



1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION: 1.a. Target Area & Brownfields:

1.a.i. Overview of Brownfield Challenges & Description of Target Area: Cañon City was founded in 1858, during Pike's Peak Gold Rush and was originally intended as a commercial center for mining in South Park and the upper Arkansas River. Cañon City (pop 17,141) is the County seat and most populous municipality of Fremont County, Colorado. By the turn of the century, rapid Victorian style construction had occurred and in 1871 the Colorado Territorial Prison opened. The River and nearby Royal Gorge Park and Bridge (spanning the steep, river-cut canyon), provide incredible recreational amenities, which positioned the City as a world class tourist destination. However, early and aggressive industrial development, construction of the railroad, and later US Highway 50 between the River and downtown, crippled the City and for more than 100 years damaged its ability to grow and prosper. At least 16 large businesses, many started in the late 1800s, blocked access to the River. These included a 13- acre zinc smelter, a coal-fired power plant operated for 115 years, ice houses and brick manufacturing facilities, a petroleum tank farm, a scrap metal recycling facility and a rock and aggregate supply business. A preliminary inventory shows that this lengthy industrial history, unrestricted development and disinvestment, followed by a new era of increased demand and opportunity, created up to 470 potential brownfields in the City including current and former landfills and dump sites; modern industrial facilities (manufacturing, recycling, bulk fuel, and building materials); commercial properties (warehouses, drycleaners, gas stations and auto sales/repair and aging residential - more than 35% of which are located in the **Target Areas** that are the focus of this grant: 1) the **Arkansas Riverfront Corridor**, and 2) **Downtown (Main Street) Cañon City**. Today the **Riverfront Target Area**, an area between First and Fifteenth Streets from Highway 50 to the River is littered with closed industrial sites and abandoned homes. In addition to the properties that have been impacted by industrial facilities from the time of statehood, 25% of parcels in this area are currently vacant or underutilized; more than 35% of all parcels have a history of contamination from relatively recent development and may be brownfields. **Downtown Cañon City Target Area** is a small historic district with 80 historic two-story structures, many with empty and unoccupied upper stories. The building vacancy rates are currently 20% but have been much higher (Harmann, 2024). A 2018 survey of residents said that only 21% believe downtown is vibrant, only 16% rate shopping opportunities as positive and only 12% believe job opportunities are positive.

1.a.ii. Description of the Proposed Brownfield Site(s): The priority brownfield site in the **Riverfront Target Area** is the **Skyline Steel property (304 South 1st Street)**. This 2+ acre property is immediately adjacent to and on the north bank of the Arkansas River. It is the former location of an insulation and plastic mineral cork maker, a scrap metal recycling facility for 50 years, and a business that fabricated metal drainage products, cattle guards, provided welding services, precast concrete structures and conventional bridges and bridge material. The City, current owner of the property, used an EPA brownfields assessment grant awarded to Fremont County to complete a Phase I and II Environmental Site Assessment in 2019 and 2020. These assessments indicate the presence of soil contamination - metals, polycyclic aromatic hydrocarbons (PAHs) above CO cleanup levels. In 2023, Canon City used money from a multipurpose grant to perform asbestos abatement and its own funds to demolish five buildings left behind by former **Skyline Steel** business. This was done to make the property ready for cleanup and redevelopment. This site is a priority because of its high visibility, known contamination, risk to sensitive, disproportionately impacted populations (there are homeless living on and/or within 100 feet), community need/input and potential for redevelopment. The priority brownfield site in the **Downtown Target Area** is the **New Method Laundry & Dry Cleaning (315 Main Street)**. A recently closed business operated at this location as a dry cleaning/laundry since January 1926. The two-story building was structurally unsound and made cleanup of soil and groundwater contaminated with PCE at this location infeasible. Recognizing the critical need to initiate immediate cleanup which EPA identified had traveled far offsite, the City used its Multipurpose Brownfield Grant to complete Phase I ESAs in 2021 and 2023, acquired the property, and in 2024 demolished the building. This site is a priority because of its high visibility, known contamination, and potential for redevelopment.

1.b. Revitalization of the Target Area: 1.b.i. Reuse Strategy & Alignment with Revitalization Plans:

Since the late 1990s, with significant momentum beginning in 2015, the City has been exploring opportunities for waterfront redevelopment, with plans/studies focusing on increasing recreational amenities, improving vitality, economic and recreational connection to downtown, establishing more appropriate land use, and addressing abandoned property, blight, crime and safety along the river. Located between 1st St. and 15th St., given its close proximity to Centennial Park on the south side of the river and



the popularity of family recreation in that area, these plans prioritize reuse/redevelopment of the Skyline Steel site. Economic stimulus ideas include creation of a signature hotel and mixed-use residential and commercial destinations, and increased open space, recreational and commercial rafting and kayaking access. The City also envisions residual benefits of supporting adaptive reuse projects in its nearby downtown core. Some of the salient plans include:

- **Trails and Open Space Master Plan (1997)** targets the Arkansas River corridor to establish trails and open space areas while developing funding & implementation strategies.
- **Comprehensive Plan (2001)** includes several goals and strategies to improve business vitality in downtown, promote housing, expand recreational amenities/ access, and enhance connections to the Arkansas River.
- **US HWY 50 Corridor Plan (2015)** identifies a Downtown and Western Gateway “District” that includes downtown and this brownfield target area along the river (including Opportunity Zone, CT9788). The Plan aims to provide connections, amenities and identify catalytic projects along the Arkansas River (focusing on vacant brownfields for mixed-use).
- **Arkansas River Corridor Master Plan (2017)** identifies strategies to integrate downtown with the Arkansas River. Its Conceptual Vision Plan identifies river restoration/enhancements and catalyst redevelopment projects along its shorelines (including portions of OZ - CT9788), including a mixed-use waterfront development (on the power plant, Acorn, and former Skyline Steel properties).
- **Strategic Plan (2017-20)** allocates near-term City resources to (1) HWY 50 Plan transportation improvements (2) amending zoning/design standards for private mixed-use redevelopment projects, (3) river trail & Centennial Park enhancements, and (4) partnerships with government agencies, the chamber, tourist offices, & private investors.
- **Fremont Co Housing Needs Report (2019)** recommends the City provide more housing diversity for various households & incomes. Adaptive reuse projects will add affordable rental units & waterfront projects will add diverse housing options. Currently, 75% of the County’s housing is single-family & 12% is apartments, 57% of workers commute from outside the County, & there are >350 unfilled positions attributed to a lack of housing.

