

La Puente

Helping individuals and families stabilize, heal, strengthen, and ultimately thrive.



R08-26-C-002

RE: FY2026 EPA Brownfields Cleanup Grant Application

La Puente Home Incorporated (La Puente) is pleased to submit this proposal for FY2026 Brownfields Cleanup Grant funding. Below we provide the information requested.

1. Applicant Identification:

La Puente Home Incorporated
911 State Ave, Alamosa, CO 81101

2. Website URL: <https://lapuentehome.org/>

3. Funding Requested:

- (a) Grant Type: Single Site Cleanup
- (b) Federal Funds Requested: \$1,810,000

4. Location:

- (a) City: Alamosa
- (b) County: Alamosa
- (c) State or Reservation: Colorado

5. Property Information:

Railroad Plaza
No physical address; identified as Alamosa County Parcel Number 541310115004
Alamosa, CO 81101

6. Contacts:

(a) Project Director:
Name: Lance Cheslock, Executive Director
Phone: 719-589-5909 | Email: director@lapuente.net
Mailing Address: 911 State Ave, Alamosa, CO 81101

(b) Chief Executive/Highest Ranking Elected Official:
Name: Lance Cheslock, Executive Director
Phone: 719-589-5909 | Email: director@lapuente.net
Mailing Address: 911 State Ave, Alamosa, CO 81101

7. Population: 9,806 (Alamosa, CO) source: www.census.gov



8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
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 or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the proposed site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local resilience to the impact of extreme weather events and natural disasters.	2
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	

9. Releasing Copies of Applications: Not applicable.

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION: Target Area & Brownfields: 1.a. Overview of Brownfield Challenges & Description of Target Area:

The City of Alamosa is located in the San Luis Valley, nestled between the Sangre de Cristo and San Juan mountain ranges in southern Colorado. Euro-American settlement began in the mid-1800s, with rapid population growth driven by mining activity in the 1870s. Following Colorado's statehood in 1876, the arrival of the Denver and Rio Grande Railway spurred regional development and led to the incorporation of the City in 1878. Today, Alamosa is the largest community in the San Luis Valley, with an estimated population of approximately 9,800 residents, and is considered a "micro" community under EPA Brownfields criteria.¹ Downtown Alamosa, often referred to as "Downtown on the Rio," was developed alongside the railroad and historically served as the City's primary commercial, transportation, and industrial hub. The area remains highly visible and centrally located, featuring historic structures, Main Street commercial corridors, civic spaces, and a mix of active and vacant properties. Immediately south of Downtown, across the railroad tracks, lies the **Southside neighborhood (Target Area)**. The Southside begins along the southern edge of the railroad corridor with properties associated with historic railroad and industrial uses and transitions into predominantly residential areas further south.

Despite their central role in the community, Downtown Alamosa and the Southside neighborhood face persistent challenges related to legacy environmental contamination from past industrial and railroad activities. As reliance on the railroad declined, a concentration of brownfield properties emerged along the railroad corridor. Concerns about the cost and liability associated with environmental contamination discourage brownfield reuse, constraining redevelopment and economic growth. This lack of economic vitality is a major hardship for Alamosa residents. Alamosa County is one of only two counties in Colorado identified as having persistent poverty, with an overall poverty rate of 18.2%.² Blight and brownfields are reducing property values, with median home prices in Alamosa at just 40% of the statewide average. The dead zones created by brownfields are a magnet for crime. Alamosa ranks among the highest crime rates for Colorado communities of similar size, with property crimes, including vandalism, theft, and arson, being particularly prevalent. Together, these factors reinforce perceptions of blight and insecurity, further discouraging private investment in Downtown Alamosa and the Southside neighborhood.³

These conditions contribute to blight, fragmented land use, and reduced access to services and employment opportunities, particularly for Southside residents. Residents of the Southside face limited physical connectivity to Downtown and other employment centers north of the railroad corridor. Brownfields along the rail line reinforce this physical and economic separation. Without assessment and cleanup, brownfields in the Target Area will continue to pose environmental health risks, impede community-led redevelopment, and limit Alamosa's ability to strengthen its role as a regional service, commercial, and employment hub.

1.b. Description of the Proposed Brownfield Site(s): The property targeted for cleanup is the **Railroad Plaza, the largest vacant property in Alamosa and the Southside neighborhood**. To address the brownfield challenges facing the Target Area, La Puente Home Incorporated (La Puente), the owner and a 501(c)(3) non-profit organization serving Colorado's San Luis Valley since 1982, seeks to use an EPA Brownfields Cleanup Grant to revitalize the Railroad Plaza. Many Southside residents see their neighborhood as disconnected from Downtown and the wealthier north side of town, developing the Railroad Plaza would create a much-needed bridge between the communities.

The 2.02-acre Railroad Plaza is located adjacent to the railroad in the Target Area, and is a flat, sparsely vegetated parcel with no structures. The Railroad Plaza is situated near downtown Alamosa at the intersection of 7th Street and State Avenue and occupies a highly visible location along a primary eastbound corridor into the City, which includes one of the few railroad crossings linking the Southside to Downtown. Properties to the west, north, and east are a mix of office, industrial, and vacant sites, and a residential neighborhood adjoins the southern boundary. This strategic location makes it a key target for redevelopment, but its history of rail use and contamination are preventing its reuse.

Historically, the Railroad Plaza supported a variety of industrial and railroad-related uses, including storage of animal hides and wool, lumber yard operations, grain and hay wholesale activities, and railroad support functions. To evaluate environmental conditions and support future beneficial reuse of the property, Phase I and Phase II Environmental Site Assessments (ESAs) were conducted from 2023-2025. Phase II ESA sampling was conducted with soil sampling in six evenly distributed grid areas across the Railroad Plaza. Sampling identified elevated concentrations of arsenic and lead in soil at concentrations above EPA commercial Regional Screening Levels⁴ in four of the grids. These findings are consistent with the site's historical railroad-related and industrial uses and

¹ EPA Fiscal Year 2026 FAQ Brownfield MARC Grants

² Census 2023 American Community Survey 5-yr data

³ <https://www.alamosacitizen.com/crime-and-policing-in-alamosa-what-the-numbers-say>

⁴ <https://www.epa.gov/risk/regional-screening-levels-rsls-generic-tables>

confirm the need for cleanup prior to redevelopment.

Revitalization of the Target Area: 1.c. Reuse Strategy & Alignment with Revitalization Plans: The proposed redevelopment will create a vibrant mixed-use hub that integrates entrepreneurial support, workforce development resources, and community spaces to create opportunities for small businesses, neighborhood connections, and enhanced quality of life for residents. The space would include a multi-use commercial space with low-rent kiosks designed to support local entrepreneurs and emerging businesses, indoor and outdoor community gathering spaces, including shared access to a commercial kitchen, and office and meeting spaces. The space would be anchored by a central technology hub (co-working devices, broadband, and training lab) to support workforce development and small business growth. It will be served by a flexible parking area that also serves as event space and includes a basketball court for weekend and after-hours community use.

