

Narrative Information Sheet

FY2 Community-Wide Brownfields Assessment Grants

RFA NO.: EPA-OLEM-OBLR-23-12

1. Applicant Identification:
City of Colorado Springs
30 South Nevada Avenue
Colorado Springs, CO 80903

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

3. Location:
 - a. City of Colorado Springs
 - b. El Paso County
 - c. Colorado

4. Target Area and Priority Site Information:
 - a. The target area for the assessment consists of the eight census tracts along Fountain and Monument Creeks and into the City center.

 - b. The target area for the assessment consists of the following census tracts:
08041002300, 08041002802, 08041002200, 08041001800, 08041000900,
08041001700, 08041000800, 08041002700,

 - c. The specific addresses of the priority sites referenced in the narrative are as follows: 1326 S Tejon Street, Colorado Springs – 1209 S Nevada Avenue, Colorado Springs – 5 Royer Street, El Paso County, Parcel # 6419127002 – E Fountain Blvd, El Paso County Parcel # 6419100024 – 444 E Costilla Street, Colorado Springs.

5. Contacts:
 - a. Project Director:
Steve Posey
Chief Housing Officer, Housing and Community Vitality
City of Colorado Springs
30 South Nevada Avenue, Suite 701
MC 720
Colorado Springs, CO 80903
719-385-6880
Steve.Posey@coloradosprings.gov

b. Chief Executive/Highest Ranking Elected Official
 Blessing A Mobolade, Mayor
 City of Colorado Springs
 30 South Nevada Avenue, Suite 601
 MC 610
 Colorado Springs, CO 80903
 719-385-5900
Blessing.Mobolade@coloradosprings.gov

6. Population:
 City of Colorado Springs: 483,956

7. Other Factors:

Other Factors	Page #
Community population is 10,000 or less.	Not Applicable
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	Not Applicable
The priority site(s) is impacted by mine-scarred land.	Not Applicable
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 with a body of water but for a street, road, or other public thoroughfare separating them).	Yes - 1, 2, 3
The priority site(s) is in a federally designated flood plain.	Yes - 1, 2, 3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	No
The reuse of the priority site(s) will incorporate energy efficiency measures.	No
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	No
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).	Yes – 1, 2, 3
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	Yes - 1

8. Letter from the State Authority: Attached

9. Releasing Copies of Applications:

This application does not contain any confidential information and is approved for release.



COLORADO
Department of Public
Health & Environment

November 13, 2023

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

Via email - Benz.Jennifer@epa.gov

RE: Colorado Springs - Assessment Grant Proposal

Dear Ms. Benz:

I am writing to express our support of the Brownfields Assessment Grant proposal for Colorado Springs. The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has previously supported Colorado Springs in their efforts to clean-up and redevelop contaminated sites within the City. We support this proposal as part of the City's continuing efforts to identify and address environmental concerns in their downtown core in order to facilitate work force housing construction and improve downtown recreational amenities.

The proposed assessment project will support EPA's current efforts in economic development and environmental cleanup by addressing the multiple potential sources of contamination associated with their core downtown. If additional resources are necessary to complete or supplement activities outlined in this proposal, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields Grant (H.B. 1306) program. The State of Colorado also offers a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has informed the City of the availability of these resources and can assist with the application process if requested.



In summary, we fully support Colorado Springs' efforts to facilitate downtown revitalization by positioning key properties for development. CDPHE is also prepared provide any necessary assistance pending a successful proposal.

Sincerely,



Douglas C. Jamison
Superfund/Brownfields Unit Leader
Hazardous Materials and Waste Management Division

cc: Cynthia McLaughlin, Colorado Springs
Shawna Lippert, Colorado Springs

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

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

The City of Colorado Springs (City), through its Housing and Community Vitality Division, is applying for a \$500,000 US Environmental Protection Agency (EPA) Community-wide Assessment Grant. Colorado Springs is nestled at the foot of 14,115-foot Pikes Peak in the Rocky Mountains. In 1871 Colorado Springs was platted at the confluence of Fountain and Monument Creeks. Colorado Springs now supports a population in excess of nearly 500,000. Colorado Springs is experiencing tremendous growth and expansion to far east, both north and south, and is facing the challenge of supporting the beautiful trails and parks for which it is known, as well as maintaining and creating new affordable and workforce housing to ensure all residents can afford to make their homes in such a beautiful location at the foot of Pikes Peak, America's Mountain. The City recently successfully completed a 2019 EPA Brownfield Coalition Assessment Grant that has been studying the target area of the creeks from their confluence south through the Shooks Run Creek corridor in Colorado Springs, and Fountain Creek south through the City of Fountain, and is currently preparing the final report. With this study complete and consideration being given to possible mitigation and development efforts in the areas studied, this new request will build on the work completed by conducting additional assessments and planning in some of the same target areas as well as some newly identified area.

