additional federal funding may be available through the Urban Waters Program that could assist with redevelopment of this site.
- 2028 Phoenix General Obligation Bond Fund Program - additional cleanup funds, if needed, for the two priority sites are under consideration for the bond program. Also, the OEP and other city departments can seek bond funding that may include infrastructure (water, sewer, streets), trees and shade, or construction of facilities, such as housing, arts/cultural facilities or green spaces. The 2028 bond program is currently in development with requests submitted in late 2026, which are then brought to a bond citizen committee for further discussion and approval in 2027-2028. Award of this grant in October 2026 will bolster the bond request for the two priority sites.
- Philanthropic (national, state, local) Funding Sources - OEP and city departments would be eligible to seek funding for specific redevelopment uses dependent on the philanthropic organizations' mission for the priority sites.

1.g Use of Existing Infrastructure

Within the current and proposed TOC corridor, water, sewer, telecommunications, electrical and/or gas utilities are present, enabling the use of existing infrastructure to support redevelopment of brownfield sites throughout the Target Area.

Phoenix intends reusing the existing structure on the 3030 S 7th St Site for commercial use, a potential business incubator location. This structure will require upgrades to eliminate the risk of exposure from potential contaminants from the former use of the property. Due to overall projected remediation costs, the reuse of the structure will require funding for site cleanup to acceptable levels allowing for end-uses (1.b). Funding for asbestos and lead based paint testing for renovation of the existing structure are eligible uses for the 2028 Phoenix General Obligation Bond Program funding source (1.f).

Community Need

2.a The Community's Need for Funding

Phoenix relies heavily on local transaction privilege (TPT sales) tax revenues to provide the resources necessary to pay for the City's essential programs. The General Fund and Special Revenue Funds pay for critical core services the community relies on every day including but not limited to Police and Fire emergency response, Parks and Recreation, Libraries, Transit, Streets, Community and Senior Centers, PDD, NSD, and Human Services including homelessness. The State legislature has taken additional measures to limit local control, reducing TPT sales tax and state shared income tax revenue. Phoenix is now struggling to offset the revenue lost due to the State's actions to eliminate residential rental TPT and lower the individual income tax rate to the current "flat tax". It is estimated that **Phoenix will lose a cumulative total of \$302 million on all funds from fiscal year 2024-2025 through 2027-2028** (source: Phoenix Budget and Research Department).

Because of these budgetary challenges, Phoenix’s budget will focus on essential and core services and programs, leaving less funding to support brownfields redevelopment. Phoenix needs funding to continue to support the redevelopment of brownfields sites and to provide public and private assessments to advance TOC redevelopment goals.

The Target Area has a total population of 274,105 people. Brownfield sites within the Target Area impact low-income populations. The table below demonstrates that the Target Area has several indicators of a low-income community compared to Maricopa County, Arizona and nationally, including: higher rates of 5-year unemployment, higher poverty rates, higher child/youth poverty rates, higher senior poverty rates, lower rates of Bachelor’s Degrees, lower median income, and higher percentages of cost burdened households. This funding is vitally important to ensure that TOC redevelopment as envisioned by the community is realized by bringing external investment opportunities and supporting needed jobs (1.e).

Data Type¹	United States	Arizona	Maricopa County	Target Area
5-Year Unemployment Rate	4.6%	4.6%	4.2%	6.23%
Population Not in Labor Force (age 16+)	36.0%	39.3%	34.8%	34.15%
Poverty Rate (2024)	12.1%	11.70%	10.20%	23.19%
Children/Youth Poverty Rate (<18 years)	15.50%	14.60%	12.6%	27.93%
Senior Poverty Rate (65+ years)	11.20%	10.50%	9.70%	22.7%
Bachelor’s Degree or Higher (aged 25+ years)	36.8%	34.7%	38.6%	16.03%
Median Household Income (dollars)	\$81,604	\$81,486	\$90,967	\$61,606
Cost Burdened Households (gross rent ≥35% of household income)	42.3%	42.5%	43.8%	45.15%

¹Data obtained from the 2023 U.S. Census Bureau.