To align riverfront redevelopment with this community vision, in 2019 the City adopted a municipal code that included form-based zoning regulations for properties in the **Riverfront District**. This zoning creates more options for private investment along the River by emphasizing building/site design over land use. Furthermore, in 2019 the City acquired the **Skyline Steel** site to create a catalyst, mixed-use project (possibly a boutique hotel) to bring vitality to the riverfront, downtown and to influence other investment in the vicinity. In 2023 the City also acquired the **New Method Dry Cleaning** property in the **Downtown Target Area**.

Local Initiative	Reuse Plan/Strategy
Skyline Steel Property Redevelopment	Plan: Seek and select a developer to purchase the property and construct a boutique hotel with restaurants and shops – residential is another ideal component. Strategy: Using EPA funds – conduct additional ESAs, on and off-site feasibility analysis for supporting infrastructure, and site-specific planning activities.
New Method Property Redevelopment	Plan: Support adaptive reuse projects in existing downtown buildings (housing/rental) Strategy: Use EPA grant funds to conduct cleanup, construct a parking lot to address a near-term critical shortage, and market the property for a future mixed-use development that will support housing & retail-focused businesses.

1.b.ii. Outcomes & Benefits of Reuse Strategy:

Economic Benefits: Adaptive reuse of existing downtown buildings will create new tenant spaces for tourism, office operations, & commercial services. The planned waterfront redevelopment will transform abandoned brownfields into a mixed-use catalyst project with commercial services and a hotel – this will increase property and sale tax revenue that can be used for other area improvements. The planned hotel/retail redevelopment on the Skyline Steel site will create an important tourist destination and employment hub for the City – the ~60k-sf hotel alone is projected to created 24-30 permanent jobs and 98 associated construction jobs. The waterfront projects will improve roadway/ utility infrastructure that support additional redevelopment projects along the River and will also increase tax revenue as it raises property taxes and generates new sales taxes as people utilize the increasing number of businesses that will locate in the area. **Non-Economic Benefits:** Redevelopment/adaptive reuse projects benefit the following:

- **Urban Connectivity:** Waterfront redevelopment with trails, parks, and mixed-use projects will



interconnect downtown with the River and the neighborhoods to the south.

- **Quality Housing:** 76% of the target properties identified for redevelopment in downtown were built before 1970. Redevelopment of both commercial and residential properties in downtown will address these issues and will have a positive economic impact on that area. Riverfront redevelopment plans that also include opportunities for new housing adjacent to the downtown core and facilitate faster reuse and redevelopment of downtown than would otherwise occur and will encourage residents to patronize downtown businesses. The redevelopment/adaptive reuse project will add more housing diversity to the City to accommodate various incomes & household structures.
- **Adaptive Reuse:** The grant will support **adaptive reuse** projects in the downtown core – the City intends to prioritize projects that add housing to upper floors and revived commercial tenant spaces on the street level.
- **Energy Efficiency:** Redevelopment/adaptive reuse projects will meet current building codes standards including insulation, windows, and appliances that improve energy efficiency and lessen the utility costs for tenants (most renters are presently cost burdened.) In addition, the new hotel on the Skyline Steel property will be required to be **LEED certified** and incorporate energy efficiency/green building practices.
- **Parks/Recreation:** The City's planning documents envision a new 1-mile-long multi-use trail along the north side of the Arkansas River that will interconnect downtown with Centennial Park, the waterfront, and neighborhoods. The project includes several gathering areas.
- **Blight Elimination:** The existing brownfields along downtown's waterfront are blighted and unproductive – redevelopment projects will restore vibrancy, add income-generating uses, add open space/recreation, and potentially, influence other private investment in the vicinity.
- **Multimodal connections:** The City's **Downtown** and **Riverfront** redevelopment strategies prioritize pedestrian/bicycle infrastructure, open space linkages, and pedestrian-oriented building designs aimed to lessen the dependency on automobiles.

1.c. Strategy for Leveraging Resources: 1.c.i. Resources Needed for Site Characterization: 1.c.ii.

Resources Needed for Site Remediation: 1.c.iii. Resources Needed for Site Reuse:

Cañon City has an impressive track-record of successful public/private partnerships, grant management experience, and collaboration with various sources of funding. The City has an opportunity to leverage this grant, its existing relationships, and its grant writing ability to secure additional funding from numerous sources to ensure that the work started with the Cleanup Grant can continue, as needed for the next decade. It is estimated that there is more than \$5.5M that could be secured by the City for site assessment and remediation and as much as \$13M available to the City for site reuse and redevelopment. There are also additional funds available for private businesses and property owners of brownfields.

Assessment & Cleanup: The sources of additional funds for assessment and cleanup include **CDPHE Brownfield Grants** which provides up to \$750,000/year for brownfields cleanup, the **Petroleum Storage Tank Fund and Petroleum Redevelopment and Cleanup Fund** managed by OPS which provides \$2M per release and \$3M total funding for assessment and cleanup of petroleum impacted sites, **Housing and Urban Development (HUD) Community Development Block Grants (CDBG)** which are estimated at \$250,000 every year or every other year which can be utilized cleanup and economic development activities related to brownfields projects, and the **CDPHE Brownfields Revolving Loan Fund (RLF)** which in the past has provided reduced interest rates loans and grants of as much as \$500,000 for individual brownfields cleanup projects to public-private partnerships comprised of local governments and non-profits. There is also the **CO brownfield tax credit** for environmental remediation associated with capital improvements or redevelopment projects. The tax credit may total up to 40% of the first \$750,000 spent on approved remediation and 30% of the next \$750,000 spent to a maximum of \$1.5 million.