The proposed project directly advances the City of Alamosa's adopted revitalization plans. In 2017, the City adopted its Comprehensive Plan⁵, followed by the Downtown Design Plan in 2019⁶, developed with community input and which outline strategies to revitalize and reinvest in Alamosa's commercial core. The planned Railroad Plaza redevelopment strongly aligns with the community's goals to strengthen economic vitality, encourage mixed-use development, support small businesses, and create inclusive, community-focused spaces that connect surrounding neighborhoods to downtown Alamosa.

The reuse plan is also driven by a community-centered planning process La Puente undertook in 2019 to envision Railroad Plaza site reuse. This inclusive effort engaged Southside residents, local business owners, community organizations, and municipal leadership to ensure the project reflected local priorities and addressed longstanding gaps in access to economic opportunity and community amenities. The resulting vision intentionally bridges the physical and economic divide between downtown Alamosa and the economically challenged Southside neighborhood.

1.d. Outcomes & Benefits of Reuse Strategy: Comparable rural redevelopment projects demonstrate the economic development potential of the Railroad Plaza reuse strategy. The Emergent Campus in Fremont County, Colorado, provides a case study. Established in a restored 1921 school building in 2019 in a community experiencing financial hardship and "brain drain" similar to Alamosa, the campus has supported the launch or expansion of 40+ small businesses⁷ and generates an estimated \$25 million in annual regional economic impact.⁸ The campus provides co-working space, meeting rooms, a prototyping lab, and event space supporting entrepreneurs from food artisans to technology startups, illustrating the capacity of adaptive reuse projects to attract and retain talent and generate sustained local economic activity.

Redevelopment of the Railroad Plaza site will stimulate local economic activity by creating opportunities for local small businesses, supporting job creation, and expanding access to goods and services currently lacking in this small rural community. Zoned for commercial use and located adjacent to Alamosa's primary commercial district, the site is positioned to function as an extension of downtown activity while strengthening physical and economic connections to the Southside neighborhood. As a gateway between Downtown and the Southside, reactivation of the site will increase pedestrian activity and concentrate customers and services in a visible, walkable location. Cleanup and reuse will eliminate blight, reducing perceived risk of investment in Alamosa, catalyzing additional public and private redevelopment along the railroad corridor. As nearby properties stabilize as a result of site redevelopment, property values will increase, expanding the local tax base and generating new municipal revenue to support infrastructure and public services, while also creating new equity for property owners that can be leveraged for reinvestment, business expansion, or access to financing.

Redevelopment will enhance local resilience to extreme weather conditions common in Alamosa, including severe winter storms, drought, high winds, and flash flooding. Redevelopment provides opportunities to incorporate durable, weather-resilient infrastructure such as improved stormwater management, stabilized and permeable surfaces, resilient building materials, and energy-efficient systems, including rooftop solar and high-efficiency heating suited to the San Luis Valley's high solar exposure and cold climate. These investments can leverage Colorado energy efficiency rebates and Commercial Property Assessed Clean Energy (C-PACE) financing to reduce upfront redevelopment costs while lowering long-term operating expenses. By reducing weather-related damage, emergency response needs, and ongoing energy costs, the project will help avoid future recovery expenditures for the City and

⁵ [City of Alamosa 2017 Comprehensive Plan](#)

⁶ [City of Alamosa 2019 Downtown Design Plan](#)

⁷ <https://startupcolorado.org/fremont-county-case-study/>

⁸ <https://oedit.colorado.gov/blog-post/opportunity-now-a-colorado-program-connecting-workers-to-good-paying-jobs>

property owners while improving long-term affordability and site viability.

Strategy for Leveraging Resources: 1.e. Resources Needed for Site Characterization, 1.f. Resources Needed for Site Remediation, and 1.g. Resources Needed for Site Reuse: The EPA funding requested in this application will be enough to complete the cleanup of the Railroad Plaza site. If needed, La Puente is eligible for federal, state, and other assessment and cleanup funding. La Puente is experienced in developing facilities using a variety of financing methods and tools including grants, loans, and tax incentives. La Puente will apply its sophisticated expertise in partnering with local, state, and federal entities and private investors/donors to secure funding for the Railroad Plaza’s reuse. La Puente has previously fundraised for and completed capital projects ranging from \$500,000 to \$1.8M and is adept at leveraging a variety of funding streams.

Name of Resource	Purpose: (1.e.) Assessment, (1.f.) Remediation, or (1.g.) Reuse Activities	Secured or Unsecured
EPA Targeted Brownfield Assessment (TBA)	1.c.i Assessment	Unsecured, Eligible
La Puente can access EPA’s TBA Program in the unlikely event that more characterization is needed. The TBA program uses contractors paid by EPA for assessments and says the average dollar value of TBAs is \$100,000.		
Colorado Department of Public Health and Environment CDPHE Brownfield Program	1.c.ii Assessment & Remediation	Unsecured, Eligible
La Puente can access CDPHE’s Brownfield Program in the unlikely event that more characterization is needed. These grants are offered on a rolling basis and typically range from \$50K to \$250K. CDPHE has a history of providing supplemental funding for EPA-funded revitalization projects, particularly community benefiting projects like the Railroad Plaza. CDPHE also has a Brownfield Revolving Loan Fund that provides low interest (and sometimes forgivable) loans for cleanup.		
The Gates Family Foundation	1.c.iii Reuse	Unsecured, Eligible
The Gates Family Foundation offers three different routes to support community development; including strategic grants, capital grants, and impact investments in Colorado. La Puente estimates that they can receive a \$50,000 grant from the foundation in support of vertical constructions costs once a final use for the site is determined. The foundation has previously partnered with La Puente on 6 different capital projects.		
Colorado Health Foundation	1.c.iii Reuse	Unsecured, Eligible
Each year the Colorado Health Foundation awards nearly \$100 million in grants and contributions in 10 priority areas, including community solutions. As a 501(c)(3) non-profit, La Puente is eligible to apply for \$60,000 for community engagement and construction; the Foundation has previously awarded more than \$600,000 to La Puente across a variety of projects.		
The Robert Hoag Rawlings Foundation	1.c.iii Reuse	Unsecured, Eligible
The Robert Hoag Rawlings Foundation assists nonprofits with projects that improve the lives of people residing in The Pueblo Chieftain circulation area, which includes Alamosa, Colorado. The Robert Hoag Rawlings Foundation has awarded over \$12 million to nonprofits, and La Puente estimates that they are eligible to receive a \$35,000 grant; The Foundation has previously partnered with La Puente on 6 different capital projects.		
El Pomar Foundation	1.c.iii Reuse	Unsecured, Eligible
The El Pomar Foundation has funded over 5,000 nonprofits and \$1.4 billion in grants, programs, and assets in support of their mission to empower communities in 5 core areas, including human services (La Puente’s area of alignment). La Puente estimates that they are eligible to receive \$60,000 through the El Pomar Foundation in support of construction costs, having previously received more than \$600,000 in support of a variety of projects both capital and programmatic.		
Caring for Colorado Foundation	1.c.iii Reuse	Unsecured, Eligible
The Caring for Colorado Foundation works to improve health outcomes for people experiencing the greatest inequities in health, well-being, and opportunity through grants. La Puente estimates that they are eligible to receive \$75,000 through the Caring for Colorado Foundation in support of construction costs, having previously received more than \$500,000 in support of both capital and programmatic projects.		
Colorado Branch of the USDA Rural Facilities program	1.c.iii Reuse	Unsecured, Eligible
The Colorado Branch of the USDA Rural Facilities program offers both grants and low interest direct loans to public bodies, tribes, and nonprofits looking to purchase, construct, and/or improve essential community facilities. La Puente estimates that they are eligible to receive \$20,000 through the Colorado Branch of the USDA Rural Facilities program in support of furnishing a new facility; La Puente has previously received more than \$500,000 from rural focused grants through the USDA.		
Private Fundraising	1.c.i Assessment, 1.c.ii Remediation, 1.c.iii Reuse	Unsecured, Eligible
As a nonprofit, La Puente can mount a fundraising effort to provide capital for mission-driven, community serving projects. La Puente has a strong history in fundraising with philanthropic foundations and individuals that contribute to the organization’s mission of supporting the San Luis Valley. Based on preliminary canvassing of local private donors, La Puente estimated it could rely on initial commitments of \$250,000 in support of construction of a new facility on the property.		