2.b Health or Welfare of Sensitive Populations

The sensitive populations located within the Target Area includes children/youth and seniors with higher than average poverty rates (as discussed previously in section 2.a), limited English-speaking residents (35.7%), residents with no health care access (16.8%) and who have experienced food insecurity in the past 12 months (21.45%). Maricopa County is also non-attainment for ozone, PM 2.5 (soot), and PM 10 (dust). These populations are more susceptible to the effects of environmental toxins, air pollution, and extreme heat, but have the fewest resources to prevent or treat the resulting health issues; and face both economic and language barriers to receiving care.

According to the Maricopa County Department of Public Health, there were 608 heat related deaths in Maricopa County in 2024, down from 645 in 2023 but up from 339 in 2021 and 425 in 2022. In 2024, out of 138 heat related indoor deaths, 11% had no air conditioning (A/C) present, 70% had A/C that was not functioning, 18% had A/C that was not in use, and 9% had A/C units but no electricity. There is a strong link between the inability to afford or maintain A/C, and/or pay for electricity that increases the risk of heat related deaths. This demonstrates the outsized impact that extreme heat has on low-income sensitive populations.

The challenges to these sensitive populations caused by exposure to air pollution and extreme heat, coupled with potential exposure to toxins from the over 100 brownfields sites in the Target Area, can be improved with these B+TOC grant funds for assessment, cleanup and redevelopment of brownfield sites. These activities will reduce exposure to contamination; redevelopment reduces dust (PM 10) from vacant sites and increases shade, and TOC development supports use of the light rail and reductions in vehicle traffic, reducing ozone and PM 2.5. These impacts are also discussed in more detail in section 2.d.

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

The table below demonstrates that several diseases and health conditions are more prevalent in the Target Area population. Asthma and the incidence of asthma attacks directly correlate with poor air quality which is experienced by the Target Area population. Assessment, cleanup and redevelopment reduces dust (PM 10) from vacant sites and, TOC development supports use of the light rail and reductions in vehicle traffic which addresses ozone and PM 2.5. Note that for the Target Area data was collected at the census tract level, however, not all data was available due to the lack of precision and therefore is shown at the City level for some of the health concerns. Additionally, it should be noted that not all data was available at the state level.

Health Concern/Prevalence	United States	Arizona	Maricopa County	Phoenix
Coronary heart disease among adults (Crude Prevalence 2023)	9.8%	-	10.0%	10.3%
Emergency Room Visits due to Asthma/100,000 (2020-2021)	298	244.8	302.8	329
Percent of Individuals with Asthma (2024)	10.6%	10.7%	10.4%	11.2%²

²Data for the target area at the census tract level instead of City level; Data obtained from the Maricopa County Public Health 2023 Population Data Report and 2023 U.S. Census Bureau.

2.d Economically Impoverished/Disproportionately Impacted Populations

As discussed in section 2.a., the Target Area contains several indicators of a low-income community. In addition, the Target Area is within one mile of one NPL (superfund) site and seven state superfund sites. The table below also demonstrates that the Target Area is disproportionately impacted by extreme heat, ozone and PM 2.5 and PM 10 pollution, and cancer related to the air toxicity.

Health Concern/Prevalence ³	United States	Arizona	Maricopa County	Target Area
Number of Extreme Heat Days	12.5	16.7	16.9	17.1
Mean days above the ozone regulatory standard, 3yr average (percentile rank)	43.3	73.1	89.3	89.8
Mean days above PM 2.5 regulatory standard (percentile rank)	31.6	43.4	63.8	76.7
Likelihood of developing cancer from air toxics (over the course of a lifetime)	25.5	25.4	30.9	30.7

³Data obtained from the CDC Agency Toxic Substances and Disease Registry 2024.

Redevelopment of the Target Area will help address these community impacts. Extreme heat experienced in Phoenix is exacerbated by a lack of trees and shade. As previously discussed, current development requirements include the incorporation of shade to help mitigate heat. Supporting walkable development around the light rail and extending the route to increase ridership will reduce vehicle miles traveled, also addressing PM 2.5 and ozone pollution. Assessment and cleanup of formerly contaminated sites using this grant will reduce the risk of impacts from contamination.

