



COLORADO BROWNFIELDS PARTNERSHIP

ANNUAL REPORT

2022 - 2023



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February 2023

Dear Reader:

The world of brownfields remediation saw an historic year in 2022, with the passing of the Infrastructure Investment and Jobs Act bringing an unprecedented amount of funding into EPA and state brownfield programs. This funding allows communities throughout Colorado to pursue economic development, improve human and environmental health, and provide needed space for housing, businesses, and amenities. Brownfields—the abandoned properties that sit vacant due to perceived or potential contamination—exist in almost every community, offering the opportunity to pursue redevelopment and revitalization through this funding across the state.

Colorado continues to see an increasingly high cost of living, pressure on both rural and urban communities, and housing demand that exceeds production. Increased funding will assist municipalities in addressing these challenges by leveraging the unprecedented availability of brownfields resources and allowing communities to tap into the unused potential of their abandoned corners, derelict gas stations, aging homes, and old industrial spaces.

The Colorado Brownfields Partnership (CBP), a collaboration between the Colorado Department of Public Health and Environment (CDPHE) and Community Builders, works diligently to make the many brownfields resources available and accessible for local governments, property owners, and nonprofits across Colorado. CBP can assist communities at every stage of the brownfields reuse process, from visioning future uses on an abandoned property, to determining whether environmental contamination is present, to possibly financing a remediation and signing off on a cleaned, development-ready site.

This past year, a significant focus was laying the groundwork for the increased funding, as well as communication tools and outreach to inform municipalities across Colorado. CBP made use of multiple channels, including a wide variety of conferences, workshops, and other networking and partner events to provide education and information on the current opportunities. In addition, CDPHE coordinated an application for and ultimately received a State-wide Assessment Grant from the EPA, which will introduce resources directly into local communities in the coming years. We've also worked continuously to update our web resources, coach communities through their brownfields inquiries, provide funding opportunities, approve cleanup plans, and disperse tax credits for a variety of successful brownfields projects. In addition, we offered planning and technical assistance in rural Colorado communities working to develop a community vision for brownfields opportunities. Results of CBP's work in 2022 include 73 approved voluntary cleanup plans, \$3M in tax credits, and \$279K in grant funds.

We are proud of the work to help revitalize Colorado communities and look forward to the continued and increased opportunities to assist communities in the coming year.

Sincerely,



Doug Jamison
Superfund/Brownfields Unit Leader



Mark Rudolph
Superfund/Brownfields Unit



COLORADO

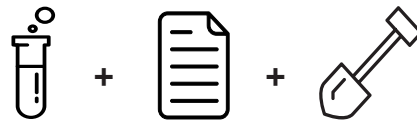
**Hazardous Materials
& Waste Management Division**

Department of Public Health & Environment

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OVERALL IMPACT



1,558

APPROVED VOLUNTARY CLEANUP PLANS AND REDEVELOPMENT PROGRAMS SINCE 1994



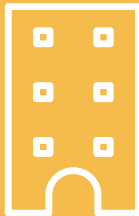
17,687

ACRES OF LAND RESTORED SINCE 1994



NEW RESIDENCES

50,758



45,076

NEW JOBS CREATED



\$43,230,017

FUNDING ALLOCATED TO PROJECTS FOR THE PAST 27 YEARS

Tax Credits: **\$20,388,250**

Grants: **\$2,824,611**

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

ABOUT US

The Colorado Brownfields Partnership (CBP) 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 brownfields resources across Colorado communities, while also assisting in education, visioning, planning, and on-call coaching for communities remediating their brownfield sites.

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 provide unique opportunities for revitalization efforts such as economic development, housing, community services, and much more.

At CBP we address brownfields by starting with a vision that is designed by the community, stakeholders, and property owners with a shared understanding of local needs and opportunities. We work collaboratively to identify potential brownfield properties and determine how redevelopment can meet community goals. Finally we support communities with resources and funding to identify and address environmental concerns that might complicate property redevelopment. Communities across Colorado have created affordable housing, job opportunities, event centers, and parks by revitalizing brownfields, which creates a chain reaction for more economic development.