Adaptive Reuse and Redevelopment: The sources of funding for this work includes **Economic Development Administration (EDA) Economic Adjustment Assistance (EAA)** program which offers grants of \$10,000 to \$3M for planning, infrastructure and facilities projects that contribute to economic resiliency and recovery to accelerate innovation and entrepreneurship, advance regional competitiveness, create higher-skill, living-wage jobs, generate private investment, and fortify and grow industry clusters. Projects funded by these programs support work in Opportunity Zones (a priority for EDA). The **US Army Corps of Engineers Continuing Authorities Program (CAP)** can provide up to \$10M for planning, designing and constructing site redevelopment elements of this project, primarily in the Riverfront target area. The **Federal Emergency Management Agency Building Resilient Infrastructure and Communities (BRIC)** program focuses on pre-disaster mitigation and resilient infrastructure — helping communities break



away from reliance on post-disaster funding sources. This funding would be applicable to the Riverfront target area. Starting in 2020, there are \$500M of grants available for the for pre-disaster (BRIC) projects and \$160M for Flood Hazard Mitigation (FMA) projects.

Local Incentives: Developers, businesses and property owners of brownfields in the target areas can also take advantage of several incentives:

- (1) **Cañon City Urban Renewal Authority (URA)** offers tax incremental financing (TIF) to fund infrastructure improvements and attract new business in blighted areas of the City
- (2) **Upper Arkansas Council of Governments** offers low-interest loans for business startup or expansion up to \$100,000. Brownfields redevelopment could qualify depending on the project.
- (3) **Fremont Economic Development Corporation** offers low-interest loans for business improvement up to \$5,000. It can be combined with other funding. Brownfields redevelopment qualifies.
- (4) **20% State Historic Rehabilitation Tax Credit** applies to the costs for substantially rehabilitating a certified historic building and combines with the 20% Federal Rehabilitation Tax Credit.
- (5) **Great Outdoors CO (GOCO)** grant programs that are potentially applicable to this project include (a) the Resilient Communities Program (\$11 million available) to help partners advance outdoor recreation, stewardship, and land protection projects and (b) the RESTORE grants which have a minimum value of \$100,000 and are designed to protect rivers, streams, wetlands, and critical habitat

1.c.iv. Use of Existing Infrastructure: The City has done a good job maintaining and upgrading sewer and water in the **Main Street – Downtown Target Area** and it is expected that it will be possible to use existing infrastructure including electricity and roads for reuse of the **New Method Dry Cleaning** property following cleanup. However, industrial businesses that previously used the **Riverfront Target Area** didn't initiate or work with the City to upgrade existing or construct new infrastructure so the condition of existing infrastructure at **Skyline Steel** property is only fair. A new sewer line has been installed in the last four years but construction of Water Street to provide emergency vehicle access would still be required. The cost for this is estimated to be **\$XXX,XXX**. Sources of funding for this infrastructure are expected to include **XXX**.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: 2.a. Community Need: 2.a.i. The Community's Need for Funding: Cañon City is a **very small community** with an extremely limited number of resources and is one of the most economically distressed areas in CO. Because of the loss of businesses in both the Riverfront and Downtown areas, the tax base has been declining for decades resulting in limited City tax reserves. In addition, there is significant poverty in the area with lower median incomes.

Data Type ¹	Target Areas ²	Cañon City	Fremont County	Colorado	United States
Total Population	>6,399	17,059	49,107	5,770,790	331,097,593
5 Year Unemployment Rate	>5.4%	4.6%	7%	3.7%	3.2%
Poverty Rate	>18.8%	15.8%	15.0%	9.6%	12.5%
Median Household Income (dollars)	<\$53,933	\$54,308	\$56,165	\$87,598	\$75,149
Median Home Value (dollars)	<\$248,000	\$262,200	\$264,300	\$465,900	\$281,900
Children/Youth Poverty Rate (age <18 years)	>24.1%	22.3%	19.4%	10.9%	16.3%
Senior Poverty Rate (age 65+ years)	>16.7%	10.7%	9.5%	7.6%	10.0%
Cost Burdened Renters (gross rent ≥ 30% of household income)	>47.1%	54.1%	53.4%	51.9%	49.9%
Households receiving Supplemental Security Income (SSI)	>33.1%	41.9%	42.3%	25.5%	31.2%
Households receiving Cash Public Assistance	>11.9%	3.0%	3.3%	2.4%	2.7%
Households receiving Food Stamp/SNAP Benefits	>23.9%	18.6%	15.9%	7.6%	11.5%

¹ Unless otherwise noted, all data reflect 2018-2022 American Community Survey 5-yr data (obtained from <https://data.census.gov/cedsci/>). ²Data does not include information about large homeless population which is why data are qualified with greater than (>) or less than (<) **Bold indicates distress factors above or below (depending on factor) national averages.** Shaded indicated distress factors above or below (depending on factor) Colorado State averages.

The economic condition of Cañon City in general and the target areas is significantly substandard. Unemployment is much higher than in CO or the US. In 2022, the median household income in Cañon City was \$54,308 and \$53,933 in target areas compared to \$87,598 for the State of CO. 15.8% of the City's



population and 18.8% of the target areas live in poverty compared to 9.6% in CO. In 2023, 59% of children qualified for free or reduced lunch. The 5-year unemployment rate is 5.4% and 4.6% for the City and target areas compared to the state rate of 3.7%. 54.1% of Cañon City renters are cost burdened. According to Feeding America in 2022, Fremont County had an overall food insecurity rate of 15.3%, exceeding CO at 11.5%, and a child food insecurity rate of 22.2%, exceeding CO at 14.2%. Fremont County has a food insecure population of 1,760 children, and an annual budget shortfall of \$5,659,000 needed to meet their food needs. Fremont County had a food stamp client count of 7,799 in 2023 for a total issuance amount of \$1,439,358. That amount increased substantially in 2020 during the COVID-19 pandemic and has remained approximately 180% of pre-pandemic amounts. Local crime is a rising concern in the City; the 36-person police department responded to approximately 30,000 calls in 2023 and the Fremont County Sheriff's Department employs only 12 full-time deputies to patrol over 1,500 square miles. In addition, the City is routinely unable to provide funding for the replacement of necessary capital equipment or projects; the current average age of its fleet of vehicles is over 15 years old.