Community Engagement

2.e Prior/Ongoing Community Involvement

For this grant, Phoenix will reengage previous community participants from prior engagement activities that resulted in the South Central TOC, RioPHX, Rio Salado and Metro District Plans. Reengaging previous participants, who can also bring new community insights

can provide valuable input on grant activities. The PDD completed extensive outreach efforts throughout the completion of the TOC plans. The table below is a summary of that outreach:

District	Timeline	Events
South Central (includes 3030 S 7 th St Site)	2018-2021	70 Events, 2 Workshop Series, 11,100+ Stakeholders
Metro (includes Dunlap & 19 th Site)	2024	49 Events, 1 Workshop Series, 2100+ Stakeholders
	2025	73 Events, 1 Workshop Series, 3200+ Stakeholders
Capitol (includes Cap-Ex)	2023-2025	40 Events, 7 Workshop Series, 6000+ Stakeholders

The 2016 Del Rio Brownfields Plan includes the 3030 S 7th St priority plan and mirrors the 2022 South Central Plan for reuse of the site. Community engagement was conducted over a 2-year period with visioning workshops and open house events that resulted in meaningful input that informed the redevelopment concepts in the Del Rio Brownfields Plan.

The OEP also conducted community outreach for this multipurpose grant application and informed the community by presenting to the 6 citizen Village Planning Committees (VPCs) within the Target Area. Phoenix is divided into 15 villages; each one has a VPC appointed by the Mayor and City Council. VPCs are comprised of community members within the area and make decisions on development projects and issues within the area. Positive support and input was received from each VPC.

2.f-g Project Involvement and Project Roles

Name of Organization: Unlimited Potential
a. Vision: Equitable opportunities grounded in acceptance and respect promoting strong individuals, families, and communities. Mission: To ignite unity, pride, and dignity through education and advocacy.
b. Point of Contact: Dr. Emma Viera; executivedirector@unlimitedpotentialaz.org
c. Project Role: Community outreach directly to residents in Target Area, facilitation, interpretation/translation.
Name of Organization: South Central Collaborative
a. Vision: Unites over 50 partners from community, private, public, non-profit, and philanthropic sectors to drive meaningful change across three vibrant and culturally rich areas of Phoenix: the Warehouse District, Central City South, and South Phoenix. Mission: to implement the South Central TOD Community Plan, fostering partnerships and initiatives that benefit existing residents and businesses along the South Central District.
b. Point of Contact: Shannon Scutari, shannon@scutariandcompany.com
c. Project Role: Community outreach to their 50 partners, who will engage their individual networks for participation in public meetings and meeting attendance.
Name of Organization: LISC Phoenix
a. Vision: With residents and partners, they help forge resilient and inclusive communities of opportunity across America – great places to live, work, visit, do business and raise families.
b. Point of Contact: Terry Benelli, TBenelli@lisc.org
c. Project Role: Community outreach to their network of business contacts, banking development, real estate and community-based organizations.

2.h Incorporating Community Input

Phoenix understands the importance of engaging the public in its outreach efforts through equal access and opportunity for meaningful input from sensitive and underserved populations. Building upon previous efforts that were used to develop the South Central TOC and Metro District TOC plans, Phoenix will continue to promote the participation of impacted populations to empower the voices of the community. The partners named in 2.g will bring their expertise and their additional network of community-based organizations to engage the public throughout the life of this grant. The OEP will also utilize its own network of community-based and grassroots organizations that have been established through other relevant OEP programs in the Target Area. Phoenix intends on tactfully reaching groups of individuals who may be residing at the fringes of society to inform them about the assessment and/or cleanup process.