Through the Colorado Brownfields Partnership, communities are provided with the necessary tools, support, remediation and redevelopment expertise to move from vision to implementation to create transformative projects.

SERVICES

Our goal is to provide brownfields education and technical assistance to protect human health and the environment, enable redevelopment, and deliver catalytic impact across Colorado. We provide a simple process, with a 1-step application to receive most of our cleanup support and financial resources.



CLEANUP

- **Targeted Brownfields Assessments** evaluate past site use and if necessary gather environmental data to determine if contamination is present. The information collected can assist with site planning and decision making. Assessments also provide liability protection and eligibility for brownfields cleanup funding.
- **Voluntary Cleanup and Redevelopment Program (VCUP)** provides a roadmap to cleanup and access to financial resources such as tax credits and brownfields loans. VCUP also supports liability management, real estate transfers, cleanup approval, and assurances for investing and lending.



PLANNING & SUPPORT

- **Workshops** provide brownfields information, explain how to access financial resources, and help communities solve challenges.
- **Hands-On Assistance** supports visioning and planning, ultimately resulting in actionable strategies for brownfields sites.
- **On-Call Coaching** offers risk management support and assistance in moving brownfield projects toward implementation.

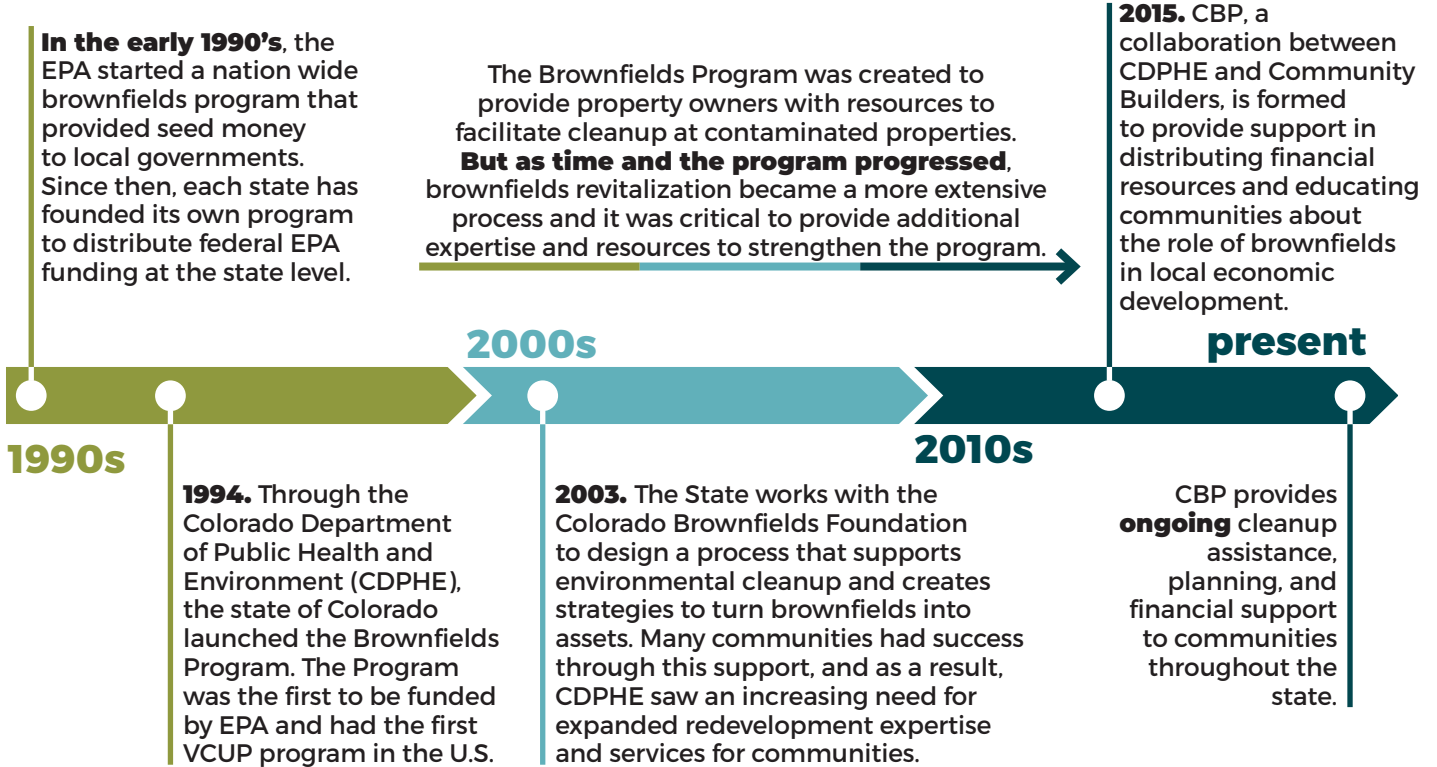


FINANCIAL

- **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 brownfields cleanup.
- **Colorado Brownfields Cleanup Grants** are designed to help local governments support brownfield redevelopment and community revitalization.



HISTORY



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.



COLORADO
Hazardous Materials
& Waste Management Division
Department of Public Health & Environment

The Colorado Department of Public Health and Environment (CDPHE) provides resources to facilitate brownfield site cleanups in Colorado. CDPHE contributes the financial assistance to the Colorado Brownfields Partnership, and executes the application and review process for the program.

2022 IMPACT + FOCUS