1.h. Use of Existing Infrastructure: Alamosa is an established community well-served by existing infrastructure (water, sewer, electric, natural gas, etc.). Use of the City’s existing infrastructure will be an inherent benefit of the Brownfield Grant project. This project’s focus on serving an existing developed community will reduce the need to expand regional roads, water lines, electrical services, and sewer lines to service sprawled development. Reuse of the Railroad Plaza site will keep development compact and keeping taxpayer-funded infrastructure expansion and maintenance costs down. Major infrastructure needs are not anticipated to be required to implement reuse plans beyond the boundaries of the Railroad Plaza site.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: Community Need: 2.a. The Community’s Need for Funding:

The area’s **small population** and **low incomes** constrain the community’s ability to fund brownfield cleanup. With a population of 9,806, the EPA Brownfield Program considers the City of Alamosa a “micro” (<10,000) community.⁹ Alamosa County is one of only two counties in Colorado with persistent poverty.¹⁰ The City’s median household income is about 51% of Colorado’s statewide median and 60% of the national median, and poverty rates are much higher than state and national averages (Table 1). These conditions leave no discretionary income for residents to contribute to brownfield cleanup. In addition to low incomes, property values are low in the City, where the median home price is 40% of the Colorado average.¹¹ These conditions constrain both income and property tax revenues, forcing the City to prioritize limited funding for core services. In the City’s 2025 budget, expenditures (\$53.7M) outpace revenues (\$46.9M).¹² The impacts of the low population and low incomes and other financial hardships prevent the City from funding brownfield cleanup. La Puente, a key community service provider, relies entirely on charitable contributions to sustain its programs and operations. As a nonprofit organization focused on meeting urgent community needs, La Puente cannot independently raise or absorb the substantial costs of cleanup.

Table 1 - Indicator	City of Alamosa	Alamosa County	CO	US
Median Household Income	\$46,969	\$51,445	\$92,470	\$78,538
Poverty Rate	17.8%	18.2%	9.4%	12.4%

Source: Census 2023 American Community Survey 5-yr data

The Cleanup Grant will meet the needs of this small, low-income community by supporting existing and new locally owned businesses, jobs, and job training.

2.b. Health or Welfare of Sensitive Populations: Sensitive populations in Alamosa include children, women of childbearing age, individuals with disabilities, and low-income residents. The City has a disproportionately high number of children and women of childbearing age (Table 2), groups that are particularly vulnerable to environmental contaminants.

Table 2 – Sensitive Community	Alamosa	Alamosa County	Colorado	US
Women 15-44	31.6%	27.4%	24.4%	23.4%
Children <18	26.6%	23.6%	21.4%	22.2%
Disabled Persons	17.5%	18.5%	11.2%	13.0%
Median Household Income	\$46,969	\$51,445	\$92,470	\$78,538
Child poverty	16.7%	20.8%	10.9%	16.3%
Poverty age 65+	16.4%	14.6%	8.0%	10.4%

Source: Census 2023 American Community Survey 5-yr data

Exposure to pollutants such as arsenic and lead, the primary contaminants at the Railroad Plaza site, can have lasting health impacts on developing children and on pregnant or nursing women. Lead exposure increases risk of miscarriage, stillbirth, preterm birth, and low birth weight. Lead’s impacts on children include neurological and physical problems like attention disorders, stunted growth, anemia, and hearing problems.

Approximately 18% of residents in Alamosa City and County report having a disability, compared to 11% statewide. People with disabilities often face mobility challenges

and rely on accessible, nearby services and amenities. Brownfields like the Railroad Plaza site discourage dense, infill development that would bring these amenities into the existing neighborhood. Leaving the site underutilized and contaminated exposes these residents to contaminants, contributing to social isolation and exacerbate existing health challenges.

⁹ EPA Fiscal Year 2026 FAQ Brownfield MARC Grants
¹⁰ [Persistent Poverty: Identifying Areas With Long-Term High Poverty](#)
¹¹ US Census 2023 American Community Service
¹² [City of Alamosa 2025 Annual Budget](#)

Economic vulnerability further compounds these health and welfare challenges. Alamosa County has a poverty rate of 18.2%, nearly double the Colorado average, which contributes to limited access to nutritious food, increased housing instability, and reduced ability to manage health needs. Low-income families with children and women of childbearing age are particularly at risk from environmental exposures and lack of safe community spaces.

Remediation and redevelopment of the Railroad Plaza would directly benefit these sensitive populations by reducing exposure to environmental hazards, improving accessibility, and creating safe, usable spaces for recreation, housing, and community services helping to address both public health and social equity concerns in Alamosa.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions: Alamosa County residents have high rates of several chronic health conditions (Table 3). Elevated rates of chronic obstructive pulmonary disease (COPD) and asthma indicate respiratory vulnerability in the community. Rates of heart disease and stroke are higher than

Table 3 - Disease/Condition	City of Alamosa	US
Asthma	11.1%	9.8%
COPD	6%	5.3%
Heart disease	5.8%	5.3%
Stroke	3.2%	2.9%
Depression	22.4%	20.7%
Source: CDC PLACES , accessed December 2025, age-adjusted prevalence %		

national averages, indicating persistent health burdens that can be caused or exacerbated by environmental contaminants like the lead and arsenic present at the Railroad Plaza site.