Public meetings will be held as dictated by the community involvement plan for the two priority sites. Public meetings within the South Central and Metro District TOCs will be conducted at least once per year. OEP will coordinate with other city departments for inclusion in other community meetings that may be hosted with the Target Area. The public will be informed on the status of grant activities and to gather input. OEP will host a dedicated grant webpage and provide information on the grant and progress reports as required by the U.S. EPA. Related stakeholders will be engaged throughout the process. Phoenix is committed to transparency in its use of capital and will provide updates to the public on how grant funding is implemented. Information will be presented in Spanish, will be ADA-compliant, and citizens may also request alternative formats. Social media and online forums will also be used to promote upcoming meetings and share information.

3 Task descriptions, Cost Estimates, and Measuring Progress

3.a-d Project Implementation, Schedule, Tasks, and Outputs

The project has been organized into four tasks; the implementation, schedule, lead, and outputs are provided in the table below. No subawards will be issued for work conducted under this grant.

Task/Activity 1: Grant Management and Implementation
a. Project Implementation: Procure and oversee QEP and consultants; reporting (workplan, quarterly reports, ACRES and financial reports), Davis-Bacon monitoring, and budget tracking; travel for two staff to attend three national or regional brownfields conferences.
b. Anticipated Project Schedule: Throughout Q1-Q24, with conferences as scheduled.
c. Task/Activity Lead: Phoenix
d. Outputs: 19 Quarterly reports, ACRES reports, financial reports, reimbursement requests, grant closeout report and final documents, final reporting to partners and the local community.
Task/Activity 2: Community Engagement and Participation
a. Project Implementation: Preparation of fact sheets, press releases, and outreach presentations; project webpage; public outreach and key stakeholder meetings; processing stipends. Stipends will be set by estimating \$25/hr for time spent on travel and in the meeting, not to exceed \$100 per key community liaison.
b. Anticipated Project Schedule: Q1: Fact sheets, press releases, and project webpage. Q1-Q4: kickoff community meetings; meetings with private partners and stakeholders that could utilize the grant for assessment. Q5-Q24 additional meetings as needed.
c. Task/Activity Lead: Phoenix
d. Outputs: Task outputs include 3 fact sheets, 5 press releases, website content (updated regularly); and up to 10 stakeholder meetings and presentations.

Task/Activity 3: Phase I & II ESAs, RBM surveys and associated QAPPs
a. Project Implementation: Conduct 51 Phase I ESAs per the AAI Final Rule and ASTM E1527-21, (35 along the Cap-Ex light rail route and 16 full parcel assessments within the Target Area); 11 Phase II ESAs (7 within the Cap-Ex, 1 at the Dunlap and 19 th Avenue priority site, and 3 within the Target Area; assumes 20% Phase I ESAs will require further investigation); 11 associated Quality Assurance Project Plan (QAPPs); 6 Regulated Building Material (RBM) surveys (1 at the 3030 S 7 th St priority site and 5 within the Target Area) and 6 associated QAPPs; 1 risk assessment at the 3030 S 7 th St priority site (to further refine the amount of cleanup needed for the PAH and lead (Pb) contaminated soil).
b. Anticipated Project Schedule: Q1-Q4: 1 risk assessment at 3030 S 7 th St, and 1 Phase II ESA at Dunlap & 19 th Avenue. Q2-Q10: Cap-Ex 35 Phase I and 7 Phase II ESAs and 7 associated QAPPs. Q11: RBM survey at 3030 S 7 th St site. Q1-Q24: Phase I and II ESAs and RBM surveys and associated QAPPs in the Target Area will be performed as sites are identified.
c. Task/Activity Lead: Phoenix
d. Outputs: Task outputs include 51 Phase I ESA reports, 11 Phase II ESA reports and 11 associated QAPPs, 6RBM survey reports and 11 associated QAPPs, and 1 risk assessment.
Task/Activity 4: Cleanup & Reuse Planning and Cleanup Activities
a. Project Implementation: Update 3030 S 7 th St site ABCA based on risk assessment activities; prepare community involvement plan and conduct cleanup community engagement activities; prepare QAPP for confirmation sampling; enter Arizona Department of Environmental Quality (ADEQ) Voluntary Remediation Program (VRP); conduct cleanup; conduct one additional ABCA of additional TOC site as identified during the grant.
b. Anticipated Project Schedule: Q5-Q9: revise ABCA and conduct community outreach activities for 3030 S 7 th St site. Q11-Q15: conduct cleanup activities at 3030 S 7 th St site. Q6-Q24: conduct one additional ABCA as identified.
c. Task/Activity Lead: Phoenix
d. Outputs: Task outputs include 1 community involvement plan, 2 ABCAs, 1 cleanup site, and 1 No Further Action letter from ADEQ.