In 2022, the Colorado Brownfields Partnership deployed over \$3.2M towards cleanup, remediation, and tax credits; participated in 5 community workshops to educate local leaders about brownfields resources; presented brownfields opportunities at 7 conferences; and assessed 73 applications for the Voluntary Cleanup and Redevelopment Program (VCUP). This year's impact included remediation of 267 acres of land, construction of 1,371 new residences, and creation of 1,473 new jobs.

\$ 2022 CLEANUP FUNDING SOURCE & RECIPIENT BREAKOUT

BROWNFIELDS CLEANUP GRANT (1306) - \$104,495

- » Inn Between of Longmont - **\$73,795**
- » Elevation Land Trust - **\$30,700**

128(A) SUBGRANT - \$40,500

- » Hinsdale County, Ute Ulay Site, **\$24,500**
- » Ouray County, Idarado Houses site, **\$42,107**
- » Town of Marble, Wetlands Site, **\$98,000**
- » Town of Monte Vista, Clubhouse, **\$10,100**

BROWNFIELDS TAX CREDITS - \$3 MILLION



TESTIMONIALS

GLORIA KAASCH-BUERGER

Town of Silverton

"Colorado Brownfields Partnership provided a unique opportunity for a small, very rural, mountain town to access resources that we would have never been able to afford or coordinate on our own. From the technical assistance in creating a Master Plan, to the in-person expert facilitation of community workshops, CBP created capacity and competence to engage our entire community. Silverton now has a comprehensive guiding document that outlines our future land use framework addressing the environmental and social justice issues identified by the community."

ARIEL STEELE

Tax Credit Connection

It has been such a pleasure to work with CDPHE on the brownfields tax credit program. They have kept the program simple to use, they are responsive and it has been a joy working with them. Because of the tax credit program, property owners are able to justify spending more to clean their property to a higher standard. That is great for the owner who has improved their property value as well as for the community who is enjoying cleaner air, water and soil. There are many projects around the state, especially in rural areas that would not have been able to move forward without them.

HIGHLIGHTS



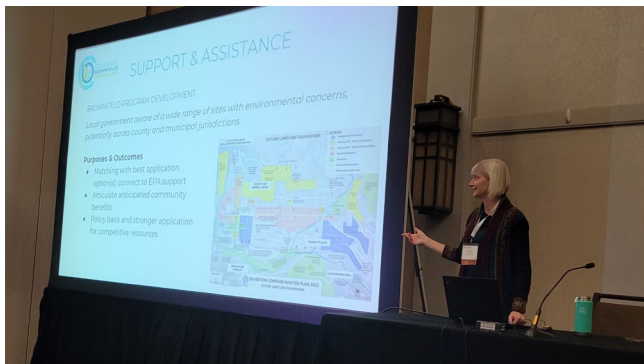
7 CONFERENCE PRESENTATIONS



5 COMMUNITY WORKSHOPS



2 EDUCATIONAL VIDEOS



CONFERENCE PRESENTATIONS

CBP attended a variety of conferences around the state to continue spreading the word about current brownfields resources. These conferences have been an excellent means of educating municipalities about the tools and assistance at their disposal.