The focus of this brownfields grant will be the city core and its adjacent areas. Since inception, these sites have supported numerous hazardous industry such as gas stations and dry cleaners, dumping areas for construction products to include cement and asphalt, and industrial materials and asbestos. These hazards often border the creek areas identified in this application and have eluded development for both our trails and green spaces as well as housing infill opportunities due to the contaminants. Recently the city has produced new zoning and development planning documents – PlanCOS and RetoolCOS, which both focus on using infill to balance the housing inequities and provide greater access to workforce housing and affordable housing (defined as up to 80% AMI) projects directly supporting downtown businesses and industry. The areas identified are ideal for this type of development as well as enhancing the Legacy Loop trail system. It is imperative that even the city's lower income residents have full and easy access to these amenities along our creek systems.

Across the study area, 41.5% of households have an annual income <50K, including approximately 22% of households headed by single females with dependents. There is a higher incidence of housing cost burden, indicating a need for additional 2- & 3-bedroom units affordable to single head of households with dependents. The City recognizes that the target-area properties need an environmental assessment to move forward with the redevelopment concepts found in the planning documents.

The Target Area for this grant consists of the eight census tracts directly bordering Fountain and Shooks Run Creeks in the Fountain Creek Watershed. They include the following Census tracts: 08041002300, 08041002802, 08041002200, 08041001800, 08041000900, 08041001700, 08041000800, and 08041002700.

1.a. ii. Description of the Priority Brownfield Site(s)

The target area hosts multiple properties that present a potential hazard to human health and the environment. All represent opportunities for housing infill or outdoor recreation opportunities along the creeks, or both. They were selected due to the opportunity they could provide for better quality of life for the current residents, as well as a growing workforce looking to access the downtown business corridor using multi-modal transportation options which are available to these areas.

The first priority site is the 2.67-acre Dorchester Park at 1326 South Tejon Street, which is currently owned by the City and was the location of a Phase I study in our 2019 Brownfields Coalition

assessment grant. Funding from that grant was used to develop a potential affordable housing plan adjacent to future creek side recreation opportunities planned to be developed. A Phase II study is warranted as a result of a finding history of a gas pipe leak adjacent to the park that could pose a contamination. As well, this area is frequented by the unhoused population and likely has biohazard contaminants.

The second priority site, referred to as Campers Village and located at 1209 South Nevada Avenue, is a 11.71-acre, privately owned property. The owner is interested in future development as a housing mixed use housing project which would benefit the current community. A former campground for decades, it is believed to have likely housed a gas station/auto repair area and is known to be adjacent to a very busy, since closed, dry cleaning operation. It is also located along Fountain Creek and has additional opportunities for recreation and extending the nearby trail systems. The City is confident that the owner will provide permission for entrance for this study.

The third priority site is the 4.76-acre non-profit owned Concrete Couch. Phase I and Phase II studies have already been completed for this location and we would like to use funding from this grant to define a cleanup plan to mitigate the findings of backfill contaminants, asbestos and asphalt. This non-profit is interested in expanding their eco-educational programming, trails and outdoor activities, but to expand in these ways, they will need to mitigate the hazards on their property. The city works closely with the owners of Concrete Couch and will have access to the property to support planning efforts.

Another target site is actually two potential areas within an area called Draper Commons, a privately owned parcel along Shooks Run Creek. The first is a 3.1-acre subsite and the second is a 1.41-acre subsite. Both contain a historic railroad berm and are believed to have any number of hazardous materials present from the railroad and general dumping. These are both located on East Fountain Blvd and represent an opportunity for future affordable housing development as well as other economic development given their current zoning type.

Finally, the fifth target site is a privately owned 9.92-acre site known as Transit Mix and located at 444 E Costilla Street. This site is also adjacent to Shooks Run Creek and has been a dumping area for stockpiled concrete mix, asphalt and is thought to also have asbestos and other street related chemical contaminants on site.