3.e Cost Estimates

Budget details by Task/Activity. Costs were developed by Elizabeth Zima, R.G., who has been involved in the management and technical review of 1000's of Phase I's, Phase II's, and remediation projects, including a site which was remediated under ADEQ's VRP program. No indirect costs are proposed for this grant. The grant activities below are 97.6% directly related to site-specific work; and 29% of the grant activities are directly associated with site remediation.

Task/Activity 1: Grant Management and Implementation - \$13,350
Budget: OEP will manage the grant including programmatic requirements as an in-kind contribution, and no administrative funding is needed. This will include oversight, contractual procurement, completing of reporting requirements (quarterly reports, ACRES and financial reports), review of Davis-Bacon certificates, and budget tracking. Project implementation will also include travel for two Phoenix staff to attend three national or regional brownfields conferences, which assumes three-day attendance plus travel time. Airfare is estimated at \$550 x 2 staff x 3 conferences = \$3,300 and hotel and per diem meal and incidental costs are estimated at \$1,400 x 2 staff x 3 conference = \$8,400).
Task/Activity 2: Community Engagement and Participation - \$10,600
Budget: OEP staff time to prepare for community meetings will be an in-kind contribution, and no funding is included. The budget includes cost for an outreach consultant to facilitate the

meetings estimated at up to 10 meetings x 6 hours x \$135/hr = \$8,100 . Healthy refreshments and 2 stipends are anticipated at up to 10 meetings x \$250 = \$2,500 .
Task/Activity 3: Phase I & II ESAs, RBM surveys and associated QAPPs - \$685,500
Budget: 51 Phase I Site Assessments will be completed in the TOC Project Area. It is anticipated that this will include the Cap-Ex partial take Phase I ESAs at 35 x \$3,800 = \$133,000 and full parcel Phase I ESAs at 16 x \$4,500 = \$72,000 . Phase II ESAs of approximately 20% of these sites are anticipated: 7 Cap -Ex and the Dunlap and 19 th Ave soil vapor Phase II ESA estimated at 8 x \$14,000 = \$112,000 and the full parcel Phase II ESAs at 3 x \$35,000 = \$105,000 . QAPPs for these Phase II ESAs are estimated at 11 x \$7,100 = \$78,100 . Up to 7 RBM surveys will also be completed at an estimated cost of 6 x \$14,900 = \$89,400 . QAPPs for the RBM sampling are estimated at 6 x \$3,500 = \$21,000 . One risk assessment is also included for the 3030 S 7 th St site which is estimated to cost \$75,000 .
Task/Activity 4: Cleanup & Reuse Planning and Cleanup Activities - \$290,550
Budget: The budget for this task includes performance of two ABCAs, 2 x \$7,500 = \$15,000 . A consultant will be retained to assist with the 3030 S 7 th St Community Involvement Plan estimated to cost \$8,050 . Prior to cleanup, Phoenix will enter the VRP program which has a \$2,000 application fee + review fees, charged at \$110/hr x estimated 50 hours = \$7,500 . Cleanup costs after performance of the risk assessment, which is anticipated to be limited excavation of 'hot spot' areas, are estimated to be \$230,000 for excavation. Consultant oversight and QAPP costs are estimated at \$30,000 (10% oversight=\$23,000 + \$7,000 QAPP).