Conferences presented at include:

- » Downtown Colorado Inc, *April 2022*
- » National Brownfields Conference, *August 2022*
- » Colorado American Planning Association (APA) Conference, *September 2022*
- » Colorado Environmental Managers Society (CDPHE presentation), *September 2022*
- » Housing Now Conference, *October 2022*
- » BisNow Denver, *November 2022*
- » Colorado Counties Inc, *December 2022*



Colorado Brownfields Networking Event

9 November 2022 | 5:30-7:30PM

Denver | Lowry Beer Garden
7577 E Academy Blvd, Denver, CO 80230

DOOR PRIZE, DRINKS & FOOD!

A FUN EVENT FOR BROWNFIELDS MINDED INDIVIDUALS!

Come grab a drink, some snacks and mingle with staff from organizations and agencies that can provide resources to help support your Brownfield opportunities.

Hosted by the Colorado Department of Public Health and Environment, this event will include brief presentations on CDPHE program updates and funding opportunities from 6:00 - 6:30pm, along with a chance to socialize with your Colorado Brownfields Partnership representatives.

So swing by to check out the different types of resources available and share your recent success stories with your Colorado Brownfields colleagues!

NETWORKING HAPPY HOUR

Lowry Beer Garden, Denver CO

The Partnership hosted a well-attended happy hour for brownfields professionals from across the Denver metro area. The event was a great opportunity for all to learn about resources, network with other entities in the brownfields world, and get to know those involved in the work of remediation and revitalization.

OUTREACH TOOLS

The [Colorado Brownfields Partnership website](#) has continued to be updated with new educational tools and videos, funding opportunities, and events. Several new videos, posts, and graphics were added in the past year to keep the many communities we support in-the-know!



2022 FOCUS

In 2022, many Colorado Brownfields Partnership activities helped to ensure that Colorado communities are aware of increased funds that became available for brownfields. The most significant expansion came from the Infrastructure Investment and Jobs Act (IIJA), which authorized an historic \$1.5 billion investment in EPA's Brownfields Program. CDPHE secured approximately \$980,000 in IIJA funding for assessment, cleanup, and technical assistance in Colorado. Some of the funding will allow CDPHE to contract technical capacity to offer more assessments, and respond more quickly to requests. CDPHE also collaborated with Colorado localities to identify sites and pursue a Statewide Assessment Grant that will fund targeted brownfields assessments and redevelopments planning in four partner communities. Also in 2022, the Colorado legislature reauthorized state tax credits for brownfields, replenishing this important financing tool, and a number of brownfields loans came due and were repaid to the Revolving Loan Fund, restoring the lending capacity of the fund.

A key CBP focus of 2022 has been to make certain that Colorado communities are aware of the unprecedented opportunity to move ahead on brownfields projects. Our outreach





