



ANNUAL REPORT

January 2021 - December 2021



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February 2022

Dear Reader:

Since the COVID-19 pandemic began, Colorado has received an influx of remote workers, adding to the growth challenges we have experienced for decades. Housing prices have continued to escalate as many of our communities have record lows of vacancies and homes on the market. Communities are struggling to keep up with demand but see the opportunity to create lasting economic vitality if they can grow strategically.

With renewed and growing market interest, communities are smart to take a fresh look at brownfields opportunities. These are properties that have perhaps been sitting vacant due to perceived contamination. Former industrial facilities, old abandoned buildings, gas stations and even landfills can be put to work for the betterment of our communities. However, the barrier to overcome is the perception of possible contamination on these sites, which seemingly makes their reuse cost-prohibitive.

Thankfully, multiple resources exist to help address the challenge of environmentally impacted properties. The Colorado Department of Public Health and Environment (CDPHE), in partnership with the Environmental Protection Agency (EPA) and Community Builders, has formed the Colorado Brownfields Partnership. The partnership, provides educational and financial resources to communities across the state to facilitate the planning and cleanup of brownfields sites. This past year, the Brownfields Partnership has been hard at work growing relationships across state agencies to ensure these resources are made available to as many Colorado communities as possible - especially in rural areas that are experiencing these challenges absent the resources of our more metropolitan regions.

Through webinars, conferences and networking events, the Partnership has been working diligently on outreach efforts to spread awareness about the opportunities that brownfields sites can offer to communities. For those communities that are unsure about the Partnership or what they can do with brownfields sites, we've created educational new tools on our website. We've offered assistance to communities across the state to help them envision what these sites could one day become, and helped them identify the resources that can help achieve that vision. This year alone, we have reviewed 73 applications for voluntary clean-up plans, dispersed \$2.7M in tax credits for clean up, and over \$310K in grant funding to local communities for clean-up and projects across the state. We are pleased with this progress and are excited to continue this important work in 2022.

Sincerely,



Doug Jamison
Superfund/Brownfields Unit Leader



Mark Rudolph
Superfund/Brownfields Unit



COLORADO

**Hazardous Materials
& Waste Management Division**

Department of Public Health & Environment

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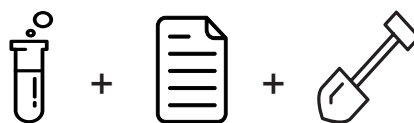
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OVERALL IMPACT