Chronic exposure to even low levels of lead is linked to a 15–85% increased risk of cardiovascular disease, including heart attacks and stroke.¹³ Arsenic exposure has been linked to a 30% increase in overall cardiovascular disease risk, a 23% rise in coronary heart disease, and a 15% increase in stroke risk.¹⁴

The poor health conditions in this community are resulting in lower life expectancy. The average life expectancy in Alamosa County is 76.5 years, which trails Colorado's 78.3 years.¹⁵

Over 22% of adults report a diagnosis of depression, exceeding the national rate and highlighting the need for supportive community environments and services¹⁶. Depression is linked to a higher likelihood of developing a range of physical illnesses such as endocrine, musculoskeletal, and heart conditions, and can intensify the overall burden of disease.¹⁷

The Cleanup Grant and reuse plan will help remove contaminants that may be causing or exacerbating these diseases and health conditions. It will also mitigate depression and its detrimental health impacts by easing economic stressors, reducing blight, and enhancing economic opportunity, social connection, and livability.

2.d. Economically Impoverished/Disproportionately Impacted Populations: The Target Area faces persistent economic challenges marked by high poverty, housing cost burdens, limited employment options, and cumulative environmental stressors (Table 4).

The census tract ranks in the 78th percentile for poverty, indicating significantly higher poverty levels than most U.S. tracts. Housing instability is reflected in the 61st percentile for housing cost burden, while limited access to healthcare is indicated by an 81st percentile ranking for lack of health insurance, increasing vulnerability to economic and health shocks.

Transportation-related factors further compound these challenges. The tract ranks in the 62nd percentile for lack of walkability, increasing reliance on vehicles and transportation costs in a low-income community. Proximity to major transportation infrastructure contributes to elevated environmental burdens, with the tract ranking in the 64th percentile for railways and the 95th percentile for airports nationally. These conditions increase exposure to noise and air pollution and are associated with higher risks of heart disease, stroke, and sleep-related health impacts, particularly for older adults and individuals with chronic conditions.¹⁸

Table 4 – Environmental Burden/Economic Indicator	Railroad Plaza Census Tract
Poverty	78 th
Housing Cost Burden	61 st
Lack of Health Insurance	81 st
Lack of Walkability	62 nd
Railways	64 th
Airports	95 th
Source: ATSDR EJI Explorer, US percentiles, Census Tract 9603	

¹³ [Higher cardiovascular risk linked to toxic metals found in everyday life | American Heart Association](#)

¹⁴ [Environmental toxic metal contaminants and risk of cardiovascular disease: systematic review and meta-analysis | The BMJ](#)

¹⁵ [Health Concerns in Alamosa, Colorado - GeoStat.org](#)

¹⁶ [CDC PLACES](#)

¹⁷ [Journal of the American Medical Association](#)

¹⁸ WHO Environmental Noise Guidelines (2018)

The Railroad Plaza reuse strategy directly addresses these overlapping burdens by replacing a blighted, underutilized site with productive commercial and community-serving uses that expand access to jobs, services, and daily needs within walking distance of nearby neighborhoods. Cleanup and redevelopment will reduce exposure risks along the railroad corridor, improve walkability and neighborhood conditions, lower transportation costs, and reduce barriers to private investment, supporting more stable and inclusive economic growth in one of Alamosa’s most vulnerable census tracts.

Community Engagement: 2.e. Project Involvement, 2.f. Project Roles:

City of Alamosa	Contact: Heather Sanchez hsanchez@ci.alamosa.co.us
Mission: Provide balanced, effective, and efficient public services by cultivating a vibrant, resilient, and livable city, fostering a welcoming environment, driving business-friendly development, and embracing its rich cultural diversity, all while offering opportunities for residents, visitors, and businesses. Role: The City of Alamosa will support the project through supporting community outreach. The City will support community outreach by providing spaces for community meetings, sharing news of the project when needed, and having representative attend public meetings with the intent of representing the City’s comprehensive economic plan.	
Alamosa County	Contact: Roni Wisdom rwisdom@alamosacounty.org
Mission: Provide quality services, fostering community, and promoting responsible development to support its residents, agriculture, and industry, aiming for a high quality of life in a vibrant region through leadership in innovation and strong community building Role: Alamosa County will support the project through assisting in publicizing and participating in community engagement meetings and other methods for community input designed to determine final use of the property, with the intention of recruiting a broad range of stakeholders.	
Valley-Wide Health Systems	Contact: Jania Arnoldi info@valley-widehealth.org
Mission: Valley-Wide Health Systems is committed to providing high-quality, safe, effective and integrated health care services in a respectful and inclusive manner for all with special consideration for medically underserved populations. Role: VWHS will support the project through assisting in publicizing community engagement meetings and other methods for community input designed to determine final use of the property, with the intent of including voices with insight into the health needs of the community.	
San Luis Valley Behavioral Health Group	Contact: Victoria Romero info@slvbhg.org
Mission: To provide access to quality behavioral health services that enrich lives and promote wellness. We are driven by a profound respect for human dignity and a desire to serve the underrepresented, the disenfranchised, and those who experience behavioral distress. Role: San Luis Valley Behavioral Health Group will support the project through assisting in publicizing community engagement meetings and other methods for community input designed to determine final use of the property; they will also offer meeting space for some engagement meetings. The intent of including BHG as a partner is to include voices with insight into the behavioral health needs of the community.	
Boys and Girls Club of the San Luis Valley	Contact: Aaron Miltenberger aaron@bgcslv.org
Mission: To enable all young people, especially those who need us most, to realize their full potential as productive, caring, responsible citizens of a richly diverse world. Role: The Boys and Girls Club will support the project through assisting in publicizing and participating in community engagement meetings and other methods for community input designed to determine final use of the property, the intent of their inclusion is to recruit parents and guardians of children to ensure their voices are included in the deliberative process.	
CDPHE Brownfield Program	Contact: Mark Rudolph mark.rudolph@state.co.us
Mission: Advancing Colorado’s health and protecting the places where we live, learn, work, and play. Role: Provide technical expertise and share agency funding options including grants, loans, and brownfield tax incentives.	

2.g. Incorporating Community Input: The public was invited to attend a presentation on the EPA Brownfield Cleanup Grant application and the proposed cleanup and reuse plan on January 8, 2026. To ensure ongoing communication about project updates and progress, La Puente will implement the following outreach activities: (1) host at least two hybrid public meetings at key project milestones, such as upon completion of the ABCA and prior to the start of cleanup activities; these meetings will be advertised through La Puente’s website, social media platforms, and the local newspaper; (2) share project updates and solicit feedback at regularly scheduled local meetings; (3) develop and distribute fact sheets, social media posts, newsletter articles, and press releases related to the cleanup and revitalization of Railroad Plaza; and (4) collaborate with project partners to provide translated materials and targeted outreach to

residents with limited English proficiency, seniors, and individuals with limited mobility.