2.a.ii. Threats to Sensitive Populations: 2.a.ii.(1) Health or Welfare of Sensitive Populations:

As documented by data in Section 2.a.i and in the table below, economic distress levels are further compounded within the target areas because of welfare impacts to sensitive population groups including low income residents, most notably children, seniors and the homeless. The target areas include some of

Data Type ¹	Target Areas (CT 9786)	Cañon City	Fremont County	Colorado	United States
Children/Youth Population (age <18 years)	24.6%	21.4%	16.1%	21.5%	22.1%
Senior Population (age 65+ years)	16.5%	24.4%	21.9%	14.8%	16.5%
Unemployment Rate	3.3%	2.4%	2.0%	3.1%	3.4%
Population not in Labor Force (age 16+ years)	44.0%	50.6%	57.7%	31.4%	36.5%
Homeownership Rate	53.3%	69.1%	75.4%	66.2%	64.8%
Housing Units Built Prior to 1950	66.6%	29.0%	20.5%	9.6%	16.6%
Vacant Housing Units	4.5%	7.3%	12.9%	8.9%	10.8%

the highest concentrations of sensitive populations in the City; the % of children, seniors and homeless are also significantly greater than in CO, the US and in many cases Fremont County. Since the cleanup sites are not fenced, it is likely that children can inadvertently enter these properties and be exposed to contamination therein, and other sensitive individuals living nearby are likely exposed to contamination during high wind events. It is believed that the large homeless population not only lives near the **Skyline Steel** property but have on occasion camped directly on these properties and been exposed to contaminants in that way. It is noted that there is a middle school and two senior centers in the **Downtown Target Area** near **New Method Laundry and Dry Cleaning**. Funding will be used to remove soil and groundwater contaminants to eliminate exposure as a result of dermal contact, ingestion or inhalation of particulates at the **New Method** and **Skyline Steel** properties.

2.a.ii.(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions:

Contaminants of concern in the target areas include heavy metals and radiation from mining; volatile organic compounds from oil refining, storage and distribution; and asbestos and lead-based paints typically found in older building stock throughout the area. Abandoned and deteriorating brownfields pose obvious safety hazards including mine ruins, scattered tailings, and debris piles located in proximity to homes and public spaces. Exposure to lead and other contaminants via wind erosion of tailings and dermal contact with soil pose community health risks, particularly for children who live in brownfield-impacted areas. These children may explore abandoned mine facilities and debris piles or play in areas with exposed, contaminated soil or surface water. Residents in the target areas are exceptionally at risk of exposure to the above substances via inhalation, ingestion and dermal contact. Many studies have correlated the exposure of radon to the development of lung cancer. Indeed, since 2004, cancer has been the leading cause of death in CO and rates of overall cancer are higher in Cañon City and Fremont County than the state. A study of CO cancer incidence which evaluated cancer rates for men and women between 2003-2009 and



between 2010-2012 is summarized in the table below. These data demonstrate that **Fremont County and Cañon City have much higher rates of lung, bronchus and melanoma skin cancers.**

The aging infrastructure further impairs the health of Cañon City as many of buildings and housing are pre-1940s construction with hazardous materials that contain airborne particulates such as asbestos and lead paint. As buildings have aged and decayed due to harsh weather conditions, the risk of exposure increases. Sensitive residents such as adults 65+ and children - more than 61% of the population of the target areas - are at increased risk of exposure to airborne particulates due to the area's frequent high winds. A 2008 study found that in Cañon City between 2002 and 2007 asthma related hospital discharge rates for ages 65 years and older were in the upper quartile rate of 198.4-282.3 as compared to CO as a whole (rate of 144.9). These data suggest that the cumulative effects of exposure to sources of hazardous chemicals are negatively impacting the community.

All Cancers Combined – Incidence ^{1,2}			
Type	Year	Cañon City / Fremont County	Colorado
All Cancers Combined Incidence	2003-2009	562.5	511.2
	2010-2012	521.8	457.3
	2003-2009	416.2	399.9
	2010-2012	421.5	391.7
Lung and Bronchus Incidence	2003-2009	78.7	58.5
	2010-2012	53	50
	2003-2009	56.1	45.2
	2010-2012	42.7	42.2
Melanoma of the Skin Incidence ⁵	2003-2009	26.8	26.3
	2010-2012	39.4	28.2
	2003-2009	31.4	18.3
	2010-2012	24.2	17.5
Shaded text indicates rate exceeds state incidence; Rate =average age adjusted incidence per 100,000			
¹ Vital Statistics Program, Colorado Department of Public Health and Environment, 2012			
² Unless otherwise indicated data is from the Colorado Central Cancer Registry https://www.colorado.gov/pacific/cdphe/cancerregistry			

2.a.ii(3) Environmental Justice (a) Identification of Environmental Justice Issues (b) Advancing Environmental Justice:

The two target areas include 3,772 of the most distressed residents in EPA Region 8 including high concentrations of low income and senior populations (83rd and 79th percentiles, respectively), compared to all of Region 8. Residents here are exposed to much poorer air quality and a greater percentage live in close proximity to hazardous waste generators (above 70th percentile for multiple factors as compared to all of Region 8). This is reflected in the Environmental Justice Indicators shown in the tables below. Current estimates (Cañon City Parks and Recreation Department) are that there are 100 to 200 homeless living along the banks of the Arkansas River in Cañon City. This represents 75% of all homeless in Fremont County (Star Starpoint – Family Resource Center). Due to their proximity to the numerous vacant, abandoned and contaminated brownfields in the area, this population has been disproportionately impacted by Riverfront conditions and the absence of any facilities for their use. The types of problems that have been created by these living conditions include an absence of many basic necessities such as adequate and safe housing, fresh drinking water, reliable transportation, electricity, secure storage for personal belongings, sanitation and personal hygiene, laundry facilities, health care, medical attention and medication. Many of the homeless are also suffering from some type of mental disorder, disease or trauma. 71% of people experiencing homelessness in CO have a mental illness or post-traumatic stress; 9 % are struggling with long-term substance abuse disorders. Adults aged 25 to 44 experiencing homelessness are 9 times more likely to die