1.a. iii. Identifying Additional Site(s)

In the event that grant funds remain after addressing the target areas / priority sites, the city team will work with the contractor to determine additional study sites to evaluate from the census tract areas.

We will do this with an emphasis on locating sites that have potential for housing development and is in underserved areas per known demographic data for the tract.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

In order to fulfill the goals laid out in several of the city's planning documents, it is necessary to evaluate these potential brownfields sites so that appropriate development and infill can be successful in the downtown / near-downtown business and commercial corridor. Specifically, the city's guiding plan for the development and growth of the city, PlanCOS, outlines opportunities to "improve existing neighborhoods by creating a diversity of housing choices" and "encouraging walkability with links to existing and future multimodal transportation systems, the city's trails and green infrastructure network, and neighborhoods." Each of the priority sites lie within existing neighborhoods, close to downtown and representing great opportunities for both recreation and the creation of affordable housing which is desperately needed to balance the current growth patterns of the city. Additionally, the opportunities to connect our trail systems in a more meaningful way for greater access to all residents, are front and center for the sites chosen as they directly support the City's Legacy Loop and Envision Shooks Run master plans. With greater knowledge and understanding of the hazards of these

locations and what it will take to mitigate them, the city will be in a great position for further develop these areas to the benefit of our residents.

1.b. ii. Outcomes and Benefits of Reuse Strategy

Assessment and cleanup of the high-priority sites will facilitate transformation of blighted and underutilized brownfields into community amenities and economic drivers. As described in the plans identified above, the specific target areas identified are currently underused, poverty burdened and lacking adequate workforce housing for both current residents and future residents. The Dorchester Park area is currently a vagrant gathering place where drug use is rampant. With development, this area can be transitioned into a beautiful housing complex ideal for low-income earners with direct access to creek-front recreation. Nearby urban renewal zones will also benefit from the improvements planned here by creating a safer and more vibrant community for low-income families. Future redevelopment plans also include additional multi-modal transportation options providing easy access to employment opportunities in the downtown area. The Campers Village, Drapers Commons, and Transit Mix target areas will also prove vital for workforce housing locations where those housing options are becoming more obsolete due to inflation and high-salary growth industries moving into the area. With a lower housing burden, these potential developments will provide greater security and flexibility for families in desperate need of economic relief. The Concrete Couch site is envisioned as a neighborhood resource with open space and educational and recreational opportunities for all families in the area. It is essential that this resource can grow in safe and supportive ways to maintain its eco-educational goals and vision.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

The City of Colorado Springs will use grant funds at the high-profile brownfields to unlock both private and public investment. Redevelopment of the high-priority brownfields will have a ripple effect throughout the Target Area. Some of the sites are owned by organizations who are eligible to use EPA Brownfield Cleanup Grants, if assessments show cleanup is needed. The City can also leverage Colorado's Brownfield Revolving Loan Fund and Brownfield Cleanup Grants to complete redevelopment of these sites. The City will also help developers access Colorado's Brownfield Tax Credit to offset brownfield cleanup costs. Grant-funded assessments and planning will guide redevelopment to increase the Target Area's attractiveness, incentivizing developers to take on nearby brownfields.

Because the city is looking at several of these sites for workforce development housing opportunities, we will also assess the possibility of using funding through Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) for the demolition and redevelopment of remediated brownfield sites to help pave the way for future reuse. The State of Colorado also offers tax incentives and other grant dollars for the development of affordable housing, sometimes for households at 120% of AMI, which is much higher than the population we expect to serve with newly developed housing options.

1.c. ii. Use of Existing Infrastructure

The target area is fully served by utilities, bridges, culverts, roads, trails, parks, and stormwater management infrastructure. In the event existing infrastructure needs repair or to be replaced to further its revitalization effort, the City will look to other local, state and federal funding sources to supplement the current budget allocation for repair, maintenance, and new installation of infrastructure.

COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a. i. The Community's Need for Funding

The Target Area includes a wide range of household area median incomes. While the planning area includes downtown Colorado Springs where a resurgence of development targeted to higher income households is taking place, it also includes older residential neighborhoods that have not seen significant reinvestment in decades. Identifying underused sites with redevelopment potential in these areas, generating additional private sector investment, and balancing pressures that could lead to gentrification is a desired outcome of the planning process. The city is interested in creating housing balance within existing neighborhoods, facilitating the development of mixed income housing options so that all residents have the same opportunities to be close to recreation and the downtown corridor. These areas by themselves would not be able to fund this type of effort. There is tremendous pressure from builders in the community to produce larger more expensive homes, and it is incumbent upon city planners to ensure, through all means available, that housing production is balanced. Accessing funding to help with the assessment of, and clean-up planning for these sites minimizes the cost burden on the private owners looking to develop their properties. Brining as much possible incentive funding to bear after mitigation, will also serve to ensure that housing for underserved populations is guaranteed.

2.a. ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Within the target area the sensitive population includes minorities and those living in poverty. The population is also disadvantaged due to low educational attainment and high percentage of unemployment. Life expectancy for residents in these areas is also lower than in other areas of the City due to lack of access to healthcare.

Affordable housing is greatly needed in the target area with where 41.5% of households have an annual income <\$50K. 22% of households are headed by single females with dependents. Approximately 83% of existing housing stock is made up of single-family homes or apartments in smaller buildings (5 units or less). Approx 46% of the housing stock is renter occupied. The sites chosen for the study area lend themselves to larger multi-family development financed with Low-Income Tax Credits (LIHTC) which would achieve an increase in needed units at an economy of scale. The study area includes a higher-than-average number of workers in lower-paying employment sectors, including health care and social assistance, education, and accommodation and food services. The unemployment rate in the study area is generally consistent with overall rates in the City and El Paso County.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Sensitive populations are the most at risk when it comes to disease and health conditions that can arise from brownfield sites. The EJ Screen Report for the identified target sites rank the 89th percentile or higher for people with disabilities. There is also a disproportionate rate of people with asthma and heart disease, 86% or above in our target areas. Without mitigation, the brownfield sites could exacerbate these already challenged populations, and make it unsafe for them to utilize the properties in this area, which currently include trails and open space. Improved housing options and recreational spaces will have a positive impact on the disabled community living in these areas by creating a safe environment for them to enjoy. Increased security through improved affordable housing, will decrease the stress on families and allow their health to improve over time.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

The EJ Screen Report for environmental challenges show that in the majority of our target areas, wastewater discharge is above 90%. This is an issue not only because of what may be leaching into the ground, but also the creek system in this Fountain Creek Water Shed district. It is imperative that these potential issues are addressed through future mitigation so that residents are not adversely impacted. In one of the census tracks, # 08041002300, it appears that the presence of underground storage tanks is more than 78% as compared to the state average. Sensitive populations could be adversely impacted by this, especially children playing outdoors and people with disabilities.

(b) Advancing Environmental Justice

The target areas identified have the potential to be used by low-income families through housing development and recreation. Addressing the environmental issues and creating a safe living environment for them is of great consequence as their health and wellbeing is so vital. The mitigation efforts will take place prior to any new development and take all precautions to ensure the neighbors are not impacted by this work.

2.b. Community Engagement

2.b.i. and ii. Project Involvement

The City will form a Brownfield Advisory Committee (BAC) inviting organizations listed below and other relevant community groups to join. Each member will stay actively engaged and informed by sharing information with their communities through established outreach channels. The 2019 Brownfields Coalition Grant also engaged this community members who were very involved in that project and we anticipate their continued involvement with this grant:

List of Potential organizations Involved in Project

<i>Name of Organization/Entity/Group</i>	<i>Point of contact And Type of Involvement in Project</i>
Colorado Springs Chamber & EDC	Johnna Reeder Kleymeyer, President, JReederKleymeyer@cscedc.com , Responsible for regional economic planning and incentivization
Downtown Partnership of Colorado Springs	Susan Edmondson, President & CEO, susan@downtowncs.com , Represent the goals of economic vitality of downtown Colorado Springs
Fountain Creek Watershed District	Alli Schuch, [REDACTED], The District is authorized to manage, administer, and fund the capital improvements necessary in the Fountain Creek Watershed
Nor'wood Development Group	Chris Jenkins, President, cjenkins@norwood.dev , Property owner of target site – collaborate on reuse strategies
Colorado Springs Utilities	Mark Shea, mshea@csu.org , Infrastructure planning partner for reuse planning
Fountain Creek Watershed, Inc.	Pam Shockley-Zalabak, Consult on visioning project for Fountain Creek