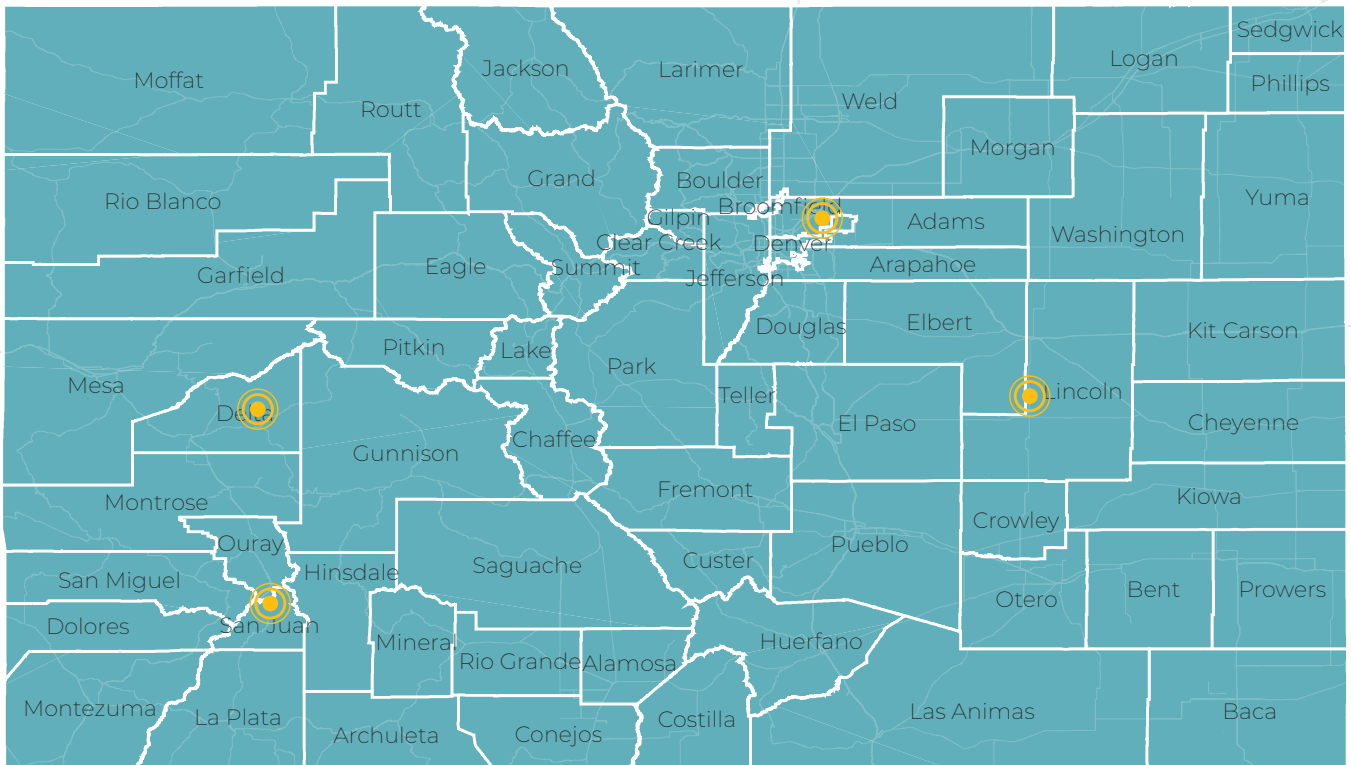
also emphasized the technical, planning, and coaching support available to assist with all aspects of brownfields project planning and development, enhancing small and rural Colorado communities' capacity and ability to access the funding. To do this, CBP enhanced our collateral and streamlined messaging; built new communication tools; leveraged existing partnerships and forged new ones; and pursued multiple communication channels. By the latter part of the year, this important message had clearly landed; inquiries, requests for community workshops, and applications for TBAs and Colorado Brownfields Cleanup grants all saw significant acceleration.

As this work continues in the new year, CBP continues educational and capacity building activities such as individual meetings and community workshops, while also leaning into assisting communities who are motivated to move their brownfields sites and projects from concept to reality. With awareness levels and inquiries high, CBP is increasing our efforts dedicated to coaching, planning assistance, and technical assistance.



PROJECT UPDATES + SUCCESSES

As in previous years, the Colorado Brownfields Partnership had the opportunity to provide support and assistance to communities across the state in 2022. This included ongoing coaching, planning support, and cleanup support for brownfields sites in a variety of communities. Much of the support to communities in 2022 was a continuation of work initiated in previous years, ensuring the Partnership stays committed to the implementation of brownfields projects from initial visioning to final construction. Updates and successes from several of these projects are included in this section.



KIT CARSON - PAXSON BUILDING

Project Updates

In August of 2022 Kit Carson saw the completion of a much-needed community and co-working hub that began with the demolition of an abandoned building over 14 years ago. This represents a momentous win for Kit Carson Rural Development (KCRD), which has been working in the community to remediate blight, often in the form of brownfields, since 2006. With the help of an EPA grant, CDPHE and OPS resources,

CBP guidance, and DOLA funding, KCRD was able to demolish and cleanup the site of an abandoned gas station and fund the development of the 4,200 square foot commercial and co-working space right on the town's main thoroughfare. The new building includes space for local businesses, a shared kitchen, high-speed internet, locally-made furniture, and a location for community gatherings and coworking.