1,485

APPROVED VOLUNTARY CLEANUP PLANS AND
REDEVELOPMENT PROGRAMS SINCE 1994



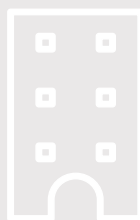
17,420

ACRES OF LAND RESTORED SINCE 1994



NEW RESIDENCES

49,387



43,603

NEW JOBS CREATED



\$39,950,815

FUNDING ALLOCATED TO PROJECTS FOR THE PAST 27 YEARS

Tax Credits: **\$17,388,250**

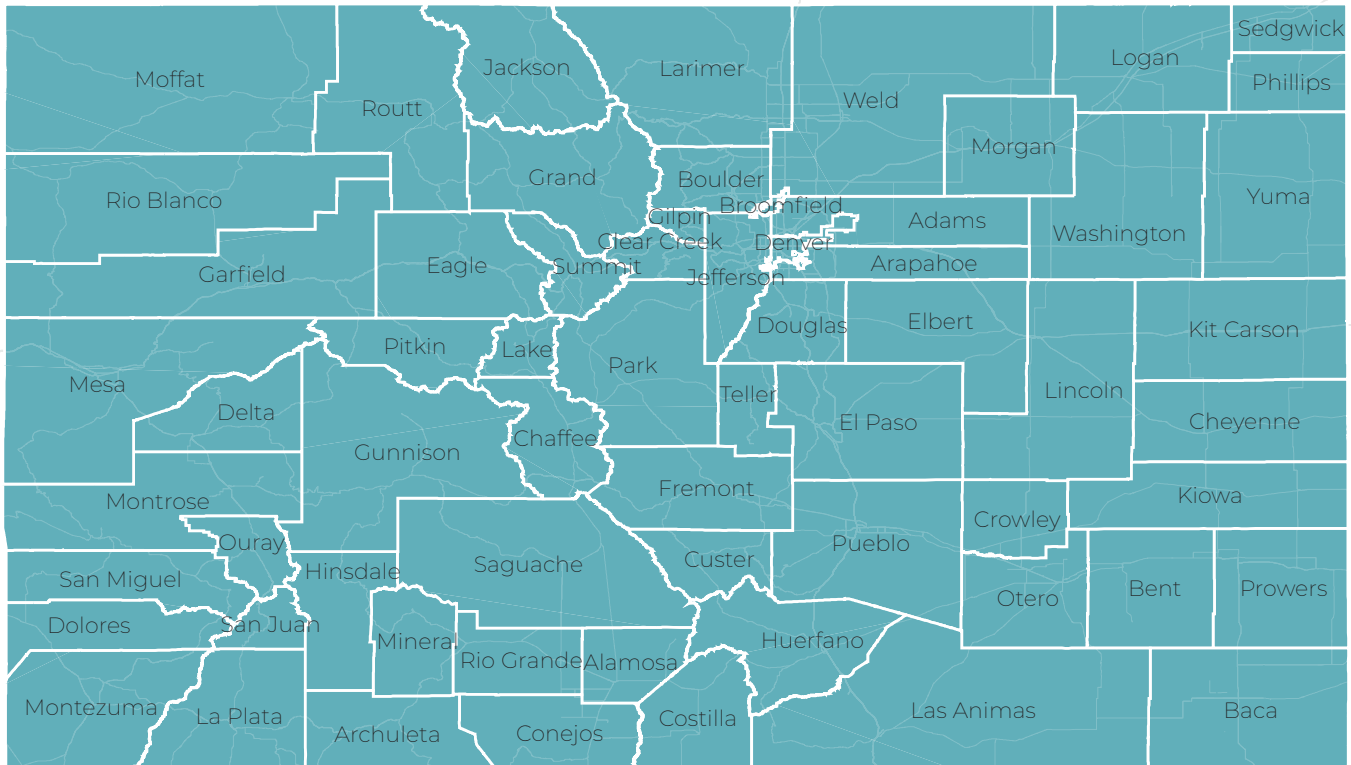
Grants: **\$2,545,409.30**

Revolving Loan Fund: **\$20,017,156**

ABOUT THE COLORADO BROWNFIELDS PARTNERSHIP

The Colorado Brownfields Partnership is the outreach organization for the Colorado Department of Public Health and Environment's (CDPHE) brownfields program. Funded by CDPHE, the Partnership works to distribute state brownfield resources across Colorado communities, while also assisting in education, visioning, planning, and on-call coaching for communities remediating brownfield sites.

The Colorado Brownfields Partnership offers services across the state.



HISTORY

In the early 1990's, the Environmental Protection Agency (EPA) started a nation wide brownfields program that provided small amounts of seed money to local governments, ultimately launching hundreds of "pilot" brownfield projects. Since then, each U.S. state has founded its own program which distributes federal EPA funding at the state level. Through the Colorado Department of Public Health and Environment (CDPHE), the state of Colorado launched the Brownfields Program in 1994. The Program was the first to be funded by EPA and had the first VCUP program in the U.S.

The Brownfields Program was created to provide public and private property owners with resources to facilitate cleanups at potentially contaminated properties where redevelopment might be hindered by actual or perceived contamination. However, as the program progressed, brownfield revitalization became a much more extensive process. It was critical to provide more expertise and resources to progress the program and make it stronger.

In 2003, the State brought in the Colorado Brownfields Foundation. Together, the Foundation and the state designed a process that not only supported environmental cleanup, but created implementation strategies to turn brownfield sites into economically productive assets. An incredible amount of communities saw economic success through this support, and as a result, CDPHE saw an increasing need for economic and redevelopment expertise to support local communities. The CDPHE continued to expand the partnerships necessary to facilitate brownfields redevelopment across Colorado.

This expansion created what is known today as the Colorado Brownfields Partnership which includes CDPHE and Community Builders. Since 2015, the Colorado Brownfields Partnership provides support for CDPHE and EPA to distribute financial resources across the state, while also educating Colorado communities and property owners about the role of brownfields in local economic development.



Community Builders is a non-profit organization based in Glenwood Springs that works to inform, enable, and inspire local leaders with the resources and assistance they need to build strong, prosperous, and livable communities. Community Builders serves as the primary outreach organization for the Colorado Brownfields Partnership.



