



**COLORADO**  
Department of Public  
Health & Environment

# Brownfields & the Magic Eye: Innovative Planning and Engineering Studies

*Ryan Givens & Dave Laney, Stantec*



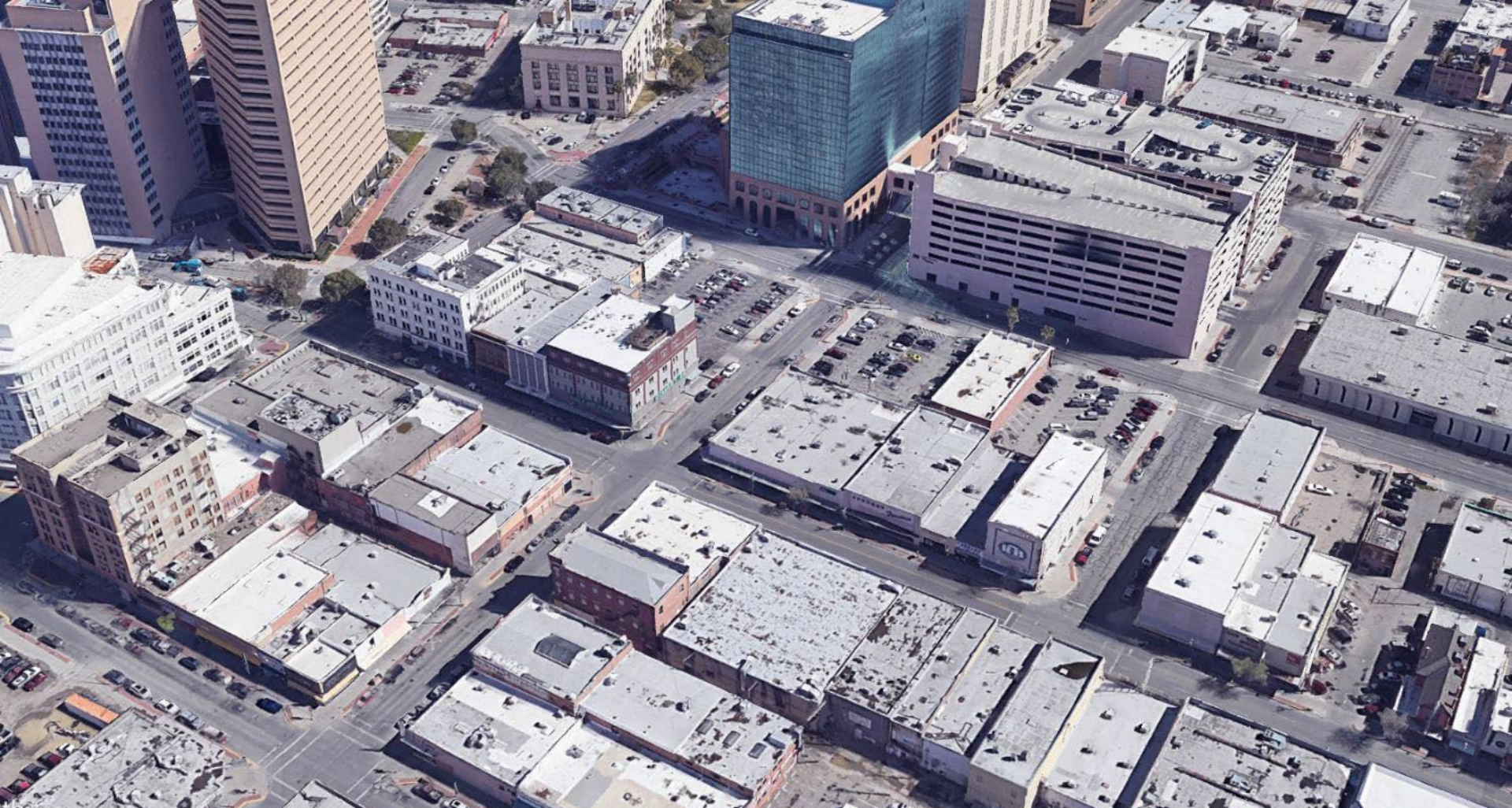
## Agenda / Topics

- **Brownfield Revitalization Overview**
- **The Work Plan / Planning Components**
- **Case Studies**
- **Questions/Discussion**

MAGIC  EYE<sup>®</sup>



*Amazing 3D Illusions by Magic Eye Inc.*











Like an old house

- For Whom Are We Planning?
- What do improvements look like?
- How does (or should) the place function?
- Do we preserve historical elements?
- What is the structural integrity (and utilities)?
- How are we going to pay for it?
- What are logical phases?
- What are quick fixes?
- What help do we need?
- Who's making the decisions?