Selected Variables	Percentile in EPA Region 8
EJ Index for Particulate Matter (PM 2.5)	72
EJ Index for Ozone	70
EJ Index for NATA* Diesel PM	72
EJ Index for NATA* Air Toxics Cancer Risk	72
EJ Index for NATA* Respiratory Hazard Index	73
EJ Index for Hazardous Waste Proximity	72

Demographic Indicators	Percentile in EPA Region 8
Demographic Index	67
Low Income Population	83
Linguistically Isolated Population	64



from an opioid overdose than their housed counterparts. Some of the homeless in the Riverfront area are also reportedly going without important meds for long periods of time due to a month or more waiting period with local health clinics and social service agencies. For people with mental illness who take medication for their illness, noncompliance can be as high as 50 %. The daily struggles of this population are made worse because they don't have the money to live anywhere except in the neglected and blighted areas of the City on and around unsafe property that further impacts their fragile health. In the **Riverfront Target Area**, most of the homeless tend to congregate at Veterans Park which is surrounded by vacant properties and brownfield sites. When the City Parks and Recreation Department, charities or social service agencies visit them they seek to avoid contact and move onto adjacent brownfields and vacant property. Recently the main problem for the homeless at the park is closure of the public restrooms at night. This has forced them to find other locations to wash and relieve themselves. This exposes them to unsafe conditions and chemical contamination whenever they move away from the place many consider home. The more likely it is that some of the homeless will take up permanent residence on property like **Skyline Steel** where much more dangerous conditions are present. The risks include dermal contact with contaminated soil and inhalation of contaminated dust. The Cleanup Grant will allow cleanup and redevelopment of this property to reduce health risks as exposure pathways are mitigated. Exposure from inhalation of particulates will be reduced once soil contamination is removed. This should significantly advance environmental justice by making the area along the Arkansas River safer and reducing impact of potential displacement of vulnerable persons from city parks to locations with hazardous substances.

2.b. Community Engagement: 2.b.i. Project Involvement: 2.b.ii. Project Roles: Since 2019, Cañon City has had a robust community outreach program to inform and educate the public about brownfields and especially about the **Skyline Steel** and **New Method Dry Cleaning** sites. At a Public Information Meeting on October 15, 2020 information was provided both in person and via Zoom to inform residents about use of a Multipurpose Grant to assist in completion assessment and asbestos abatement prior to demolition of buildings at **Skyline Steel**. The meeting was held to explain brownfield grant funding, solicit community support and identify community partners. More than 30 persons attended, and more than 100 project partners were identified using results of 25 surveys returned during/after the meeting. A community meeting was also held by the city on XXXX, 2024 to provide information to the community about the status of work at **New Method Dry Cleaning**. During preparation of this grant application, the City also contacted citizens, business and property owners and community-based organizations (CBO) to inform them of its intention to apply for a new Cleanup Grant for both properties. The following is a list of several partners who have supported the implementation of other Cañon City projects, with whom the City has maintained close working relationships and who said they would support this grant, when awarded. It includes their potential role in the project such as serving on a Brownfield Advisory Committee (BAC).

Partner Name (Type)	Contact Person; Phone #; Email	Specific Role in the Project
Member of General Public	Chris Vodopich 719-429-6302 chrisvodopich@gmail.com	Attend public meetings; distribute relevant project information to my organizations and my employees; serve on BAC
Fremont County Dept. of Public Health and Environment (Public Health Agency)	Kayler Marler https://www.fremontco.com/contact/Kayla-Marler (710)276-7450	Assist the City identify opportunities to address public health needs during property redevelopment e.g. health clinics, medical office space, vaccination locations. Provide resources for public health fairs.
Loaves and Fishes Ministries (Nonprofit)	DeeDee Clement 719-431-1385 deidra911@gmail.com	Address homelessness/poverty of vulnerable populations in the Riverfront area; provide emergency shelter, community outreach, housing & food during brownfield redevelopment
Royal Gorge RIO (Railroad)	Amanda Mills 719-557-2761 Amandamariemills82@gmail.com	Attend public meetings; provide food & drinks and meeting space for community outreach meetings; identify potential sites for assessment/ cleanup; serve on BAC
Fremont Economic Development Corporation (Nonprofit ED Corp)	Rob Brown (719)275-8601 brown@fedc.co	Provide facilitation with stakeholders; assist in obtaining funding, grants and low interest loans for property owners; community outreach
Fremont Adventure Recreation, Cañon City Fitness (Businesses)	Brian VanIwarden 719-429-3680 brian@joinFAR.org	Attend public meetings; publicize availability of grant funding; identify potential sites for assessment/ cleanup; serve on BAC



Partner Name (Type)	Contact Person; Phone #; Email	Specific Role in the Project
Upper Arkansas Region CO Workforce Center (CWC)	John Martinez (719) 275-7408 john.martinez1@state.co.us	Attend community meetings; provide technical assistance or peer review; assist with site selection and prioritization; serve on BAC; offer and provide space for meetings & community outreach events; provide employment data, training support and research assistance.
Royal Gorge River Initiative Organization (CBO)	Christopher Brook Moffett 972-533-4238 christoph.b.moffett@gmail.com	Attend public meetings and open houses about the grant project; publicize availability of grant funding; identify potential sites for assessment/ cleanup; serve on BAC
Acorn Petroleum Inc (Business, Property Owner)	Garry Hill 719-635-3551 ghill@acornpetroleuminc.com	Attend public meetings and open houses; identify potential sites for assessment/cleanup; participate in strategic planning for site selection; serve on BAC

2.b.iii. Incorporating Community Input: The City believes that effective community engagement is imperative to the success of this project. During the first quarter, the City will develop a Community Involvement Plan (CIP), which will include existing channels of communication, stakeholder relationships, and innovative strategies (e.g. – online and methods involving appropriate social distancing due to COVID-19) to ensure meaningful input and involvement is incorporated into all assessment, cleanup and reuse grant activities. The City understands that long-time residents are critical sources of knowledge for sharing information and networking with others in the community.