Since 1994 The Colorado Department of Public Health and Environment has provided resources to facilitate brownfield site cleanups in Colorado. CDPHE contributes the financial assistance to the Partnership, and executes the application and review process for the program.

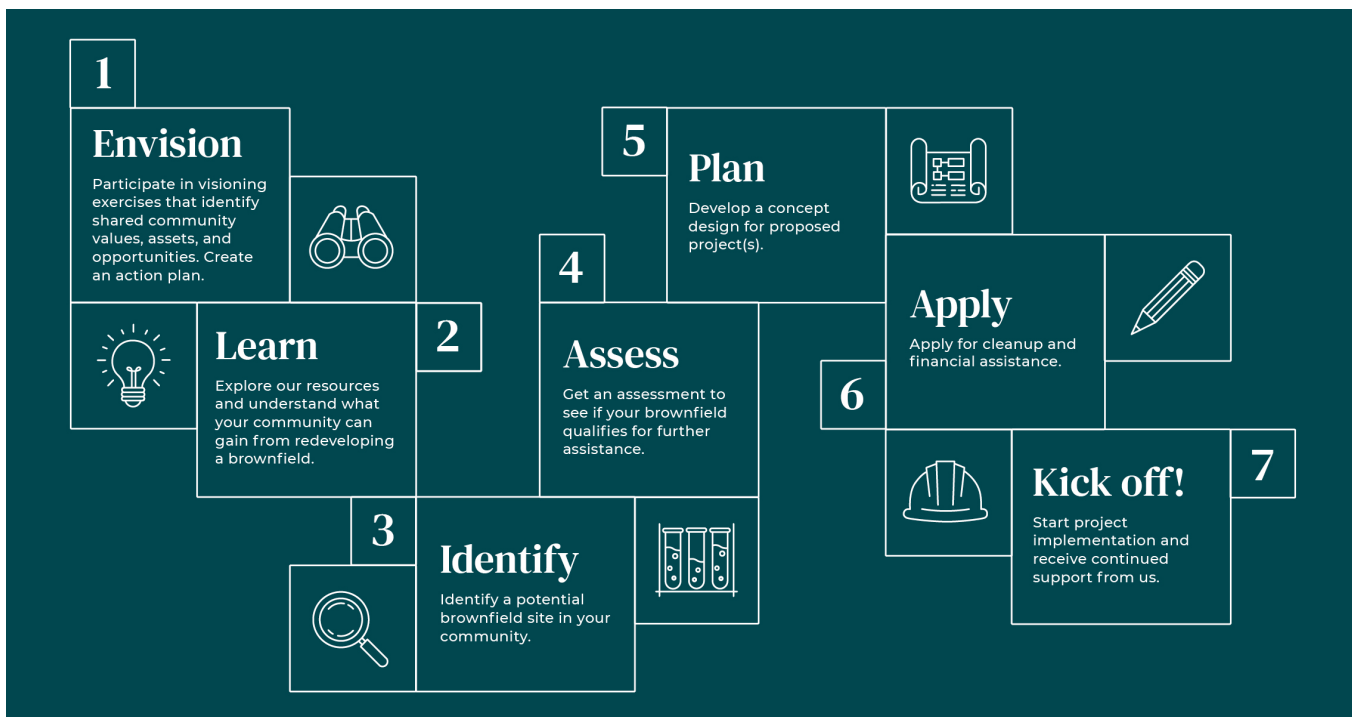


WHAT WE DO & HOW WE DO IT

Every community has brownfield properties that are vacant or underutilized. When these properties are perceived to have environmental issues, they become easier to ignore rather than address head-on. The result? Properties that could be real assets to the community become a liability and sit stagnant. However, these sites offer great potential and opportunities for revitalization efforts such as economic development, housing and much more. At the Colorado Brownfields Partnership we address brownfields by starting with a vision that is designed by the community, stakeholders, and property owners to develop a shared understanding of local needs and opportunities. We work with stakeholders and the greater community to identify potential brownfield properties and determine how

redevelopment of these properties can meet community goals. Finally we work to support communities with resources and funding to identify and address environmental concerns that might complicate property redevelopment. Revitalization starts with a local vision and brownfields sites can be a key component of revitalization efforts. Communities across Colorado have created affordable housing, job centers, event centers, and parks, by revitalizing brownfields, which creates a chain reaction for more economic development. Through the Colorado Brownfields Partnership 7-step process, communities are provided with the necessary tools, support, remediation and redevelopment expertise to move from vision to implementation to create transformative projects.