Budget Table by Budget Category

Budget Categories		Project Tasks					Total
		Task 1 Grant PM	Task 2 Com Engage	Task 3 ESAs, RBMs QAPP	Task 4 Clean & reuse	Admin Costs	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0	\$0
	Fringe Bene.	\$0	\$0	\$0	\$0	\$0	\$0
	Travel	\$11,700	\$0	\$0	\$0	\$0	\$11,700
	Equipment	\$0	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0	\$0
	Contractual	\$0	\$8,100	\$685,500	\$53,050	\$0	\$746,650
	Construction	\$0	\$0	\$0	\$230,000	\$0	\$230,000
	Other (conference registration)	\$1,650	\$0	\$0	\$0	\$0	\$1,650
	Other (mtg refresh and stipends)	\$0	\$2,500	\$0	\$0	\$0	\$2,500
	Other (VRP fees)	\$0	\$0	\$0	\$7,500	\$0	\$7,500
Total Direct Costs		\$13,350	\$10,600	\$685,500	\$290,550	\$0	\$1,000,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
Total Budget		\$13,350	\$10,600	\$685,500	\$290,550	\$0	\$1,000,000

3.f Plan to Measure and Evaluate Environmental Progress and Results

To ensure completion of all activities within the grant period, Phoenix will establish a project schedule with milestones as part of our Cooperative Agreement (CA) Work Plan. The status and estimated date of completion of outputs and anticipated short- and long-term outcomes will be tracked and reported to the U.S. EPA via Quarterly Progress Reports (QPRs), ACRES and the Project Close-Out Report. QPRs will list goals accomplished and activities planned for the next quarter. Any significant deviations in schedule will be discussed with the U.S. EPA Project

Officer to develop corrective actions. Outputs will be tracked using an Excel spreadsheet including: 1) number of potential brownfield sites identified for assessment, 2) # of eligibility determination forms submitted/approved 2) # of Phase I ESAs, 3) # of Phase II ESAs and associated QAPPs, 4) # of RBM surveys and associated QAPPs, 5) # of risk assessments, 6) # of ABCAs, 7) # of sites cleaned up and 8) # of community meetings and success stories. The following short- and long-term outcomes will be tracked: 1) # of sites cleaned up, 2) # of sites for which property title transfers are facilitated, 3) # of sites and acres of land redeveloped, 4) # of acres of parks/greenspace created, 5) \$ amount of private investment and other leveraged funding, and 6) # of jobs created or retained.

4. Programmatic Capability and Past Performance

4.a-c Organizational Capacity, Structure and Key Staff

Phoenix has conducted brownfields redevelopment for over 25 years resulting in more than 325 acres of land restored, creation of more than 3,000 jobs, and private investment of \$365+ million dollars over 165+ projects. The OEP will administer this grant, staffed by a full-time Brownfields Program Manager; Remediation Manager; and Brownfields Environmental Quality Specialist. The PDD, CED, and NSD staff include several Project and Program Managers that provide services to businesses and development entities and regularly perform community engagement for future development that will assist with outreach efforts. The services of Qualified Environmental Professionals (QEPs) will be procured in accordance with 2 CFR 200.317 through 327. The team has the skills, knowledge and experience to implement the multipurpose grant activities. Team members will work closely to ensure sound financial and project management and oversee assessment and cleanup activities. Key staff are highlighted below:

Rosanne Albright, City of Phoenix Environmental Programs Manager, will serve as Project Director. She is currently the Environmental Programs Manager for Brownfields and Food Systems. She has 28 years of experience as the Brownfields Program Manager for Phoenix since the program's inception in 1998. She provides Brownfields technical assistance to the private sector, nonprofits, and to city departments. She has managed 7 EPA brownfields assessment, area-wide planning, and job training, and revolving loan fund grants. She has provided formal mentoring services to the cities of Austin and El Paso, Texas and provided informal mentoring many additional cities in Arizona.

Beth Zima, City of Phoenix Environmental Program Manager, will serve as the Administrative Contact and Environmental Technical Manager and conduct interdepartmental coordination for this grant. She is currently the Environmental Programs Manager for Remediation, Hazardous Waste and Air Quality and has 25 years of experience in the environmental field. She has served as the Environmental Technical Manager for the Brownfield to Heathfield grant, the Rio Reimagined Coalition Assessment grant, and currently for the RLF grant. She managed or provided technical assistance on 1000's of Phase I, and II ESAs, and remediation projects for Phoenix. She has a B.A. in Geosciences from Franklin and Marshall College in Pennsylvania, a M.S. in Geology from Arizona State University, and is an Arizona Registered Geologist.