SILVERTON COMPASS PROJECT

Project Updates

The Silverton Compass Town Master Plan was adopted by the Town Council on September 26th, 2022. This exciting project stemmed from a Brownfields Redevelopment and Revitalization Workshop in 2019 and transformed into The Compass Project in early 2021 when the Town of Silverton, Department of Public Health and Environment (CDPHE) and Community Builders partnered to create the Master Plan. The Compass Master Plan resulted in dozens of strategies and actions to guide Silverton as it embarks on the next 10 years of redevelopment and reinvestment. Many of the strategies and actions relate directly to clean up and redevelopment of brownfields sites.

Once the Master Plan was adopted, The Colorado Brownfields Partnership continued to provide on-going assistance to Silverton and San Juan County to facilitate redevelopment within the Town, and to assist the Town and County in developing a strategy to address multiple brownfields sites. In tandem with Colorado's Economic Region 9, CBP provided technical assistance to help Silverton prepare an EPA Multipurpose Grant application that will address several brownfields sites throughout the area. The EPA will be releasing application results in June of 2023.





LUBIRD'S LIGHT PLAYGROUND

Project Success

Juliet Dawkin's 11 year-old daughter Lucia, the inspiration for LuBird's Light Foundation, is wonderfully kind and wonderfully amazing, and she is also one of the many children in Colorado living with a disability. The idea to build the most accessible playground Denver and Aurora had ever seen was born of the countless times Juliet would take her children to the park, only to realize that there was nothing for Lucia to do there, aside from watching her siblings play.

In 2017, the nonprofit, LuBird's Light Foundation, was established with the mission to give all kids a chance to play. Stanley Marketplace and the City of Aurora generously granted the Foundation approximately 8,000 square feet of outdoor space to build its inaugural playground. The site was chosen because of the community-focused mission of Stanley Marketplace and its proximity to Denver Metro's pediatric hospitals.

The team researched and considered the different learning modalities that can be addressed through playground design. By consulting with landscape architects; occupational, physical and vision therapists; Anchor Center for Blind Children; the Autism Society; inclusive playground professionals; community members with disabilities; and parents of children with special needs, the foundation completed the design for LuBird's Playground. Volunteers committed countless hours to research, plan, and engage

the stakeholders necessary to achieve the foundation's goal of an inclusive and thoughtful design. And so, the plans were set and the fundraising began.

The first fundraiser was wildly successful, raising half of the initial funding for the project. However, the team encountered many unforeseen hurdles, and costs more than doubled the initial budget. Many partners were committed to seeing this project come to fruition and offered their services pro bono. The project took a village to complete and could not have happened without generous donors, several grants, many fundraisers, pro bono work, donated materials, and the Brownfields Tax Credits and ongoing guidance from the Colorado Brownfields Partnership. In September of 2020 the project broke ground and on September 20th, 2021 the playground was completed.

The final task was to plan the Grand Opening. Face painters, balloon artists, food, and a DJ set the celebratory mood. Of the event, Juliet Dawkins said "After expressing our immense gratitude, everyone gathered around for the ribbon cutting ceremony and then quickly flooded the playground with joy. It was an incredible moment for all involved... The playground has given so many children a place to play, and for that we know it was all worth the work and wait."