Webpage and Fact Sheets: The City developed a brownfields webpage to perform outreach and engagement during its participation as a member of the Fremont County Brownfields Coalition to educate and inform the public about the availability of funds from the brownfield assessment grant that was awarded to the Coalition (<https://www.Cañon city.org/476/Brownfield>). As part of this project the webpage will be modified to be specific for this grant so that it includes a project description, project updates, fact sheets, videos, and informative details about the site assessment & cleanup process.

Meetings with Property Owners/Developers/Public: The City and other project partners regularly conduct meetings with property/business owners and developers and will leverage these relationships to solicit interest and participation from potential end users and investors within the target areas. In addition to 2+ Brownfield Advisory Committee (BAC) meetings/yr, the City also anticipates hosting two community outreach events during the first year and two events/yr thereafter, to share project information (such as factsheet distribution) and solicit input. Social media and online forums will also be used to advertise upcoming meetings. The City and the BAC will consider all community comments received about the project and respond through the project website and other appropriate communication. A random sample of comments will be selected for follow-up by telephone to confirm that written response to comments adequately addressed questions and concerns. Every attempt will be made to respond to questions during meetings at the event and comment cards will be solicited to follow-up if this is not possible. Meetings will be ADA-compliant and all project literature will include a statement that citizens may request alternative formats.

Social Media: The City and its partners have established social media channels that will be utilized to ensure that residents and stakeholders stay informed and feel included in the decision-making process. The City will use social media outlets to engage with students and younger audiences about the project.

Email, Postcards & Newsletters: To ensure that Spanish speaking residents and community stakeholders receive updates, communications and fact sheets will be available in Spanish. A comprehensive stakeholder distribution list will be created, and emails, postcards and newsletters will be sent periodically. Project partners will communicate progress via regular meetings/organizational newsletters.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

3.a. Proposed Cleanup Plan: Cañon City is requesting a Cleanup Grant of \$1,533,000 for the cleanup of priority brownfields New Method Dry Cleaning in the Downtown Target Area and the Skyline Steel site in the Riverfront Target Area. The scope has been organized into **three** tasks as discussed below.



3.b. Description of Tasks/Activities (i. Project Implementation ii. Schedule; iii. Leads; and iv. Outputs):

<p>Task 1: Cooperative Agreement (CA) Management, Reporting & Other Eligible Activities</p> <p>i. Implementation: Cañon City will manage all aspects of the project, including coordination with the EPA, Qualified Environmental Professional ("QEP" or "Consultant"), and key stakeholders. Reporting will include: 1) Quarterly Progress Reports (QPRs); 2) Property Profiles/ACRES Updates; 3) Annual/Final Disadvantaged Business Enterprise (DBE) and Federal Financial Report (FFR); 4) a Final Project Closeout documenting accomplishments, expenditures, outputs, outcomes, and success stories. Cañon City will attend 2 brownfield conferences. Any proposed changes will be discussed with and approved by the EPA. Cañon City has already procured a QEP to assist with grant implementation so this will not be part of this task.</p> <p>ii. Schedule: Management/Reporting will be ongoing throughout the 4-year implementation period. Occurrence of a National Brownfield Conference is anticipated in 2025 and a State or Regional Workshop in 2026.</p> <p>iii. Task Lead/Roles: Cañon City will lead this task and be responsible for performance of programmatic (partially grant funded). They will track project progress and budget to ensure that funds are spent in accordance with this application. Any proposed changes in activities and associated budgets will be discussed with, and approved by, the EPA. The Consultant will provide assistance with completion of reporting activities.</p> <p>iv. Outputs: Agendas/minutes from stakeholder meetings; 16 QPRs; 4 DBE/FFR Reports; ACRES Updates (ongoing); 1 Final Project Closeout Report; 2 Brownfield Conferences attended by Cañon City staff.</p>
<p>Task 2: Community Outreach and Engagement</p> <p>i. Implementation: A detailed description of the methods for engaging the community is provided in Section 2.b. This task includes preparation of the: 1) Fact sheets and press releases; 2) project webpage (with regular updates); 3) hosting up to 8 Brownfield Advisory Committee meetings (BAC); 3) hosting additional public outreach and key stakeholder meetings, as appropriate</p> <p>ii. Schedule: Fact sheets and the project webpage will be developed during the first quarter (1Q) of the project. A BAC kick-off meeting will be held during the second quarter (2Q) and convened quarterly for the first year, and semi-annually thereafter; other meetings will occur as needed.</p> <p>iii. Task Lead/Roles: Cañon City will coordinate all outreach activities and participate in all public meetings. The Consultant will assist in preparing materials and presentations for the meetings, facilitating meetings, and help prepare fact sheets, press releases, and materials to include on the webpage. BAC members will participate in the BAC meetings, as well as in other outreach meetings as appropriate.</p> <p>iv. Outputs: Fact sheets; press releases/newspaper articles/social media posts; webpage content (updated regularly); 8 BAC Meetings (including presentations, agendas, minutes, etc.); other stakeholder meetings/ materials.</p>
<p>Task 3: Site Remediation & Revitalization</p> <p>i. Implementation: This task includes: 1) enrolling both Skyline Steel and New Method properties in the CO Department of Public Health and the Voluntary Cleanup and Redevelopment Program (VCUP), (2) preparation of technical specifications to be followed by the remediation contractors, 3) oversight of remediation activities by the QEP, 4) removal and offsite disposal of contaminated soil at Skyline Steel and cleanup of soil and groundwater at New Method, 5) preparation and submittal of a QAPP/SAP to EPA for the collection of confirmation samples after the completion of cleanup, and 6) preparation of a Cleanup Completion Report for each of the two sites and submittal to the VCUP. Goal is a "No Action Determination" (NAD) letter that gives banks assurance that CDPHE and EPA won't require any additional costly cleanup.</p> <p>ii. Schedule: Year 1: prep 2 Site Cleanup Work Plans; prep of 2 VCUP applications; prep technical specifications for cleanup contractor(s); hire excavation contractor; begin cleanup of New Method Dry Cleaning; 1/4 ly GW monitoring Year 2: Complete cleanup of Skyline Steel prep Cleanup Completion Report and submit to VCUP; document effectiveness of New Method cleanup Years 3 & 4: Change frequency of GW monitoring at New Method to semi-annual; begin negotiation of closure and issuance of NAD letter with CDPHE; prep Cleanup Completion Report</p> <p>iii. Task Lead/Roles: The QEP will prepare Cleanup Work Plans, and applications to the VCUP, technical specifications, perform GW monitoring and oversight of excavation contractor, and prepare Cleanup Completion Reports. Cañon City will coordinate work by the QEP and review the plans, technical specifications and Cleanup Completion Reports.</p> <p>iv. Outputs: 2 Site Cleanup Work Plans; 2 VCUP applications; technical specifications; 1 QAPP; 2 SAPs; lab data for confirmation soil samples and groundwater monitoring samples; 2 Cleanup Completion Reports.</p>