OUR COMMUNITY APPROACH



SERVICES

At the Colorado Brownfields Partnership our goal is to provide brownfields education and technical assistance to protect human health and the environment, and enable redevelopment and reuse to deliver catalytic impact across Colorado. Our 7-step process is designed for communities, however, our services and support extend to developers and property owners through planning, cleanup, and financial support.

Our intention is to provide a simple and easy process to receive support. Through on-call coaching we are able to guide communities, property owners, and developers to our 1 step application to receive cleanup and financial resources, workshops and assistance depending on the needs.



PLANNING AND SUPPORT

- **Workshops** provide information about brownfields, explain how to access our financial resources, and help communities solve potential challenges.
- **Hands-On Assistance** supports visioning and planning, ultimately resulting in actionable strategies for brownfields sites. This work strengthens public-private partnerships and helps identify creative funding sources.
- **On-Call Coaching** offers risk management support, and assistance in moving brownfield projects toward implementation.



CLEANUP

- **Targeted Brownfields Assessment** environmental assessments determine if cleanup is needed. For necessary cleanups, recommendations and support is provided to inform decision making on remediation options.
- **Voluntary Cleanup and Redevelopment Program (VCUP)** provides a roadmap to cleanup and enables access to financial resources. Furthermore, VCUP supports liability management, real estate transfers, cleanup approved certification, comfort letters for investing, lending, and liability relief purposes status and enables access to financial resources in making it happen.



FINANCIAL

- **Brownfields Tax Credits** are available on a first-come-first-serve basis and assist in cleanup costs.
- **Revolving Loan Fund** gives access to low-interest, flexible loans for cleanup costs.
- **Colorado Brownfields Cleanup Grants** are designed to help local governments support brownfield redevelopment and community revitalization.



ANNUAL PROJECT IMPACT

In 2021, the Colorado Brownfields Partnership deployed over \$2.7M toward cleanup and remediation and an additional \$2.7M in tax credits, participated in 2 workshop events to educate about brownfields resources and assessed 73 applications for the Voluntary Cleanup Program (VCUP). This year alone, approved projects will remediate 291 acres of land, provide 6,062 new residences and create 994 new jobs.

2021 CLEANUP FUNDING PROVIDED BREAKOUT

REVOLVING LOAN FUND - FY21 Total Loaned (breakout below) - \$2,415,038

Pikes Peak Heights - \$2,122,503

29XLandco, LLC - \$292,535

1306 GRANT - FY21 Total Granted (breakout below) - \$270,457

Town of Eagle - \$73,657

603 N. Inca St - \$17,300

Troy Motel - \$71,500

Fox Theatre West - \$108,000

128(A) SUBGRANT - FY21 (breakout below) - \$40,500

Hinsdale County - \$16,000

Kit Carson Rural Development - \$24,500

BROWNFIELDS TAX CREDITS

FY21 - 7 sites for \$2,733,642



TESTIMONIALS

DEANNA SHERIFF

West End Economic Development Corporation

"The Colorado Brownfields Partnership was incredibly helpful in supporting the restoration and improvement of recreational access along the San Miguel and Dolores Rivers in West Montrose County. They helped us apply for and receive over \$200k in grant funding from the Uravan Mine & Mill Settlement which was instrumental in getting this critical project completed."

GLORIA KAASCH-BUERGER

Town of Silverton

"The Compass Project could not be coming at a better time for our community, which is working to address many long-term challenges while also navigating new growth and an increase in visitation. Though we still have more work to do, the project has been a great asset to our community."

2021 HIGHLIGHTS

("AT A GLANCE")



NETWORKING HAPPY HOUR

Ross Reels in Montrose

The Partnership was pleased to host a Networking Happy Hour at Ross Reels in Montrose in late September to bring West Slope communities and organizations together to spread the word about brownfields resources.

OUTREACH TOOLS

The [Colorado Brownfields Partnership](#) website is now home to an interactive tool about how to utilize our resources and a [primer video about asbestos abatement](#).



VISIONING ASSISTANCE

Both Silverton and Hotchkiss utilized Partnership resources to create visions for the reuse and redevelopment of brownfields sites in their communities.