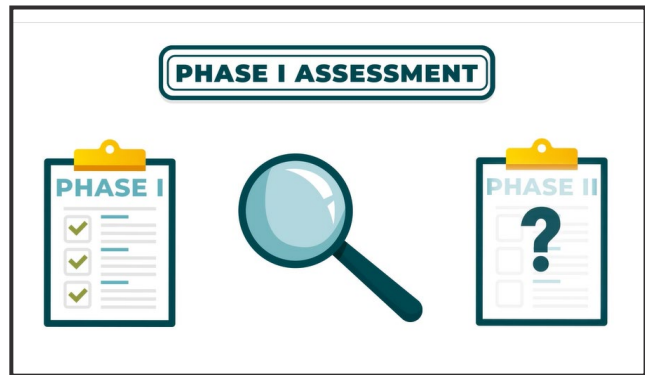


COMMUNICATIONS + EVENTS

A major component of the Colorado Brownfields Partnership ongoing work is education and outreach. This requires the creation and distribution of educational resources such as videos, flyers, infographics, tools, and presentations to help communities learn about brownfields and the resources available to them. Our primary methods of outreach include quarterly newsletters, the [CBP website](#), workshops and events across the state, and conference presentations. This range of channels and methods allows the Partnership to reach a variety of audiences and spread the word about brownfields assistance as widely as possible. In 2022 this was particularly crucial in light of the significant new funding opportunities created by the Infrastructure Investment and Jobs Act. CBP will continue to work diligently to connect Colorado communities to this historic investment in brownfields remediation and revitalization.

EDUCATIONAL VIDEOS

Two videos were added to the Colorado Brownfields Partnership educational video series: VCUP 101 and Phase I & II Assessments. The videos are presented in a short, easily digestible format to allow viewers to gain basic understanding of the programs and processes. The VCUP 101 video explains the intricacies of the State's Voluntary Cleanup and Redevelopment Program and provides further direction for those interested in utilizing the program. The Phase I & II Assessments video illustrates the step by step process of what a Phase I or Phase II assessment entails. Both videos have been shared with Colorado Brownfields Partnership communities and partners and posted on the CBP website to explain integral aspects of the brownfields program and process.



CONFERENCE PRESENTATIONS

During 2022, CBP met our constituents and leveraged partnerships at multiple annual conference events throughout the year and the state. We reached out to main street and downtown revitalization professionals through the Downtown Colorado, Inc. conference; to community planning and development professionals at the Colorado Chapter of the American Planning Association and Colorado Counties, Inc; to affordable housing developers and advocates at Housing Colorado; to

developers and real estate professionals at BisNow Denver; and to aligned environmental professionals at Colorado Environmental Managers Society. CDPHE also presented to a national audience of brownfields professionals at the National Brownfields Conference in Oklahoma City. Each presentation provided the opportunity to bring awareness of expanded brownfields resources and how we offer support and assistance for communities to better access those resources.

BROWNFIELDS NETWORKING EVENT

The Colorado Brownfields Partnership and CDPHE hosted a brownfields professionals networking event on November 9th in the Denver Metro area. Forty Denver area brownfields practitioners gathered together to share legislative updates and discuss the newest technology in the brownfields realm. While the Colorado Brownfields Partnership

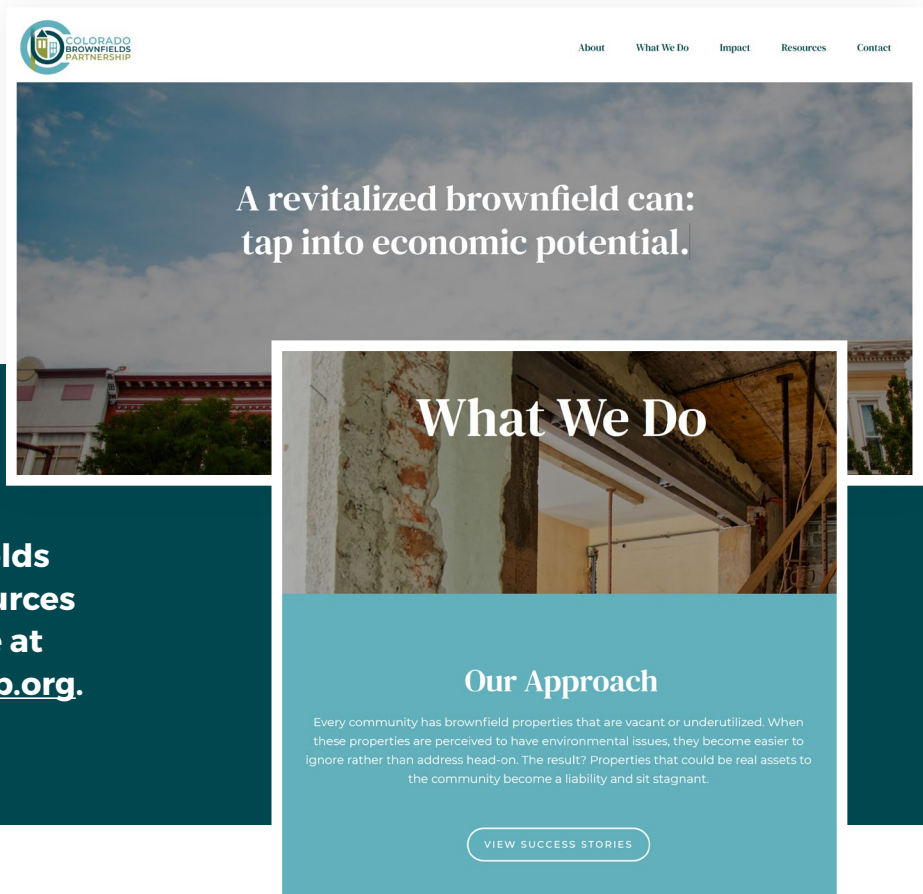
typically focuses on the communities of Colorado, it was great to have an opportunity to meet and connect with the professionals who conduct assessments and remediation across the state. The Colorado Brownfields Partnership is looking forward to hosting more networking events in the future.



