

Program Fact Sheet

Colorado Springs-Fountain Coalition Brownfield Initiative

Do I own a Brownfield?

Is your land idle, vacant, or less productive than it ought to be?

Do you have concerns about historical use or environmental contamination that are hindering redevelopment or a sale?

If you answered yes or know of someone with land that would answer yes, you may own a brownfield!

What is a Brownfield?

A “brownfield” is a property that has been or may have been affected environmentally. Brownfields may be impacted by petroleum or hazardous substances including building materials like asbestos and lead paint. By completing environmental sampling and cleanup planning, it is possible to transform brownfields from liabilities into assets.

HOW IS THIS PROGRAM FUNDED?

In 2018 the U.S. Environmental Protection Agency (EPA) awarded the Colorado Springs-Fountain Coalition a \$600,000 Brownfields Assessment Grant. Grant funds will help revitalize brownfields, primarily in Colorado Springs and Fountain, along the Shooks Run Creek and Fountain Creek Corridors. The Coalition ~~consisting of~~led by the City of Colorado Springs and supported by Colorado Springs Utilities, School District 11, and the City of Fountain will work with property owners, developers, and community stakeholders to promote the productive reuse of brownfield sites.

WHICH SITES ARE ELIGIBLE FOR GRANT-FUNDED ACTIVITIES?

Properties that may be impacted by petroleum or hazardous substances, are underutilized, and where redevelopment will benefit the community.

HOW DO I NOMINATE A SITE FOR GRANT FUNDING?

You are encouraged to nominate sites for grant funding by completing a Site Nomination Form. ~~(visit~~Visit the project website to download a form ~~at :~~ [\[link\]](#).

WILL AN ASSESSMENT AFFECT THE VALUE OF MY PROPERTY?

The financial and legal risks of environmental impacts affect property values, especially when site history is unknown. **Environmental Site Assessments (ESAs)** help owners quantify contamination on a property. Removing unknowns about environmental conditions helps owners market or make improvements to a property. If there is contamination, assessment and cleanup planning can help owners find cleanup funding, improve the property value, and reduce liabilities.

WILL AN ASSESSMENT TRIGGER REPORTING TO A STATE OR FEDERAL ENVIRONMENTAL AGENCY?

Information collected will be available to EPA and Colorado State agencies. In some cases, the results of a Phase II ESA may trigger a reporting requirement. Local agency reporting requirements may also apply.

HOW CAN GRANT FUNDING BENEFIT MY PROPERTY?

Grant-funding can help in completing **environmental site assessments (ESAs)** and **regulated building material (RBM) surveys** and/or developing site cleanup/reuse plans in support of a property's sale or redevelopment.

TYPES OF ASSESSMENT ACTIVITIES & CLEANUP/REUSE PLANNING

<p>Phase I ESA: A background study of property use and the potential for contamination.</p> <ul style="list-style-type: none"> • Evaluate likelihood of contamination. • Establish baseline conditions. • Support property sale/acquisition. • Provide documentation for lenders. 	<p>Phase II ESA: Collect and analyze samples (e.g. soil, ground/surface water, air/vapor, and sediments) to confirm site conditions.</p> <ul style="list-style-type: none"> • Evaluate the findings of the Phase I ESA (if contamination is suspected). • Determine if a release has occurred and where contamination exists (if present). • Pursue regulatory closure.
<p>RBM Survey: A physical study where building samples are collected and tested to assess hazardous substances presence.</p> <ul style="list-style-type: none"> • Evaluate if asbestos, lead paint, PCBs, mercury, or other regulated substances are present in buildings. • Plan for abatement of materials. • Comply with abatement regulations during renovation or demolition. 	<p>Site Cleanup/Reuse Plan: A detailed analysis of cleanup alternatives, cost estimates and implementation plans.</p> <ul style="list-style-type: none"> • Evaluate cleanup alternatives with reuse plans and redevelopment strategies. • Select preferred cleanup alternative. • Prepare detailed plans and cost estimates to implement preferred cleanup method.

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