During remediation activities, La Puente will install on-site signage explaining the work being conducted and acknowledging funding from the EPA Brownfield Grant. Community input will be gathered through tools such as question-and-answer sessions during public meetings, which may be held in person, virtually, or in a hybrid format. Community input will also be gathered through invitations to submit input by mail or in person to a La Puente staff member dedicated to its collection and recording, and through a digital submission form. The cleanup plan and project contact information will be widely publicized to encourage public participation. La Puente will review all community input and post responses or project updates, as appropriate, at its office, on its website and social media channels in the form of FAQ documents or fact sheets. La Puente will also offer physical fact sheets and FAQ documents for distribution at its administrative offices, and post fact sheets regarding the work in willing local Main Street businesses to ensure ready access to information about the project. A summary of community feedback and project team responses will also be included in the quarterly progress reports submitted to the EPA throughout the grant period.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS: 3.a. Proposed Cleanup Plan:

The cleanup plan consists of targeted excavation, transportation, and disposal of 3,300 cubic yards of shallow soils (between 1 and 2 feet below ground surface) in the four sampling grids where concentrations of arsenic and lead exceed EPA commercial Regional Screening Levels. Following excavation, confirmation samples will be taken from the floor and sidewalls of each area of excavation. Certified clean fill will be placed, spread, and compacted in areas of excavation.

Following cleanup, a deed restriction will be implemented, stating that the Railroad Plaza site may not be used for residential development. This will be required since soils at the site will be remediated to commercial/industrial levels and not residential levels. As a part of the deed restriction, a contaminated media management plan will be established to restrict landscaping to raised beds to prevent direct contact with the potential residual soil impacts by landscapers, site-workers at Property businesses, and the community. This will also include controls for the construction contractor such that appropriate health and safety measures (e.g., personal protective equipment, dust controls). This cleanup method was chosen as the site is not intended for residential redevelopment, therefore cleanup to commercial standards is more cost effective and will be sufficiently protective of human health.

Disposal Requirements: Removed soil will be disposed of at offsite permitted disposal facilities. For cost purposes, it is assumed that half of the removed soil will be disposed of as non-hazardous waste, and half of the removed soil will be disposed of as hazardous waste at San Luis Valley Solid Waste Authority Landfill and Clean Harbors Deer Trail Landfill, respectively.

Description of Tasks/Activities & Outputs: 3.b. Project Implementation, 3.c. Anticipated Project Schedule, 3.d. Task/Activity Lead, and 3.e. Outputs:

Task 1: Grant Management
b. Project Implementation 1) procuring a Qualified Environmental Professional (QEP) following La Puente procedures and 2 CFR 200 and 1500 as well as 40 CFR 33; 2) procuring a cleanup contractor with assistance from QEP; and 3) contract administration. QEP support activities will include: 1) grant oversight support; 2) quarterly reporting; 3) annual financial reporting; 4) assisting with cleanup contractor procurement; 5) entries in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; and 6) grant closeout reporting. La Puente will use EPA funds for one La Puente personnel to travel/attend one regional or national brownfield conference.
c. Anticipated Project Schedule: Throughout the grant period. Procurement of QEP in Q1 of year 1; procure cleanup contractor Q2 and Q3 of year 1; quarterly reports submitted no later than 30 days after each quarter ends; annual reports/forms no later than 30 days after the end of each fiscal year (October 30 th); ACRES entries at key project milestones and closeout reporting when cleanup is complete; National Brownfields Conference May 2027 and one additional conference to be determined.
d. Task/Activity Lead: La Puente with support from QEP
e. Output(s): QEP and cleanup contractor contracts; 16 quarterly reports with budget and schedule status; 4 annual reports; ACRES reporting; final closeout report; expense report for attendance of two conferences.
Task 2: Community Outreach
b. Project Implementation

La Puente personnel and fringe and QEP costs for 1) planning/facilitating at least two public meetings; 2) preparing outreach materials (fact sheets, press releases, website/social media updates, site signage, etc.); and 3) solicitations of and responses to community input.
c. Anticipated Project Schedule: Two public meetings, one when ABCA is final/before cleanup begins (anticipated 3/2027), and one after cleanup is complete (anticipated 12/2028). Outreach materials will be made available before and during cleanup. Community input will be gathered at community events and when provided directly to La Puente via email, social media, electronic survey, or other means. Responses to questions and input will be provided via direct responses, community meetings, and social media. Input and responses will be documented in quarterly progress reports and the final closeout report.
d. Task/Activity Lead: La Puente with support from QEP
e. Output(s): Two community meetings held and notes/presentation materials/sign-in sheets; 2-3 project fact sheets (hard copy for community members with limited internet access and electronic for posting online); site signs; project updates on website and social media.
Task 3: Cleanup
b. Project Implementation <ul style="list-style-type: none"> ▪ <u>La Puente and QEP</u>: 1) Finalize ABCA; 2) coordinate with CDPHE under the Voluntary Cleanup and Redevelopment Program (VCUP); 3) prepare and obtain EPA approval of sampling and analysis plan (SAP)/quality assurance project plan (QAPP) that details all cleanup-related sampling protocols and quality controls; 4) oversee cleanup contractor; 5) prepare draft/final cleanup reports. ▪ <u>Cleanup Contractor</u>: 1) prepare health and safety plan (HASP) and traffic management plan; 2) Excavation of 3,300 cubic yards of impacted soil and transport to either San Luis Valley Solid Waste Authority Landfill or Clean Harbors Deer Trail Landfill (pending hazardous waste determinations); 3) photo document removal and document waste transport using disposal manifests.
c. Anticipated Project Schedule: Final ABCA and SAP/QAPP completed by 3/15/27; cleanup contractor contracting process 4/15/27-9/15/27; mobilization and soil excavation 11/15/27-1/15/28; Cleanup report draft submitted by 6/15/27, final by 12/30/28.
d. Task/Activity Lead: Cleanup contractor under direction of La Puente assisted by QEP
e. Output(s): Cleanup contractor contracts; final ABCA; SAP/QAPP; HASP; cleanup photo documentation; manifests; draft and final cleanup reports.

3.f. Cost Estimates: Personnel and fringe costs are based on an average of \$85/hour (\$50 personnel and \$35 fringe) for La Puente staff. QEP costs are based on an average of \$180/hour based on past experience. Cleanup costs are based on engineering estimates completed for the project, as noted in the draft ABCA.