Emma Green, City of Phoenix Brownfields Environmental Quality Specialist, will assist with grant management, community outreach, and technical review of Phase I & II ESAs, QAPP and RBM submittals and conduct community outreach activities. She was hired in 2025 to increase OEP's capacity in the Brownfields Land Recycling program. Ms. Green was employed by an Arizona environmental consulting firm for 4 years, most recently as a Project Manager. She has a B.S. in Environmental Science from James Madison University in Virginia, and a M.A. in Environmental Social Science from Arizona State University (ASU).

4.d Acquiring Additional Resources

Using a qualifications-based procurement process in conformance with 2 CFR 200.317–327, the city will contract with a consulting team to assist in grant implementation. The preliminary procurement steps have been initiated so that the request for proposals can be advertised upon notice of award; this will allow the contracts to be in place within the 1st Quarter. The City has an existing list of competitively selected firms with prior remediation experience that can perform cleanup under contract.

4.e Currently Has or Previously Received an EPA Brownfields Grant

The City has extensive experience managing funded assistance agreements of this size and scope. Phoenix OEP has managed 7 EPA Brownfields Cooperative Agreements, totaling \$2,925,000. The three most recent projects include:

U.S. EPA – Brownfields RLF: Cooperative Agreement Number: 98T09401, \$800,000; October 1, 2020 – October 31, 2027. The goal of the RLF program is to stimulate economic redevelopment in target redevelopment areas of the city with a disproportionate number of brownfields. **(1) Accomplishments:** Outputs: 2 fact sheets; a 49-page program manual; online application; program website; 5 outreach presentations. Outcome: Grant served as justification for hiring dedicated staff to increase Phoenix capacity to advertise and administer the grant **(2) Compliance with Grant Requirements:** Work during the first several years was delayed by the COVID-19 global pandemic compared to the workplan outputs, budget and schedule. However, close coordination and updates have been provided to the U.S. EPA project officer and Phoenix recently received a two-year extension. Hiring a new dedicated staff position has substantially increased progress and outreach capacity, including enhanced program documents and brochures, attending stakeholder association meetings, and increased outreach. Quarterly reports have been submitted on time and ACRES updates, as needed, are performed on a quarterly basis. Funds remaining: As of October 1, 2025, \$788,962.69 (2.4% spent).

U.S. EPA – Brownfields Assessment Cooperative Agreement: Cooperative Agreement Number: 98T09301, \$600,000; October 1, 2020 – October 31, 2025. Phoenix was the lead applicant which led the Rio Reimagined Coalition comprised of neighboring cities Avondale and Tempe, Maricopa County, Arizona and academic partner ASU. The goal of this project was to revitalize the Rio Salado area around the Aqua Fria and Gila Rivers. **(1) Accomplishments:** Outputs: 4 brownfields inventories; 24 Phase I ESAs and seven Phase II ESAs; one ABCA. Outcomes: Strategic limited site use as-is and redevelopment of the Tempe Hayden Flour Mill; requests for development proposals issued at 13 Phoenix properties. All site outputs and outcomes were input into ACRES. **(2) Compliance with Grant Requirements:** Work was completed in accordance with the workplan outputs, budget and schedule. Modifications, as needed, to the workplan during the grant performance period were approved by the U.S. EPA project officer. Quarterly reports were submitted on time and ACRES updates, as needed, were performed on a quarterly basis. Funds remaining: As of October 1, 2025, \$106,410.12 of the funding was remaining (82% spent); all funds were expended by October 31, 2025.

