



# Brownfields Supplemental Assistance

## City of Westminster, CO

### BACKGROUND

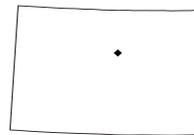
EPA awarded the City of Westminster supplemental assistance for its Brownfields Assessment Demonstration Pilot and additional funding for assessments at brownfields properties to be used for greenspace purposes. The target area for this Pilot is the City of Westminster's South Westminster Revitalization Area, a one-square-mile area with a population of 4,244. South Westminster is a blighted commercial and industrial district mingled with residential neighborhoods. The area has severely deficient infrastructure, including drainage, water and sewer, and energy lines. Most of the city's minority population lives in this area, where the poverty rate is 20 percent.

The original Pilot completed Phase I environmental assessments on about 260 small parcels, which comprise nearly the entire South Westminster area, and Phase II assessments on five priority sites in that area. Extensive community outreach was conducted through the initial Pilot. Supplemental funds will be used to maintain the momentum begun under the original Pilot by completing additional Phase II assessments in South Westminster and preparing a comprehensive and marketable redevelopment plan for the entire target area. This conceptual land-use plan will serve as a guide to establishing priorities for site investigation and redevelopment.

### OBJECTIVES AND PLANNED ACTIVITIES

The city's objectives are to identify priority brownfields properties for environmental assessment in South Westminster and work in partnership with developers and citizens to redevelop the land. Supplemental funds will be used to strengthen the support developers and residents have provided, conduct additional Phase II environmental assessments on sites in the target area, provide information for a comprehensive land-use redevelopment plan, and evaluate public infrastructure needs.

### PILOT SNAPSHOT



City of Westminster, Colorado

Date of Announcement:  
May 2002

Amount: \$150,000

Greenspace: \$50,000

**Profile:** The Pilot targets properties in the City of Westminster's South Westminster Revitalization Area, an economically distressed section of the city, for additional site assessments and comprehensive land-use planning.

### Contacts:

Westminster Community  
Development Department  
(303) 430-2400, ext 2129

Regional Brownfields Team  
U.S. EPA Region 8  
(303) 312-6626

Visit the EPA Region 8 Brownfields web site at:  
[http://www.epa.gov/region08/land\\_waste/bfhome/bfhome.html](http://www.epa.gov/region08/land_waste/bfhome/bfhome.html)

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
[www.epa.gov/brownfields](http://www.epa.gov/brownfields)

Greenspace funding will be used to conduct Phase II environmental assessments on land in the Little Dry Creek corridor, which is near junkyards, dilapidated structures, and areas of marginal industrial use in South Westminster. Over 500 low-income, minority households live adjacent to the creek. The city's objective is make the creek an integral part of its 37-mile trail system. Greenspace funds also will be used for community outreach and planning.

*Activities planned as part of this Pilot include:*

- Conducting Phase II investigations on priority properties in South Westminister;
- Completing a concept redevelopment plan for the entire targeted area;
- Evaluating the extent of the need for improvements in the supporting public infrastructure and determining where construction should occur; and
- Conducting outreach to transmit and receive information on the Brownfields Pilot.

*The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.*