# Brownfield Revitalization Approach

# What is a Brownfield

EPA definition:

“Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”



# Brownfield & Revitalization Targets



Adaptive Reuse  
(existing  
structures)



Infill  
Development  
(on vacant land)



Redevelopment  
(of antiquated  
properties)



Restoration  
(to natural land  
or open space)

## Brownfield Challenges (to name a few)

- Environmental Liabilities / Hazards
- Cleanup/Abatement Requirements
- Blight and Deterioration
- Market Conditions
- Regulatory & Zoning Barriers
- Infrastructure Deficiencies
- Natural Hazards
- Funding
- Financial Gaps

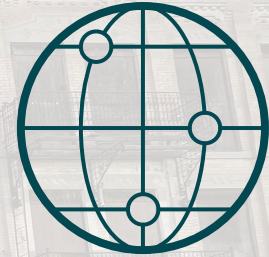
# Brownfield Work Plan: Define The Focus Area



Site Specific  
Reuse Planning



Area -Wide  
Planning

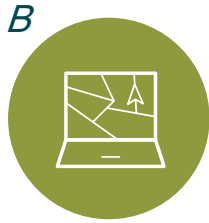


Hybrid Reuse  
Planning  
Approach

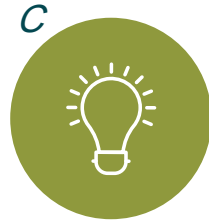
# Brownfield Work Plan: Typical Components



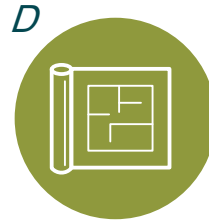
Existing  
Conditions &  
Demographics  
Analysis



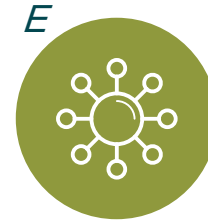
Property  
Inventory /  
Brownfield  
Studies



Vision &  
Local  
Priorities



Conceptual  
Reuse Plans /  
Urban  
Framework  
Plan



Revitalization  
Strategies /  
Initiatives



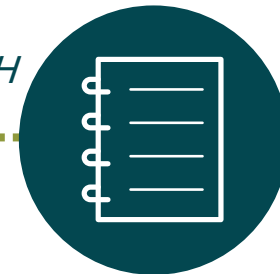
Action  
Plan Matrix

*G*



Community Engagement Activities

*H*



Planning  
Report

# Brownfield Work Plan:

# Existing Conditions



Zoning and  
Regulatory  
Requirements



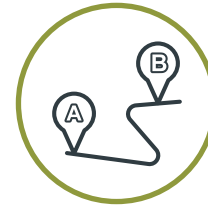
Demographics  
*Households*  
*Housing*  
*Employment*  
*Income*



Utilities  
*Water*  
*Sewer*  
*Internet*  
*Power*



Flooding /  
Drainage  
*FEMA Zones*  
*Stormwater*  
*Management*  
*Infrastructure*



Mobility  
*Streets*  
*Walking*  
*Biking*  
*Transit*  
*ADA*



Community  
Assets  
*Open Space*  
*History*  
*Institutions*  
*Businesses*

# Brownfield Work Plan:

# Demographics / Households / Housing



Population  
Trends and  
Forecast



Household  
Characteristics



Income /  
Educational  
Attainment



Employment  
Sectors



Race /  
Ethnicity /  
Age



Housing  
Supply

*Type  
Size /  
Bedrooms  
Cost / Rent*

## Who are we planning for?



# Brownfield Work Plan: Property Inventory



Property  
Conditions

- Zoning
- Size
- Vacancy Status
- Structures / Improvements
- Improvements to Land Value Ratio (ILVR)
- Natural Resources
- Historical Elements



Brownfield /  
Environmental  
Data

- Past Property Use
- Structure Age
- Environmental Records
- Recognized Environmental Conditions (RECs)
- Environmental Studies (Phase I/II ESAs)

# Brownfield Work Plan:

# Property Inventory



Property  
Conditions

Brownfield /  
Environmental  
Data



Example: Site Scores



Example: Vacant &  
Underutilized Properties



Example:  
Opportunity Sites

# Brownfield Work Plan: Community Engagement Activities



Working Group



Stakeholder Interviews



Community Workshops



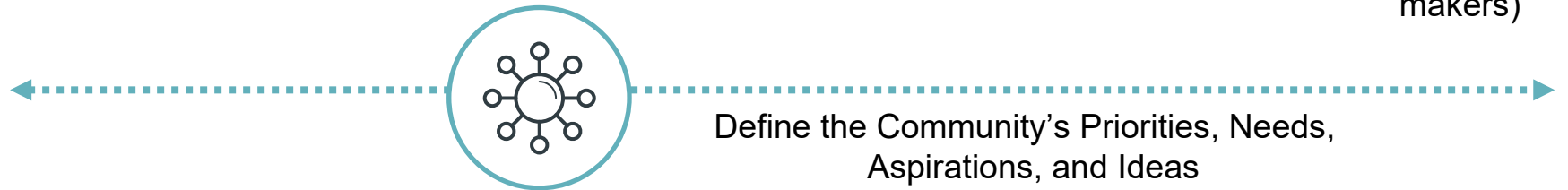
Pop-Up Events



Community Surveys



Work Sessions (Decision-makers)