Task 1: Grant Management (\$51,340): Personnel/Fringe: \$25,500 (300 hours for conference attendance, grant management, reporting). Travel: \$3,440 (one La Puente personnel to attend one national and one regional brownfield conference [airfare to conferences \$600/person X 2 conferences = \$1,200] [hotel, meals, rental car/mileage and incidental costs \$280/day, 8 days total (4 days per conference) = \$2,240]). Contractual (QEP): \$21,600 (120 hours for reporting and project management). Other: \$800 Conference registration fees (two conferences @ \$400 per conference).

Task 2: Community Engagement (\$27,100): Personnel/Fringe: \$13,600 (160 hours for meeting planning, attendance, and input evaluation; outreach material preparation; and website construction and maintenance). Contractual (QEP): \$13,500 (75 hours for meeting planning, attendance, input evaluation, and outreach material preparation).

Task 3: Cleanup (\$1,731,560): Personnel/Fringe: \$21,250 (250 hours for contractor procurement and oversight). VCUP Fees: \$2,000. Contractual (QEP): \$90,000 (500 hours for ABCA, CDPHE coordination, SAP/QAPP preparation, cleanup contractor oversight, draft/final cleanup report preparation). Construction (Remediation Contractor): \$1,618,310 (3,300 cubic yards of soil excavation, loading, transport, and disposal – 50% to standard landfill [\$59.33 per cubic yard], 50% to hazardous waste landfill [\$329.95 per cubic yard]). Other: \$2,000 VCUP fees.

Budget Categories		Project Tasks (\$)				Total
		Task 1: Grant Management	Task 2: Community Engagement	Task 3: Cleanup	Administrative Costs	
Direct Costs	Personnel	\$15,000	\$8,000	\$12,500	\$0	\$35,500
	Fringe Benefits	\$10,500	\$5,600	\$8,750	\$0	\$24,850
	Travel	\$3,440	\$0	\$0	\$0	\$3,440
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$21,600	\$13,500	\$90,000	\$0	\$125,100
	Construction	\$0	\$0	\$1,618,310	\$0	\$1,618,310
	Other (Conference fees, VCUP)	\$800	\$0	\$2,000	\$0	\$2,800
Total Direct Costs		\$51,340	\$27,100	\$1,731,560	\$0	\$1,810,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget (Total Direct Costs + Indirect Costs)		\$51,340	\$27,100	\$1,731,560	\$0	\$1,810,000

3.g. Plan to Measure and Evaluate Environmental Progress and Results:

During preparation of the project work plan, La Puente will develop a detailed schedule identifying key milestones, including completion of the Sampling and Analysis Plan/Quality Assurance Project Plan (SAP/QAPP), coordination and implementation of community outreach activities, and initiation of remediation work. This schedule will guide implementation and ensure timely progress toward all grant objectives. La Puente will monitor progress against the approved work plan at least monthly, including regular coordination with the QEP and abatement contractor to ensure activities remain on schedule and compliant with EPA requirements. During the active cleanup phase, monitoring and communication with contractors will increase to promptly identify and address unanticipated conditions or changes, ensuring effective time and risk management. Project finances will be tracked concurrently with the schedule, with monthly budget reviews to ensure appropriate use of grant funds and alignment with planned activities. La Puente will document project outputs, outcomes, and results through quarterly progress reports to EPA and required data entry into EPA’s ACRES database. Anticipated outputs are described in Section 3b. La Puente will track the following anticipated outcomes and results to demonstrate project impact:

Environmental Outcomes:

- Volume of contaminated soil remediated
- Number of acres of greenspace preserved by promoting infill development
- Amount of energy savings from efficiency measures in new construction

Economic Outcomes:

- Number of permanent and temporary jobs created
- Number of acres returned to productive use
- Increase in local property values and tax revenues
- Increased access to services
- Amount of funding leveraged
- Number of local businesses supported

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: Programmatic Capability: 4.a. Organizational Structure and 4.b. Description of Key Staff:

La Puente is a well-established nonprofit organization in Southern Colorado that has delivered critical human services, including shelter, emergency food, housing assistance, child care, and crisis stabilization, since 1982 and possesses the organizational capacity and qualified professional staff necessary to successfully manage this EPA Brownfield Grant. The project will be managed by Executive Director Lance Cheslock, who will serve as day-to-day Project Manager and bring 37 years of nonprofit leadership experience, including the successful acquisition, renovation, and expansion of more than 10 housing, commercial, and mixed-use properties. Lance will oversee staff and contractors; coordinate with the EPA, onsite project managers, and stakeholders; ensure effective implementation of the work plan; and lead procurement of a Qualified Environmental Professional

(QEP) and a remediation contractor in full compliance with 2 CFR 200.317–327 and La Puente’s established procurement practices. He will be supported by Wilson Hamilton, Chief Strategy Officer, who has overseen grant management and compliance for five years and has successfully managed multiple private, state, and federal grants to completion with no findings during routine monitoring, and by Rochelle Ruark, Chief Financial Officer, who brings a background in accounting and finance and more than 15 years as La Puente’s CFO and will ensure accurate financial management through fund tracking, quarterly budget reviews, and final reporting, providing direct accountability to the Project Manager.

4.c. Acquiring Additional Resources: La Puente maintains established procurement policies and procedures to secure additional resources as project needs arise. All solicitations for goods and services, including procurement of a QEP and environmental contractors, will be conducted through competitive, transparent processes consistent with federal procurement standards, including the requirements of 2 CFR Part 200 and related regulations. Procurement opportunities are publicly advertised through appropriate channels, and selections are made in accordance with industry best practices to ensure fairness, open competition, and fiscal responsibility. Staff involved in procurement adhere to recognized ethical standards to prevent conflicts of interest and to promote integrity throughout the contracting process.

Past Performance & Accomplishments: 4.e. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements: 4.e.(1) Purpose & Accomplishments: Although La Puente is a nonprofit serving a small rural community, it has a proven track record of successfully managing multiple recent and active direct federal grants. In addition, La Puente has extensive experience administering federal funds as a passthrough recipient of state-awarded programs, demonstrating its ability to comply with federal requirements, manage reporting, and ensure responsible stewardship of public funds.

Federal Corporation for National and Community Service AmeriCorps Grant: La Puente has received annual AmeriCorps funding since 2009, most recently completing a \$976,374 grant for the period 08/20/24–07/31/25. This funding was provided by the Colorado Governor’s Commission on Community Service La Puente is responsible for project management, performance oversight, reporting, and compliance. Through this grant, La Puente successfully deployed AmeriCorps members and staff to implement community-based services, meet defined workplans and schedules, and achieve performance targets established by the funding agency. Program outcomes are tracked through required reporting and performance measures, demonstrating La Puente’s capacity to deliver results, manage federal funds, and achieve planned outcomes.