2.b.iii. Incorporating Community Input

Public involvement for the EPA grant will be a continuation of the robust engagement of the COS Creek Plan Project outreach that has included public meetings, small group and community-wide outreach events. The BAC will begin its engagement with a public kickoff event when the grant is awarded, and a minimum of 4 public events at milestones during the grant term to inform the public and solicit input. Project information will be shared via presentations at these events as well as interactive workshops and charrettes, an E-newsletter, fact sheets, press releases, and a page on the City of Colorado Springs website. The BAC will compile community input from these sources on a quarterly basis and develop responses. Community input and the BAC response will be summarized in the quarterly project progress reports and on the project webpage.

2. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs, 3.a.i. Project Implementation, 3.a.ii.

Identifying Additional Sites, 3.a.iii. Anticipated Project Schedule, 3.a.iv. Task/Activity Lead

3.a.v. Outputs

The City of Colorado Springs will select an environmental contractor to assist with the project if the EPA Brownfield Grant is awarded. As the grantee, Colorado Springs will procure the contractor in accordance with Colorado Springs internal rules and with 2 CFR 200.317-326. The main project tasks are described below.

Tasks/Activities 1

Task/Activity: Project Management
i. Project Implementation
<ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: <ul style="list-style-type: none"> • Monitoring project scope, schedule, and budget • Provide status to BAC • Compliance with grant terms and conditions • Reporting and drawdowns • Quarterly progress reports • Annual procurement and financial reports • Grant closeout reporting ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable:
ii. Anticipated Project Schedule: Ongoing from final agreement to close-out
iii. Task/Activity Lead: Steve Posey, HCV Division, Grant Mgmt. Team, Finance Department
iv. Outputs: <ul style="list-style-type: none"> • Quarterly reports with budget status tables • Assessment, Cleanup, and Redevelopment Exchange System (ACRES) updates • Annual disadvantaged business enterprise reports • Annual federal financial report • Final project close-out report

Tasks/Activities 2

Task/Activity: Site Selection & Phase I and II ESAs
i. Project Implementation
<ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: <ul style="list-style-type: none"> • Create/confirm inventory of high-priority Target Area brownfields • Have BAC review/approve brownfields inventory

<ul style="list-style-type: none"> • Compliance with grant terms and conditions • Coordinate with owner/developers regarding project needs at selected sites • Begin assessment work • Coordinate with local health agency on health monitoring activities <ul style="list-style-type: none"> ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable:
ii. Anticipated Project Schedule: Year one of the grant period
iii. Task/Activity Lead: Tim Biolchini, Stormwater Coordinator
iv. Outputs: <ul style="list-style-type: none"> • Prioritized brownfield inventory • Eligibility forms • EPA approved QAPP and SAPs • Site access agreements • Health and safety plans • Phase I and Phase II ESA reports

Tasks/Activities 3

Task/Activity: Community Engagement
i. Project Implementation <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: <ul style="list-style-type: none"> • Conduct at least 4 BA meetings per year • Conduct at least 4 grant-related community events • Create and distribute outreach materials • Solicit, consider, and respond to community input • Coordinate meetings with property owners to encourage brownfield reuse and participation in the project ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable: <ul style="list-style-type: none"> • Establish the BAC with notice of funds being awarded
ii. Anticipated Project Schedule: Ongoing with final agreements signed
iii. Task/Activity Lead: Tim Biolchini and BAC
iv. Outputs: <ul style="list-style-type: none"> • Public involvement plan • Public, BAC, and property owner meeting notes • Project webpage • Press releases, fact sheets and educational materials

Tasks/Activities 4

Task/Activity: Cleanup and Reuse Planning
i. Project Implementation <ul style="list-style-type: none"> ▪ EPA-funded tasks/activities: <ul style="list-style-type: none"> • BAC will advise contractor to prepare plans for cleanup and/or reuse options and recommendations for at least 4 sites ▪ Non-EPA grant resources needed to carry out tasks/activities, if applicable
ii. Anticipated Project Schedule: Ongoing with final agreements signed
iii. Task/Activity Lead: Tim Biolchini, BAC, and contractor
iv. Outputs: <ul style="list-style-type: none"> • Cleanup plans (e.g., Remedial Action Plans, Analysis of Brownfield Cleanup Alternatives) • Site specific reuse plans

3.b. Cost Estimates: The scope of work is divided into four tasks as detailed below.