IN CLOSING

Our state continues to face challenges, including continued growth pressure, diminishing affordability, shifting economic conditions, and an aging housing stock. But brownfields present a unique opportunity to help address these challenges by taking a fresh look at the abandoned and neglected properties in the neighborhoods and along the main streets of nearly every community in Colorado. As we find ourselves in the midst of an historic increase in infrastructure and environmental investment, these brownfields are primed for cleanup and redevelopment. In this unique landscape, the Colorado Brownfields Partnership will continue its work of the past 28 years, to ensure communities of all sizes and geographies throughout Colorado can access these increased resources. 2022 saw many successes and milestones that we are eager to advance into the coming year.

As always, we could not do this without the help of our partners, including KSU-TAB, the Colorado Department of Local Affairs, the Colorado Division of Oil and Public Safety, the Colorado Main Street Program, 9th Path Advisors, Downtown Colorado Inc., and of course the Environmental Protection Agency. We will continue to work side-by-side with these organizations to bring assistance, resources, and revitalization to Colorado communities in 2023.



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





2022 ANNUAL REPORT



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APPENDIX A: FORMAL OUTREACH

During the course of the 2022 year CBP hosted and attended a variety of workshops, events, and conference presentations. The following is a complete list of the formal outreach that was undertaken during this program year,

WORKSHOPS & EVENTS

- » DOLA EDA Regional Resilience & Recovery Roadmaps Webinar, April 2022
- » Southeast Colorado Region, June 2022
- » East Central Colorado Region, June 2022
- » KSU TAB Grant Writing Workshops, July - September 2022
- » Huerfano County Community Workshops, August - October 2022
- » Brownfields Networking Happy Hour, November 2022

CONFERENCES

- » Downtown Colorado Inc, *April 2022*
- » National Brownfields Conference, *August 2022*
- » Colorado American Planning Association (APA) Conference, *September 2022*
- » Colorado Environmental Managers Society (CDPHE presentation), *September 2022*
- » Housing Now Conference, *October 2022*
- » BisNow Denver, *November 2022*
- » Colorado Counties Inc, *December 2022*

APPENDIX B: COMMUNITIES REACHED

Much of the Colorado Brownfields Partnership ongoing work is day-to-day coaching, assistance, and responding to community inquiries and questions. Many of these inquiries are addressed with a handful of meetings and occasional follow-up, while others evolve into larger assistance processes. While it would be impossible to highlight every community or entity we've had the pleasure of working with in this Annual Report, the following list provides a picture of the many that CBP was able to provide some level of coaching or assistance to in the 2022 program year.

- » Town of Hotchkiss
- » Town of Silverton
- » Town of Peonia
- » Town of Rangely
- » Town of Eads
- » Town of Limon
- » Town of Flagler
- » Town Hugo
- » City of Cortez
- » City of Alamosa
- » City of Rifle
- » City of Rocky Ford
- » Kiowa County
- » Lincoln County
- » Prowers County
- » Las Animas County
- » Montezuma County
- » Cheyenne County
- » Baca County
- » Southeast Business Retention and Expansion Association
- » East Central Colorado Region
- » Economic Development Region 10