

What is a Brownfield?

A “brownfield” is a property that has, or may be perceived to have, environmental impacts. The potential presence of hazardous substances, petroleum, or presence of regulated building materials may impede reuse/redevelopment opportunities. By completing environmental site assessment and cleanup activities, it is possible to transform brownfields from liabilities into assets that will benefit the community.

What are the program goals?

- Support local economic development initiatives that stimulate investment and provide new employment opportunities.
- Transform blighted areas into safe, viable spaces that enhance our neighborhoods.
- Restore the environment and protect human health.
- Create public-private partnerships that will leverage funding for redevelopment projects.
- Gather and effectively utilize public input to identify priority redevelopment areas, plans and strategies.



Community Member Fact Sheet

Brownfield Site Reuse & Revitalization Program

Lyons, Colorado

Why is your input needed?

A pool of great ideas and visions along with observations of opportunities help local municipalities and potential developers realize community desires, needs and possibilities. Community input serves as the foundation for creating a clear path forward that ultimately leads to restoring abandoned and blighted properties currently detracting from investment. Over the long-term, making these sites attractive to developers will stimulate local investment, create jobs, increase access to local amenities, and improve overall public perceptions for our community.



Frequently Asked Questions

Who is managing the program?

The Town of Lyons, in partnership with Colorado Department of Public Health and Environment (CDPHE), is overseeing the program.

The Town will work with property owners, prospective purchasers, developers and other community stakeholders to identify and prioritize brownfield sites in need of environmental assessments and cleanup/reuse plans to support near-term redevelopment opportunities.

How is the project funded?

The project is funded by a \$2,000,000 Brownfield Assessment Grant awarded by the U.S. Environmental Protection Agency in 2022.

What can grant funds be used for?

Grant funds can be used to conduct environmental site assessments and regulated building materials surveys and develop site cleanup/reuse plans that support property sale or redevelopment activities for eligible sites.

Which sites are eligible for grant-funded activities?

Eligibility is determined on a case-by-case basis. Eligible sites may include (but are not limited to):

- Former manufacturing & industrial sites (e.g. shuttered mills & factories)
- Vacant or underutilized commercial facilities (e.g. aging strip malls, warehouses, etc.)
- Former gas stations & auto-related businesses
- Former dry cleaners
- Old rail yards & truck depots
- Salvage yards, landfills & illegal dump sites
- Mined-scarred lands
- Aging buildings with asbestos-contaminating materials, lead-based paint or other regulated materials

Disclaimer: Although this project has been funded wholly or in part by the EPA, the contents of this document do not necessarily reflect the views and policies of the EPA.

Which sites are ineligible for grant-funded activities?

Sites included on the EPA National Priority "Superfund" List, under a Consent Order with the State, or targeted for any federal or State enforcement action are not eligible for grant funding.

What are the program requirements and timeline?

Sites will be prioritized for grant funding based on several factors, including community benefit and redevelopment potential.

Prioritized sites must meet certain eligibility requirements to qualify for grant funding. The City will submit an eligibility form to the EPA and the Colorado Department of Labor and Employment Division of Oil and Public Safety (OPS) on the property owner's behalf requesting approval to use grant funds. If the property is approved for grant funding, the property owner will work with the Town's environmental consultant (Stantec) to coordinate the environmental assessment and/or related activities. The owner will receive an electronic report with findings and recommendations.

Grant funds are available through September 2027 and will be earmarked for eligible, priority sites on a first-come, first-served basis. Depending on demand, funds may be utilized much earlier than the deadline.

How do I obtain additional information?

For more information or to nominate a site for grant funding consideration, please contact us or visit our project webpage: <https://lyonscolorado.com/699/Community-Development>

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