U.S. EPA – Brownfields to Healthfields Community Wide Assessment Grant: \$400,000, 2015-2020, closed. The goal of the Brownfields to Healthfields grant was to improve access to food assets and healthcare in food deserts and neighborhood initiative areas. **(1) Accomplishments:** Outputs: 1 brownfields inventory; 45 Phase I ESAs; 15 Phase II ESAs, and one ABCA was completed. Outcomes: Eight sites were redeveloped into community gardens, urban farm, farmer’s market and food demonstration sites. **(2) Compliance with Grant Requirements:** Work was completed in accordance with the workplan outputs, budget and schedule. Quarterly reports and the final report were submitted on time and ACRES updates, as needed, were performed on a quarterly basis.

City of Phoenix Threshold Criteria – Multipurpose Grant

1. Applicant Eligibility

The City of Phoenix, Maricopa County, Arizona was incorporated as a city in 1881 with a Council-Manager form of government operated under the authority of the City Charter.

2. Description of Community Involvement

Phoenix will continue to promote the participation of impacted populations to empower the voices of the community. The community partners/organizations will bring their expertise and their additional network of community-based organizations to engage the public throughout the life of this grant. The Office of Environmental Programs (OEP) will also utilize its own network of community-based and grassroots organizations that have been established through other relevant OEP programs in the Target Area. Phoenix intends on tactfully reaching groups of individuals who may be residing at the fringes of society to inform them about the assessment and/or cleanup process.

Public meetings will be held as dictated by the community involvement plan for the two priority sites. Public meetings within the South Central and Metro District Transit Oriented Communities (TOCs) will be conducted at least once per year. OEP will coordinate with other city departments for inclusion in other community meetings that may be hosted with the Target Area. The public will be informed on the status of grant activities and to gather input. OEP will host a dedicated grant webpage and provide information on the grant and progress reports as required by the U.S. EPA. Related stakeholders will be engaged throughout the process. Phoenix is committed to transparency in its use of capital and will provide updates to the public on how grant funding is implemented. Information will be presented in Spanish, will be ADA-compliant, and citizens may also request alternative formats. Social media and online forums will also be used to promote upcoming meetings and share information.

3. Description of Target Area

The TOC corridor encompasses the newer extensions of the light rail which spans from the Metro District (North Phoenix) through the South Central District (South Phoenix), the planned light rail extension through the Capitol District (Downtown Phoenix), and the more established portions which extend through the east portion of Phoenix. The TOC corridor includes brownfield redevelopment opportunities within a one-mile radius on each side of the current and planned light-rail lines. This corridor was identified as these residents have disproportionately sensitive populations when compared to the rest of Maricopa County, AZ and the rest of the United States. The two priority sites identified include the 3030 South 7th Street Site located in the South Central District and the Dunlap and 19th Avenue Site which is located at the southwest corner of Dunlap and 19th Avenue located in the Metro District.

4. Affirmation of Brownfield Site Ownership

The City of Phoenix purchased the priority site 3030 S 7th St on April 23, 2025, and remains the property owner. This site was a former landfill and industrial site. The City of Phoenix submitted a brownfields hazardous substance site eligibility determination checklist to our U.S. EPA project officer and this site was approved.

The City of Phoenix purchased the priority site Dunlap and 19th Avenue over multiple parcel acquisitions between 2008 and 2014. The City still owns this property. The site consists of a Park N' Ride, a parking lot dedicated for light-rail users.

Both priority sites meet CERCLA § 101(39) definition of a brownfield and are: a) not listed (or proposed for listing) on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

5. Use of Grant Funds

Use of grant funds at priority sites:

- Complete a Phase II Site Assessment at Dunlap and 19th Avenue: page 10
- Complete one risk assessment, and remediation at 3030 S 7th St: page 10
- A feasible reuse strategy exists for 3030 S 7th St, page 3
- An overall plan for revitalization exists within the Target Area as outlined in TOC plans: page 3

6. Expenditure of Existing Grant Funds

The City of Phoenix does not currently have an open multipurpose or assessment grant.

7. Contractors and Named Subrecipients

Currently, the City of Phoenix has not named or procured a contractor or subrecipient as a part of the multipurpose grant proposal. There are no solicitation documents to provide at this time.