Personnel costs are based on an estimated average rate of \$100/hour (66.6% salary and 33.3% fringe). Contractor costs are based on rate of \$150/hour. The City of Colorado Springs has allocated grant budget for City personnel/fringe for 500 hours (125 hours/year). **Task 1 Project Management (\$33,500):** Personnel: \$28,500 (285 hrs.). Travel: \$5,000: Two Staff members attend 1 national & 1 local brownfield conference (airfare to national conference [\$400/person = \$800]; conference fees, hotel, meal, rental car, and incidental costs [\$525/2 staff/2 days/2 conferences = \$4,200]. **Task 2 Site Selection & Assessment (\$349,50):** Personnel \$5,000 (50 hrs.); Contractual \$334,500 (Inventory supplement \$15,000 [100 hrs.]); **Task 3 Community Engagement (\$38,000):** Personnel: \$6,500 (65 hrs.); Contractual: \$31,500 (210 hrs.). **Task 4 Cleanup/Reuse Planning (\$74,000):** Personnel: \$10,000 (100 hrs.); Contractual: \$64,000 (Cleanup and/or Reuse Plans: 4 plans x \$16,000/each).

Budget

Budget Categories		Project Tasks (\$)				Total
		Project Mgmt.	Site Selection and Assessment	Community Engagement	Cleanup & Reuse Planning	
Direct Costs	Personnel/ Salary and Fringe	\$28,500	\$5,000	\$6,500	\$10,000	\$50,000
	Travel ¹	\$5,000	0	0	0	\$5,000
	Equipment ²	0	0	0	0	0
	Supplies	0	0	0	0	0
	Contractual	0	\$349,500	\$31,500	\$64,000	\$445,000
	Other (include subawards and specific participant support costs such as stipends) (specify type) _	0	0	0	0	0
Total Direct Costs ³		\$33,500	\$354,500	\$38,000	\$74,000	\$500,000
Indirect Costs ³		0	0	0	0	0
Total Budget (Total Direct Costs + Indirect Costs)		\$33,500	\$354,500	\$38,000	\$74,000	\$500,000
<ul style="list-style-type: none"> • See description above for budget details. 						

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

<i>OUTPUT Categories</i>	Work Plan Goal	#this Quarter	#to Date	# Outstanding	Next Steps/ Corrective Measures
Phase I ESAs/ Phase II ESAs	20/12				
Cleanup/Reuse Plans	4				
Number of BAC Meetings	12				
Number of Outreach Events	4				
<i>OUTCOME Tracking Categories</i>					Result
Number of Properties/Acres Made Ready for Reuse					
Feet of Greenway/Trail Completed					
Acres of Greenspace Created					
Number of Community Amenities Created					
Number of Jobs Created					
Amount of Funding Leveraged					8,300,000
Square Feet of New/Renovated Commercial and Residential Space					

The City of Colorado Springs has established categories to measure project results through outputs and outcomes. The Coalition will document these categories as goals in the project work plan. Progress toward achieving these goals and steps required to maintain the project schedule will be reviewed at least quarterly. Progress will be recorded in quarterly reports in a table like the one below.

3. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i. – 4.a.iii. Organizational Capacity, Structure & Key Staff Provide responses for the organization that is applying for funding.

If awarded, this grant will be managed by key city staff who are well versed in implementing federally funded grant projects. The city has proven its effectiveness by efficiently managing the current collaborative brownfields assessment grant with multiple community partners. The backgrounds of these staff are listed below. Additionally, The City managed \$93 million in Federal grants in fiscal year 2022 and had no findings in its 2022 Single Audit. There are no specific exemptions, waivers, permits, or special permissions required to conduct the Project. However, the City recognizes the need to meet governance and compliance objectives to reduce implementation risk and maximize public benefit. Key staff for the project include:

Project Manager: Steve Posey, Community Development Division Manager

Steve Posey is the Community Development Manager for the City of Colorado Springs, Colorado. Prior to joining the City of Colorado Springs in 2012, Steve worked as a HUD program consultant for multiple jurisdictions in the state of Arizona, including the City of Flagstaff and Coconino County. His specialty is the financing and development of public facilities and affordable housing projects using Community Development Block Grant and HOME Investment Partnership Program funds, Low-Income Housing Tax Credits, and Private Activity Bonds. Steve is dedicated to leveraging public resources with private investment in projects that result in long-term community benefits.