HOUSING NOW CONFERENCE

Breckenridge

At the sold-out Housing Now Conference in October, the Partnership teamed up with Adaapta and Currell Program Management to present *From Brownfields to Bedrooms: New Opportunities for Affordable Housing*.

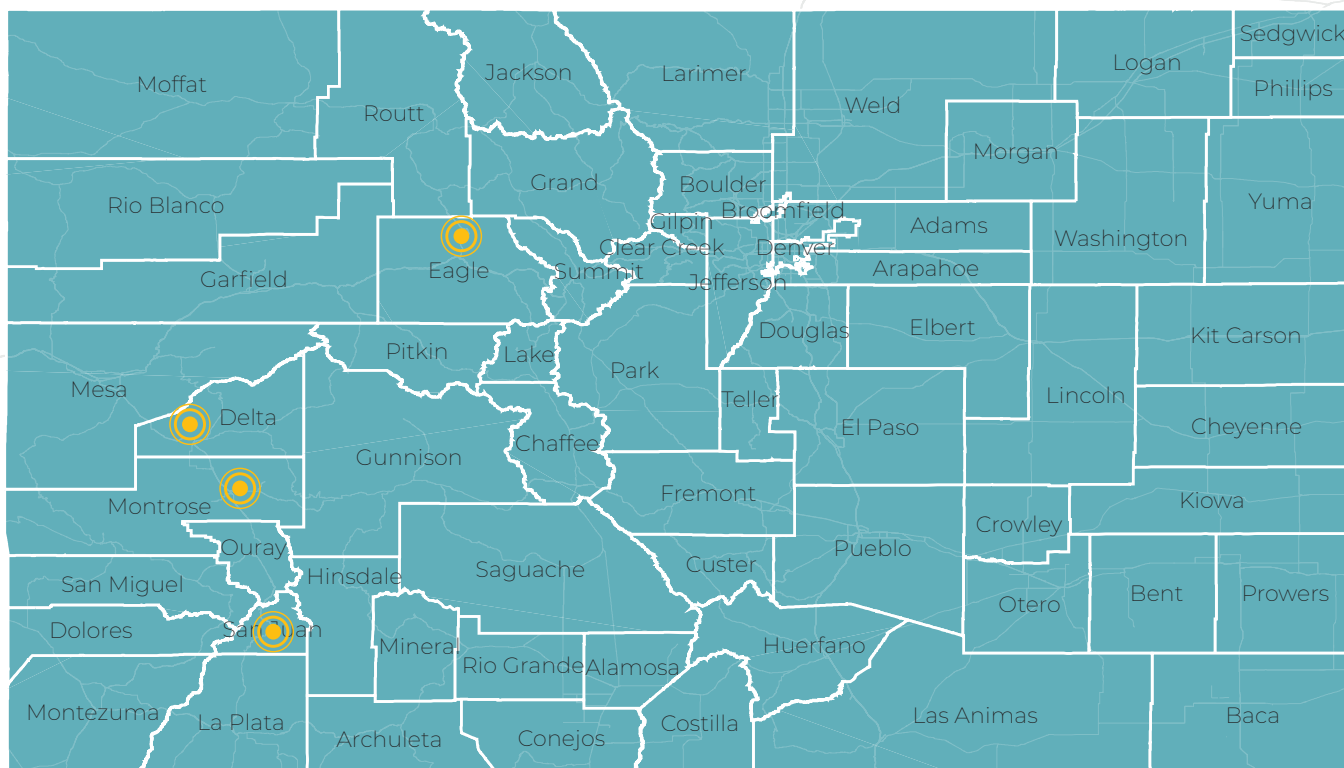


WORKSHOPS

We partnered with the Colorado Department of Local Affairs, the Colorado Main Street Program, Downtown Colorado Inc. and several communities to offer virtual workshops on Partnership resources. We are working on our planning for 2022 in-person workshops that are offered free to communities. If you are interested or know of a community partner that may be, contact us!

SUCCESS SNAPSHOTS

Each year, the Colorado Brownfields Partnership is able to offer site-specific assistance to communities across the state. These projects range from a singular building site, to a corridor, and even play a role in some communities' master planning process. From visioning to implementation, the Partnership is able to work hand-in-hand with communities to ensure these sites are cleaned up and reused for maximum community benefit.