3.b. Cost Estimates & Outputs: The overall budget is summarized in the following table. >84% of is allocated towards cleanup. Only 2% (\$32,000) in indirect costs are requested for grant administration.

Line #	Budget Categories	Task 1	Task 2	Task 4	Totals
		Cooperative Agreement (CA) Management, Reporting, & Other Eligible Activities	Community Outreach & Engagement	Remediation Planning & Implementation	
1	Personnel	\$13,824	\$10,800	\$10,800	\$35,424
2	Fringe	\$9,216	\$7,200	\$7,200	\$23,616
3	Travel ¹	\$4,800	\$0	\$0	\$4,800
4	Supplies	\$0	\$1,760	\$0	\$1,760
5	Contractual	\$24,000	\$24,000	\$1,385,400	\$1,433,400
6	Total Direct Cost	\$51,840	\$43,760	\$1,405,400	\$1,501,000
7	Indirect Cost ²	\$10,000	\$8,000	\$14,000	\$32,000
8	Total Budget	\$61,840	\$51,760	\$1,419,400	\$1,533,000

¹Travel to brownfields-related training conferences is an acceptable use of these grant funds.

²Indirect administrative costs for applicant does not exceed 5% of the total EPA-requested funds.

The following table provides a summary of estimated costs for **Project Outputs** by task and budget category.

Task 1 – Cooperative Agreement (CA) Oversight and Reporting: Total Budget = \$61,840	
Outputs: <ul style="list-style-type: none"> • 16 QPRs • 4 DBE reports • ACRES updates, per site, as needed • 2 BF conferences attended by 2 City staff 	Cost Basis and Assumptions: Personnel + Fringe Costs of \$23,040 (\$13,824 Personnel + \$9,216 Fringe Costs) budgeted for an estimated 384 hrs of work by Cañon City staff @ \$60/hr to complete various CA oversight and reporting activities. <u>Travel Costs of \$4,800</u> for two Cañon City employees to each attend two BF conferences. Costs are estimated at \$1,200/person/conference based on costs incurred attending other recent conferences. <u>Contractual Costs of \$24,000</u> are budgeted for an estimated 160 hrs (@ \$155/hr) of work by Consultant to assist in completing various reports. <u>Indirect Costs of \$10,000</u> for administrative costs.
Task 2 – Community Outreach: Total Budget = \$51,760	
Outputs: <ul style="list-style-type: none"> • 1 CIP & 8 BAC mtgs • Mtg agendas, notes, sign-in sheets • Project webpage w/updates • Fact sheets, press releases 	Cost Basis and Assumptions: Personnel + Fringe Costs of \$18,000 (\$10,800 Personnel Costs + \$7,200 Fringe Costs) budgeted for an estimated 300 hrs of work by Cañon City staff (@ \$60/hr) in leading outreach activities. <u>Supply Costs of \$1,760</u> are budgeted for printing costs (\$500) and mailing costs for public notices (\$1,260). <u>Contractual Costs of \$24,000</u> are budgeted for an estimated 160 hrs of work by the consultant (@ \$150/hr) assisting with outreach activities. <u>Indirect Costs of \$8,000</u> for administrative costs.
Task 3 – Remediation & Revitalization Planning/Implementation: Total Budget = \$1,419,400	
Outputs: <ul style="list-style-type: none"> • 2 Site Cleanup Plans • 2 Applications to VCUP • 1 QAPP + SAPs • 2 Set Technical Specs • Lab data for confirmation samples • 2 Cleanup Completion Reports 	Cost Basis and Assumptions: Personnel + Fringe Costs of \$18,000 (\$10,800 Personnel Costs + \$7,200 Fringe Costs) budgeted for an estimated 300 hrs of work by Cañon City staff (@ \$60/hr) <u>Contractual Costs of \$673,000</u> for cleanup of contaminated soil and groundwater at New Method Dry Cleaning and \$538,000 for cleanup of contaminated soil at the Skyline Steel site. The cost of this task also includes enrollment of both properties in the VCUP (\$4,000); preparation of two Site Cleanup & Reuse Plans (work plans) for the VCUP applications (\$16,000); 1 QAPP + 2 SAPs for EPA approval of collection/analysis of confirmation samples: (\$16,000); 2 set of technical specifications and solicitation documents to hire remediation contractors (\$16,000); remediation oversight (\$80,000); two Cleanup Completion Reports (\$20,000); and CDPHE Review of Cleanup Work Plans & Remediation Completion Reports for a cost of \$22,400 (160 hrs @\$140/hr). Contractual costs include (1) collection & analysis of confirmation soil samples by laboratory for Skyline Steel site and (2) groundwater monitoring to assess effectiveness of cleanup for New Method Dry Cleaning remedy (details included in ABCAs). <u>Indirect Costs of \$14,000</u> for administrative costs.