Additional Project Manager: Shawna Lippert, Senior Economic Development Specialist
Shawna Lippert is a Senior Economic Development Specialist for the City of Colorado Springs. Shawna provides support for economic development projects relating to development and redevelopment, business attraction, business retention and expansion, and special priority projects involving the City's Economic Development Division. She is also the liaison to the region's small business community and resource partners. Additionally, Shawna is the City's economic development lead on an EPA Brownfields Coalition Grant (Colorado Springs-Fountain Coalition Brownfield Initiative) that was awarded in 2019.

4.a.iv. Acquiring Additional Resources

The City of Colorado Springs has robust procurement processes in place in the event additional resources are required. Colorado Springs Procurement Services uses a free interactive electronic procurement portal to solicit contractor bids efficiently and fairly. This system provides contractors with access to all bid information for the City of Colorado Springs. The system includes an automatic email notification service that allows contractors to register and receive customized bid notifications via email.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments:

The City of Colorado Springs has just completed implementation of a FY2019 EPA Collaborative Community-wide Assessment Grant and is 99.7% complete. Significant accomplishments include five Phase I ESA's complete, three Phase II ESA's complete, three RBM Surveys completed and a supplemental RBA Survey Completed. These were completed for five unique sites. The team has successfully conducted eight community meetings to date with consistent community involvement.

(2) Compliance with Grant Requirements

The grant team has been engaged in grant activities beginning in the first quarter of 2020 and completed grant on September 30, of 2023 with an approved grant extension. Quarterly reports have been submitted since the beginning of the grant where information on progress, site work, and budget against the grant is detailed. Property data has been entered into ACRES database for sites where the assessments are complete. 99.7% of funds were expended and a final report is being written now with a deliverable date of December 30, 2023. The grant management team is confident that all grant expectations have been met in the grant period.

Attachment I: Threshold Criteria

FY23 Colorado Springs EPA Brownfields Community-Wide Assessment Grant

1. Applicant Eligibility: The **City of Colorado Springs**, Colorado affirms that it is eligible to receive federal funds through the FY23 EPA Brownfield Community-wide assessment grant.

2. Applicant's 501(c)(4) tax exempt status: The City of Colorado Springs affirms that it has tax-exempt status.

2. Community Involvement: The City of Colorado Springs will begin brownfield-related community outreach if awarded EPA brownfield assessment grant funding. Public discussions regarding the target area have already been held for other related projects to include COS Creek Plan and the Renew North Nevada Avenue Master Plan, and the 2019 EPA Brownfields Coalition Assessment grant award.

At the project start, the City will develop a public involvement plan that outlines grant specific outreach goals, outreach methods (e.g. email, social media, newspapers, community partners, newsletters), and a public meeting schedule. The Coalition will encourage project participation by the whole Target Area community by convening a Brownfield Advisory Committee (BAC) with broad community representation. The City will engage the community by holding outreach events that vary event times and methods to accommodate community members without access to a computer, with limited mobility, and with varying work schedules. The City will use social media, booths at community events, presentations at standing community organization meetings, and relationships with community service providers to reach all members of the Target Area. The City will host community events throughout the project. Each outreach event will include opportunities for participation and input. At each event, BAC members and/or other volunteers will gather community input and document it in post-event notes that will be circulated amongst the BAC, maintained in a public-input project folder, and referenced during brownfield redevelopment planning. Throughout the project the City will relay project progress via a website, where the Coalition will post status updates, success stories, meeting announcements and minutes, plans, reports, and other relevant documents. The City will also post updates on ~~their~~ Facebook pages and those of community partners.

3. Expenditure of Existing Grant Funds: The City of Colorado Springs was

awarded a \$600,000 FY19 EPA Assessment Coalition Grant. As of September 30, 2023, 99.71% or \$698,281.19 of the total awarded has been drawn down.

Please see attached report from the ASAP system for details.

4.Contractors and Named Subrecipients: The City of Colorado Springs will hire a contractor to perform the assessment work for this grant if awarded but has not hired a consultant to date. The City affirms that the contractor will be selected in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. The City does not anticipate having any subrecipients involved in this project if awarded.