 Location of success snapshots

Success Snapshots

HOTCHKISS PUBLIC WORKS BUILDING

The Town of Hotchkiss worked with the Colorado Brownfields Partnership to apply for and receive a Phase 1 assessment on the former Public Works Building. This town-owned asset has been identified as a critical economic development opportunity for the community. The Town wishes to put a request for proposals (RFP) out from

potential developers who can do something dynamic with the space that will enhance the vibrancy of the downtown. The Partnership is now assisting the Town with a zoning code analysis to ensure desired uses are allowable and the writing of the RFP that will go out to developers in 2022.



QUICK FACTS

Location: Downtown Hotchkiss, Colorado

Site: 1 acre

Former Use: Town Public Works Department and Garage

Future Vision: Community hub with retail and maker space

Assistance Types

Assessment Grant
Remediation Grant
Technical Assistance
Planning Assistance

Success Snapshots

SILVERTON COMPASS PROJECT

The Colorado Brownfields Partnership is supporting a community-wide visioning process that will help Silverton identify how the community wants to grow and ultimately utilize brownfields resources to achieve their vision. Project outcomes will include community-wide values statements, as well as

goals and strategies to help guide Silverton's physical and economic growth, and will result in a new Master Plan for the Town. Ultimately, this project will provide clear action items for the town to move forward upon and highlight potential brownfield opportunity sites to achieve the goals they identify.



QUICK FACTS

Location: Silverton, Colorado

Site: Numerous throughout Town limits

Former Use: Mining, railyard, vehicle fueling and repair, etc.

Future Vision: Remediated sites in a thriving community

Project Partners

Town of Silverton
CDPHE
Community Builders



Success Snapshots

WEST END MONTROSE COUNTY

While the Partnership was exploring brownfields opportunities for Uranium in the West End of Montrose County, we discovered that they had natural resource remediation needs. CDPHE was able to provide \$216k of

natural resource damages grant funding from the Uranium Mine & Mill Settlement to restore natural resources and improve recreational access along the San Miguel and Dolores Rivers.



QUICK FACTS

Location: Montrose County, Colorado

Site: Confluence of San Miguel and Dolores Rivers

Concerns: Natural resource impacts of former uranium mine and mill

Future Vision: River recreation access

Success Snapshots

TOWN OF GYPSUM

The Town of Gypsum contacted the Colorado Brownfields Partnership to explore options for assessing possible contamination on a potential land swap site owned by the Colorado Department of Transportation. If successful, this land swap would enable Gypsum to further

the goals of their 2017 Master Plan and create a new downtown for the community. We connected them with the EPA to get a Phase 1 assessment completed and the project is now moving forward.