3.c. Measuring Env. Results: To ensure completion of all activities within the grant period, the City will establish a project schedule with milestones as part of its Cooperative Agreement (CA) Work Plan. The status and estimated date of completion of **outputs** identified in 3.a. will be tracked and reported to 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 EPA Project Officer to develop corrective actions. The following **short- and long-term outcomes** will also be tracked and reported to EPA: (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) \$ of private investment and other leveraged funding, (6) # of jobs created or retained from redevelopment projects, and (7) increased property value and tax revenue. These tracking mechanisms will ensure the project addresses key EPA objectives and community goals.

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

4.a.i. Organizational Structure: 4.a.ii. Description of Key Staff: The organizational structure and daily operations of Cañon City makes it particularly well suited to administer this grant. The specific departments who will be involved in grant administration include **Accounting and Financial Reporting** which has been preparing Comprehensive Annual Financial Reports since 1987, the **Economic Development Department** that previously represented the City on the Fremont County Brownfields Coalition during implementation of a \$600,000 brownfields assessment grant and managed a \$800,000 multipurpose grant from EPA and the **Public Information Department** which provides and supports internal and external communication & outreach efforts for Cañon City. The City's team to administer this grant is likewise extremely experienced. **Rick Harrmann, Economic Development Manager** will be the Brownfield Project Manager for this grant and responsible for its day to day administration. Rick brings over 20 years of experience in private industry, primarily manufacturing; as Vice President at his former company he was in charge of creating environmental policies and procedures & monitoring and reporting compliance. **Ryan Stevens, City Administrator** will serve a senior oversight/technical advisor role on the grant from a City and City Council perspective. Ryan was Economic Development Director June 2017 – May 2019 and then Interim City Administrator until January 2020. Ryan has 22 years of experience in economic and site development in Cañon City and La Junta. **Brandi Fowler, Grant Writer** will ensure that funds and in-kind match are expended, tracked and reported according to grant requirements. Brandi brings over three years of successful marketing, development and grant writing experience to the team, is a master communicator and relationship builder. **Tammy Nordyke, Finance Director** will work closely with the project team to ensure all funds are managed and reported properly per EPA and City budgeting, reporting and auditing requirements. She has 25 years of experience in governmental accounting, grant administration and budgeting. **Kristy Gotham, Public Information Officer** will provide support for this project by keeping the community informed of grant status, public meetings, coordinating communication using print, website content, social media, online civic engagement tools, and video to deliver consistent and timely messages to the public. She has 17 years of experience in graphic and web design and public communication.

4.a.iii. Acquiring Additional Resources: Cañon City and its community partners have additional technical/support staff to assist with project activities. Cañon City also has proactive succession planning should unforeseen events take place. Succession plans will eliminate project delays and ensure staff who may be reassigned to the project have appropriate qualifications and experience. In 2024 Cañon City used a qualifications-based process in conformance with 2CFR200.317–200.326 to select a QEP consultant to assist with implementation of this project. To date the Consultant has assisted with updating an initial inventory and community engagement activities. Advanced procurement of the QEP is expected to position the City for expedited performance of activities once it has been awarded this cleanup grant.

4.b. Past Performance & Accomplishments: 4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: 4.b.i.(1) Accomplishments: In 2021, Canon City was awarded an \$800,000 Multipurpose Brownfield Grant No. BF-96883019. The City utilized this grant very successfully for the assessment and cleanup of multiple brownfield properties, outreach and engagement with the community, and redevelopment planning. By October 1, 2024, \$700,000 of this grant had been expended and it is expected that 100% of the grant will be spent by September 30, 2025 - - a full year before the grant is set to expire. Work included completion of 7 Phase I Environmental Site Assessments (ESA), 1 Phase II ESA, 5 Regulated Building Material (RBM) Surveys for asbestos of lead-based paint in older buildings. Most impressive is that three cleanups - - 3 times more than planned – were completed with this funding. Importantly, the Multipurpose Grant was used



for asbestos abatement and building demolition to ready the two brownfield priority brownfield sites that are the focus of this cleanup grant – **New Method Dry Cleaning** and **Skyline Steel** - for cleanup and redevelopment. Extensive work was performed by the City to communicate frequently with EPA and CDPHE to get approval for demolition permits for buildings at both properties, perform due diligence and All Appropriate Inquiry and develop and reach agreement on a Corrective Action Plan to limit the City's liability prior to purchase of the **New Method** property. Although the City did not contribute to or have a part in the contamination at this property, it recognized the former owner and responsible party for contamination at this site was not financially viable. For this reason, the City was willing to step up and take responsibility for cleanup of the property. This action was taken because the City felt an obligation to protect public health and the environment and protect and preserve its historic downtown.

4.b.i.(2) Compliance with Grant Requirements: As a high performing grantee, Canon City met or exceeded all EPA requirements for its Multipurpose Brownfields Grant No. BF-96883019 as specified in its Cooperative Agreement Work Plan. This includes preparation and on-time submittal of 12 Quarterly Progress Reports, preparation and completion of all required annual DBE Utilization Reports and Federal Financial Reports, and periodic reporting of project progress in ACRES. The City also held 28 monthly project status review meetings with its QEP and had routine communications to discuss the status of the grant with EPA and the community as well as the State Historic Preservation Office and the Canon City Historic Preservation Commission prior to demolition of the **New Method Dry Cleaning** building. It is fully expected that remaining grant funds will be spent within the next 12 months at which time the City intends to submit a Project Closeout Report and close the grant.