HUD Continuum of Care (CoC) Program Supplemental Funding: La Puente is in the third year of managing a three-year, \$515,895 grant supporting Rapid Re-Housing, Permanent Supportive Housing, and Supportive Services to address unsheltered and rural homelessness. Under this agreement, This program requires coordinated project planning, cross-agency collaboration, ongoing community engagement, and strict compliance with federal reporting and performance requirements. La Puente has successfully implemented defined workplans, met all reporting and compliance obligations, and achieved measurable outcomes. La Puente has consistently exceeded HUD’s performance benchmarks, maintaining a positive housing placement rate of over 80% for engaged clients, as documented through required quarterly reports. These accomplishments demonstrate La Puente’s ability to manage complex federal grants, deliver measurable community benefits, and achieve defined outcomes aligned with the expectations of the proposed project.

HUD Community Development Block Grant: La Puente was a passthrough recipient of HUD CDBG funds awarded through Colorado’s Department of Local Affairs and Alamosa County to support acquisition of a property for a new Alamosa Food Pantry and Food Bank Network headquarters. HUD funds supported property acquisition and required asbestos and lead remediation in compliance with HUD environmental standards prior to renovation. Under this agreement, La Puente successfully managed property acquisition, completed required asbestos and lead remediation in compliance with HUD environmental standards, and met all applicable reporting and monitoring requirements. The project was completed on schedule, with the new facility opening in September 2024. Project closeout was completed in coordination with Alamosa County and DOLA, demonstrating La Puente’s ability to achieve defined outputs and outcomes, ensure regulatory compliance, and deliver tangible community benefits consistent with federal funding expectations.

4.e.(2) Compliance with Grant Requirements: La Puente consistently meets all reporting requirements for funded agreements, with a long-proven system and deep team for tracking project progress, finances, and compliance. All three of the staff identified to manage this grant were or are involved in the management of the grants identified above. Quarterly and final reports are timely and include detailed outputs, outcomes, and performance metrics. Challenges are documented transparently, with corrective action plans to keep projects on track.

THRESHOLD CRITERIA RESPONSES

EPA Brownfield Cleanup Grant Application La Puente Railroad Plaza – Alamosa, Colorado

1. APPLICANT ELIGIBILITY:

- a. Documentation of applicant eligibility if other than a city, county, state, or tribe:

The Railroad Plaza (the “site”) is owned by La Puente Home Incorporated. The owner of the site is referred to as “La Puente” herein. Documentation of the owners’ eligibility to apply for an EPA Brownfield Cleanup Grant as a tax exempt organization under section 501(c)(3) of the Internal Revenue Code is attached.

- b. A statement of the applicant’s 501(c)(4) tax exempt status: Not applicable.

2. PREVIOUSLY AWARDED CLEANUP GRANTS: No EPA Brownfield Cleanup Grants have been awarded to or expended on this brownfield site (Railroad Plaza).

3. EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS: Not applicable, the applicant does not have an open EPA Brownfield Multipurpose Grant.

4. SITE OWNERSHIP: The Railroad Plaza (the “site”) is owned by La Puente Home Incorporated. La Puente Home Incorporated is a Colorado 501(c)(3) nonprofit corporation. The title is fee simple and is dated December 10, 2025. A Phase I ESA was completed December 5, 2025, prior to La Puente Home Incorporated taking ownership of the site.

5. BASIC SITE INFORMATION:

- a. Name of Site: Railroad Plaza
- b. Site Address: No physical address; identified as Alamosa County Parcel Number 541310115004, Alamosa, CO 81101

6. STATUS AND HISTORY OF CONTAMINATION AT THE SITE:

- a. Whether this site is contaminated by hazardous substances or petroleum: The Railroad Plaza is impacted by the hazardous substances arsenic and lead.
- b. The operational history and current use(s) of the site: The Railroad Plaza site is a 2.02 acre, flat, sparsely vegetated plot of undeveloped land with no existing buildings. Groundwater is relatively shallow at approximately four feet below ground surface. Nearby businesses and facilities include the Colorado Welcome Center at Alamosa to the north beyond the railroad and the Bulk Oil Plant, World Fuel Corporation to the west. The site is zoned as CB (Commercial Business) according to the Alamosa County Parcel Viewer Map. Historical site use included storage facilities for animal hides and wool, operation of a lumber yard, grain and hay wholesale operations, and railroad support.
- c. Environmental concerns, if known, at the site: Environmental concerns at the site include areas of heavy metals (arsenic and lead) in surface soils from historical use of the site. Elevated concentrations of heavy metals above EPA commercial soil Regional Screening Levels (RSLs) were identified in the soil in four of six areas sampled.
- d. How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination: The contamination at the site is consistent with the site’s historical railroad-related and industrial uses. Rail corridors are commonly associated with releases of

THRESHOLD CRITERIA RESPONSES

EPA Brownfield Cleanup Grant Application La Puente Railroad Plaza – Alamosa, Colorado

hazardous substances including arsenic and lead. Based on findings from a Phase I ESA, Phase II ESA sampling was conducted in 2023 and 2024.

- e. The media of concern at the site is soil. Groundwater is not considered a media of concern. Arsenic and lead in soil are above the EPA commercial RSLs in four of the six areas sampled.

7. BROWNFIELDS SITE DEFINITION:

The site meets the definition of a brownfield under CERCLA 101(39). It is real property where the redevelopment and reuse and complicated by the presence of hazardous substances. La Puente affirms that the site is:

- a) not listed or proposed for listing on the National Priorities List;
- b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT APPLICATIONS:

Due to potential environmental contamination resulting from the historical use of the site and its proximity to the railroad, and the desire to create a beneficial use of the site, Phase I and Phase II Environmental Site Assessments (ESAs) were conducted from 2023-2025. Environmental Assessments at the site have included:

- A Phase I ESA conducted by All-Phase Environmental Consultants Inc. (APEC), dated October 25, 2023;
- A Phase II ESA conducted by APEC, dated October 20, 2025. This Phase II ESA report includes soil sampling from 2023 and 2024; and
- A Phase I ESA conducted by APEC, dated December 5, 2025.

9. SITE CHARACTERIZATION:

A letter from the Colorado Department of Public Health and Environment (CDPHE) is attached that explains:

- the site is eligible to be enrolled in the Colorado Voluntary Cleanup and Redevelopment Program (VCUP);
- La Puente intends to enroll the site in the VCUP;
- Indicates that there is a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin on the site(s); or
- Indicate that additional assessment is needed to sufficiently characterize the site(s) for the remediation work to begin; and affirm that there will be a sufficient level of site characterization from the environmental site assessment performed by June 15, 2025, for the remediation work to begin on the site(s).

10. ENFORCEMENT OR OTHER ACTIONS:

There are no known ongoing or anticipated environmental enforcement or other actions related to the site. There have been no inquiries, or orders from federal, state, or local government entities that the applicant is aware of regarding the responsibility of any party

THRESHOLD CRITERIA RESPONSES

EPA Brownfield Cleanup Grant Application
La Puente Railroad Plaza – Alamosa, Colorado

(including the applicant) for the hazardous substances at the site. There are no environmental liens on the site.

11. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION:

Based on our review, La Puente affirms that the site is not subject to this determination review process for the following reasons:

- There are no planned or ongoing removal actions under CERCLA;
- The site has not been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
- The site is not subject to RCRA corrective action to which a corrective action permit or order has been issued or modified to require the implementation or corrective measures;
- The site is not a RCRA land disposal unit;
- There has been no documented release of PCBs requiring that the site is subject to TSCA remediation; and
- The site is not receiving monies for cleanup from the LUST Trust Fund.

12. THRESHOLD CRITERIA RELATED TO CERCLA/PETROLEUM LIABILITY: La Puente is not liable under CERCLA § 107 for response costs at the Railroad Plaza site. Although La Puente currently owns the **hazardous substances** property it was not an owner of the site at the time of disposal of hazardous substances, and was never a party that arranged for, or contributed to, the disposal or treatment of hazardous substances on the site.

La Puente has Bona Fide Prospective Purchaser (BFPP) Liability Protection under CERCLA

Because:

a. **Information on the Property Acquisition:**

- La Puente acquired the site after January 11, 2002;
- La Puente acquired the site through a negotiated purchase with another entity on December 10, 2025, and currently holds fee simple title to the site;
- La Puente conducted all appropriate inquiries (AAI) prior to acquiring the property including completion of a Phase I Environmental Site Assessment (ESA) using the ASTM E1527-21 standard practice, and this was completed or updated within one year prior to the date that La Puente took title to the property. Phase I ESA reports were completed by an Environmental Professional (as defined in 40 CFR § 312.10) and the required declaration by the environmental professional is included in the reports prepared per 40 CFR § 312.21(d) by APEC dated December 5, 2025 which was within 180 days of acquisition of the property by La Puente.
- La Puente is not liable in any way for contamination at the site or affiliated with any other person potentially liable for the contamination.

THRESHOLD CRITERIA RESPONSES

EPA Brownfield Cleanup Grant Application La Puente Railroad Plaza – Alamosa, Colorado

- All disposal of hazardous substances at the site occurred before La Puente acquired the site.
- La Puente exercised appropriate care by taking reasonable steps to address releases, including stopping continuing releases and preventing threatened future releases and exposures to hazardous substances on the site.
- There are currently no land use restrictions or institutional controls associated with response actions at the site.
- La Puente has provided full cooperation, assistance, and access to authorized persons.
- La Puente has complied with any CERCLA information requests and administrative subpoenas and provided all legally required notices with respect to the discovery or release of any hazardous substances found at the site.
- La Puente has not impeded performance of a response action or natural resource restoration at the site.

13. CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE:

- a. La Puente intends to ensure adequate oversight of the cleanup at the Railroad Plaza by enrolling it in the CDPHE VCUP.
- b. To facilitate cleanup at the site, La Puente has access to the entire area of the Railroad Plaza site.

14. COMMUNITY NOTIFICATION:

- a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA): The draft grant application and the draft ABCA are posted on La Puente's website at <https://lapuentehome.org/u-s-epa-brownfield-cleanup-grant/> and are available for review at La Puente's Development Office at 601 9th St. in Alamosa. A notification of the availability of the documents was published in the local newspaper (The Valley Courier) on January 3, 2026. The draft ABCA is attached and summarizes:
 - Site and contamination issues, cleanup standards, and applicable laws;
 - The cleanup alternatives considered; and
 - The proposed cleanup.
- b. Community Notification: La Puente published an ad in The Valley Courier notifying the community of the intent to apply for an EPA Brownfield Cleanup Grant for the Railroad Plaza site. The newspaper ad appeared in The Valley Courier on January 3, 2026 (over 14 days before the application was submitted to EPA). The meeting notification was also published to La Puente's social media pages (Facebook and Instagram), and at several businesses around Alamosa. The Valley Courier notification clearly stated:
 - A copy of the grant application, including the draft ABCA is available for public review and comment;
 - How to comment on the draft application and ABCA;
 - Where the draft application is located for review;
 - The date, time, and location of the public meeting.

THRESHOLD CRITERIA RESPONSES

EPA Brownfield Cleanup Grant Application
La Puente Railroad Plaza – Alamosa, Colorado

- c. Public Meeting: An in-person meeting was held at the Alamosa Food Pantry at 802 State Ave in Alamosa, as well as a virtual option over Zoom, on January 8, 2026 to solicit and consider public comments prior to the submittal of this application.
- d. Submission of Community Notification Documents: The following documents are attached:
 - A copy of the draft ABCA;
 - Public notification newspaper ad, website postings, and physical postings
 - The comments and questions received with La Puente’s response to the public comments and questions
 - Meeting notes/summary from the public meeting
 - Meeting participant list

15. Contractors and Subrecipients:

- Contractors: Not Applicable
- Subrecipients: Not Applicable

January 26, 2026

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

Via email - Devincenzi.Melisa@epa.gov

RE: La Puente Home, Inc. - Railroad Plaza - FY26 Cleanup Grant Proposal

Dear Ms. Devincenzi:

I am writing to acknowledge and express support of La Puente Home, Inc's (La Puente) FY 2026 Brownfields Cleanup Grant application for the Railroad Plaza Site in Alamosa, Colorado. For many years, Colorado Department of Public Health and Environment (CDPHE) has worked with stakeholders in Alamosa to address sources of environmental contamination and support reuse of contaminated properties. Cleanup of the Railroad Plaza Site will not only address a major environmental hazard but allow redevelopment of the vacant site into a community asset and catalyst site connecting the surrounding neighborhood to downtown Alamosa.

CDPHE has reviewed the site characterization data associated with this application and determined that the site has been adequately characterized by qualified environmental professionals and is eligible for enrollment in the Colorado Voluntary Cleanup Program. Should additional site characterization be required, CDPHE's Brownfields Program can assist the applicant in collecting the necessary data prior to the June 15, 2026 deadline specified in the grant solicitation guidelines.

Pending a successful proposal by La Puente, CDPHE has additional resources that can assist completion of the activities outlined in the proposal. These resources range from technical and planning resources to financial resources to assist with the cleanup. CDPHE has informed La Puente of the availability of these resources and can assist with the application process if requested.

In closing, I again want to express the department's support for La Puente's Brownfields Cleanup Grant application for the Railroad Plaza Site. CDPHE hopes that successful cleanup and redevelopment of the Site will bring much needed economic and community benefits to Alamosa's Southside and surrounding neighborhoods.

Sincerely,



Kathleen Knox
Brownfields Coordinator
Hazardous Materials and Waste Management Division

cc: Lance Cheslock, La Puente
Wilson Hamilton, La Puente