QUICK FACTS

Location: Gypsum, Colorado

Site: 4.4 acres

Former Use: Colorado Department of Transportation Yard

Future Vision: New downtown for Gypsum

Assistance Types

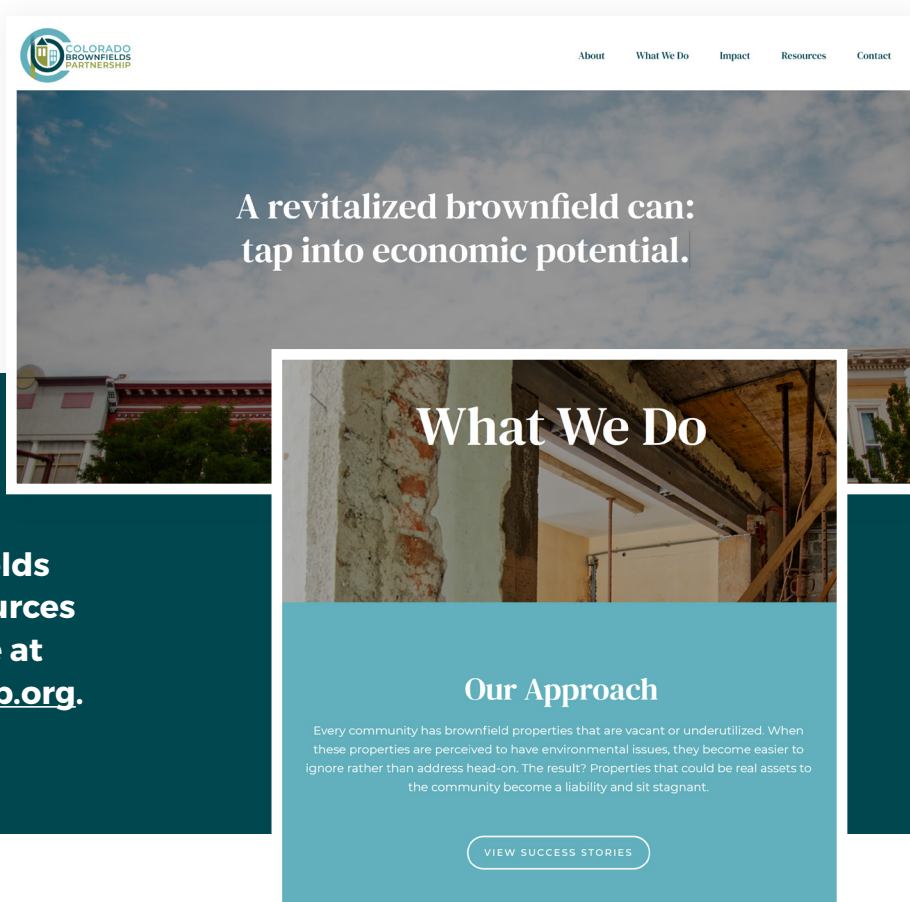
EPA Assessment Grant

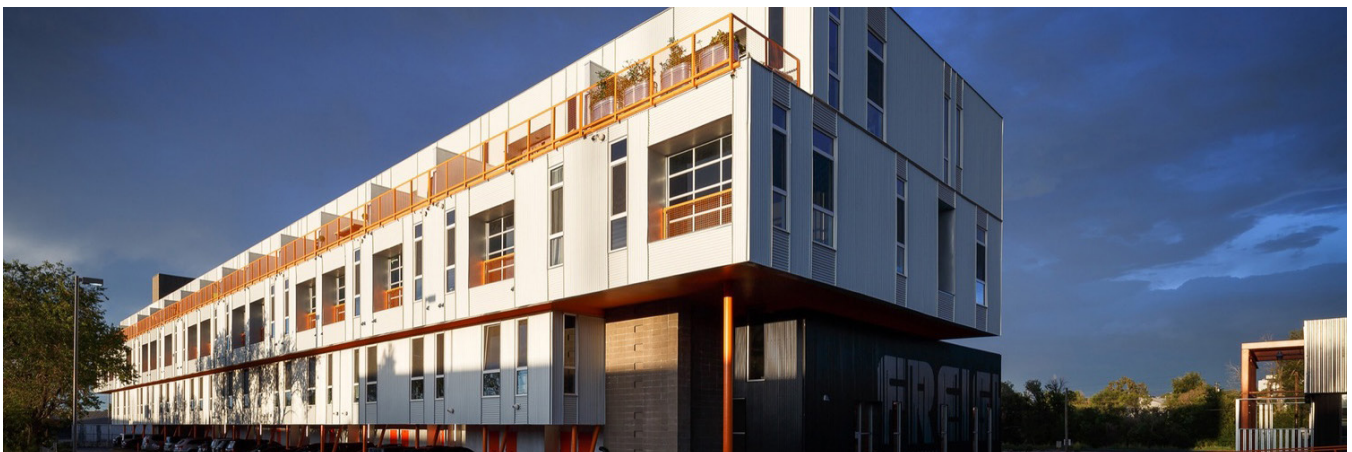
CLOSING

Colorado is no stranger to growth pressures and economic change, and as the pandemic has continued on, so too have these familiar challenges. Brownfields can be catalytic opportunities and a critical tool for Colorado communities to address these issues. Over the past 27 years, the Colorado Department of Public Health and Environment has been working hard to support brownfields revitalization so communities can harness this opportunity. Absent these resources to facilitate cleanup and reuse and redevelopment, myriad community-enhancing projects would never have gotten done including senior and community centers, event venues, new neighborhoods, museums and other historic landmarks.

The Colorado Brownfields Partnership exists to enable these incredible opportunities. We could not do this without the support of our partners, including KSU-TAB, the Colorado Department of Local Affairs, the Colorado Main Street Program, Development Research Partners, Downtown Colorado Inc. and of course the Environmental Protection Agency. We look forward to working alongside these dynamic organizations to deliver more exciting brownfield progress in 2022.

**For more information
on the Colorado Brownfields
Partnership and the resources
we offer, visit our website at
cobrownfieldspartnership.org.**







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