# Brownfield Work Plan: Vision / Local Priorities



Vision &  
Local  
Priorities



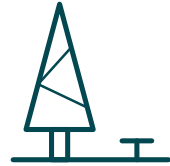
Land Use



Commercial  
/ Community  
Services



Mobility  
Options



Parks, Open  
Space &  
Amenities



Aesthetics /  
Character



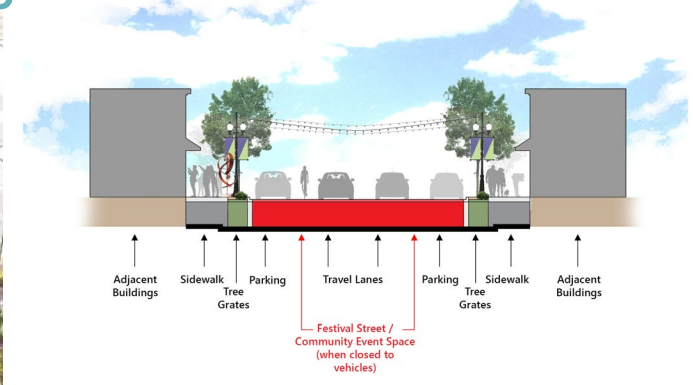
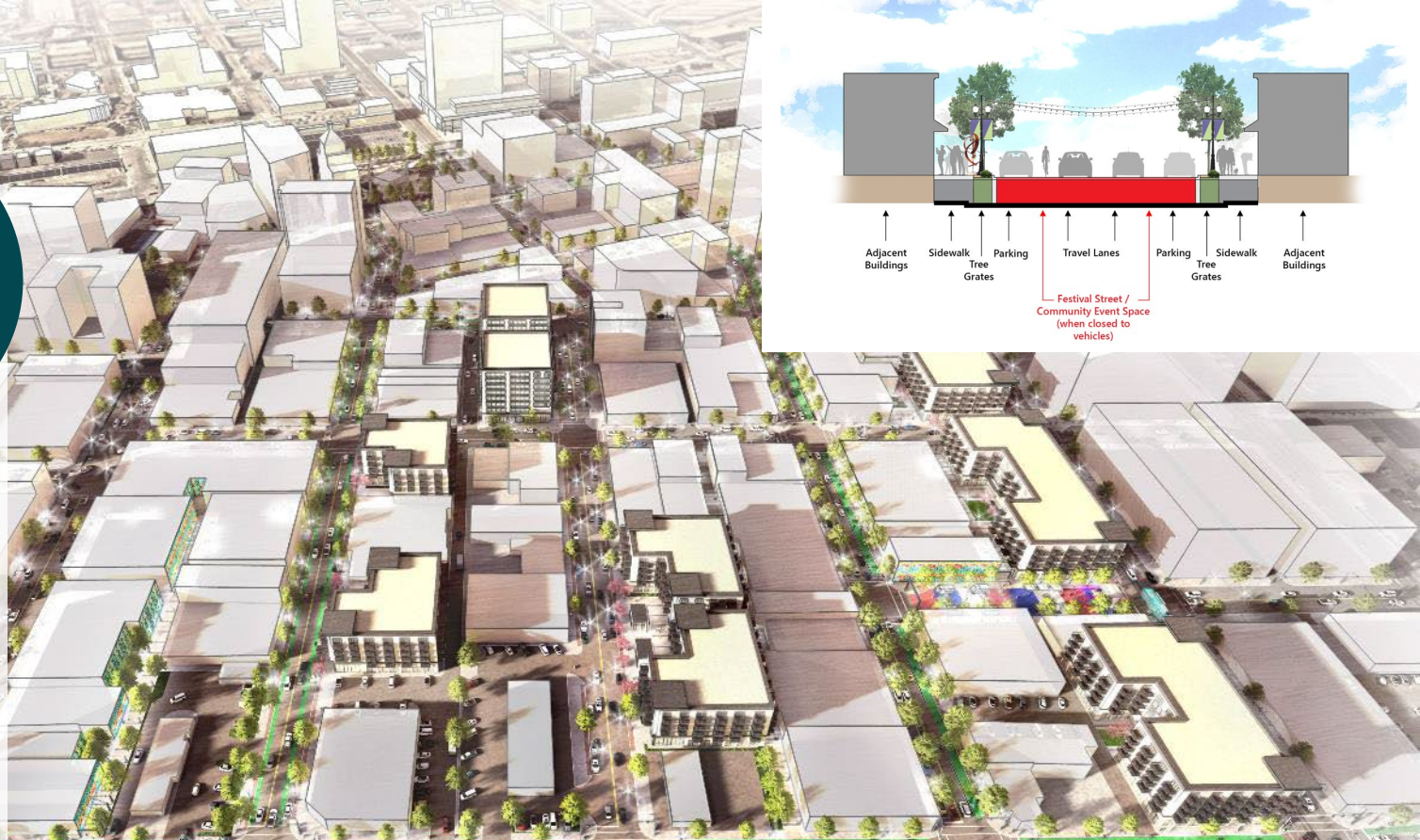
Inclusion

## What do you want to become?

# Brownfield Work Plan: Conceptual Planning



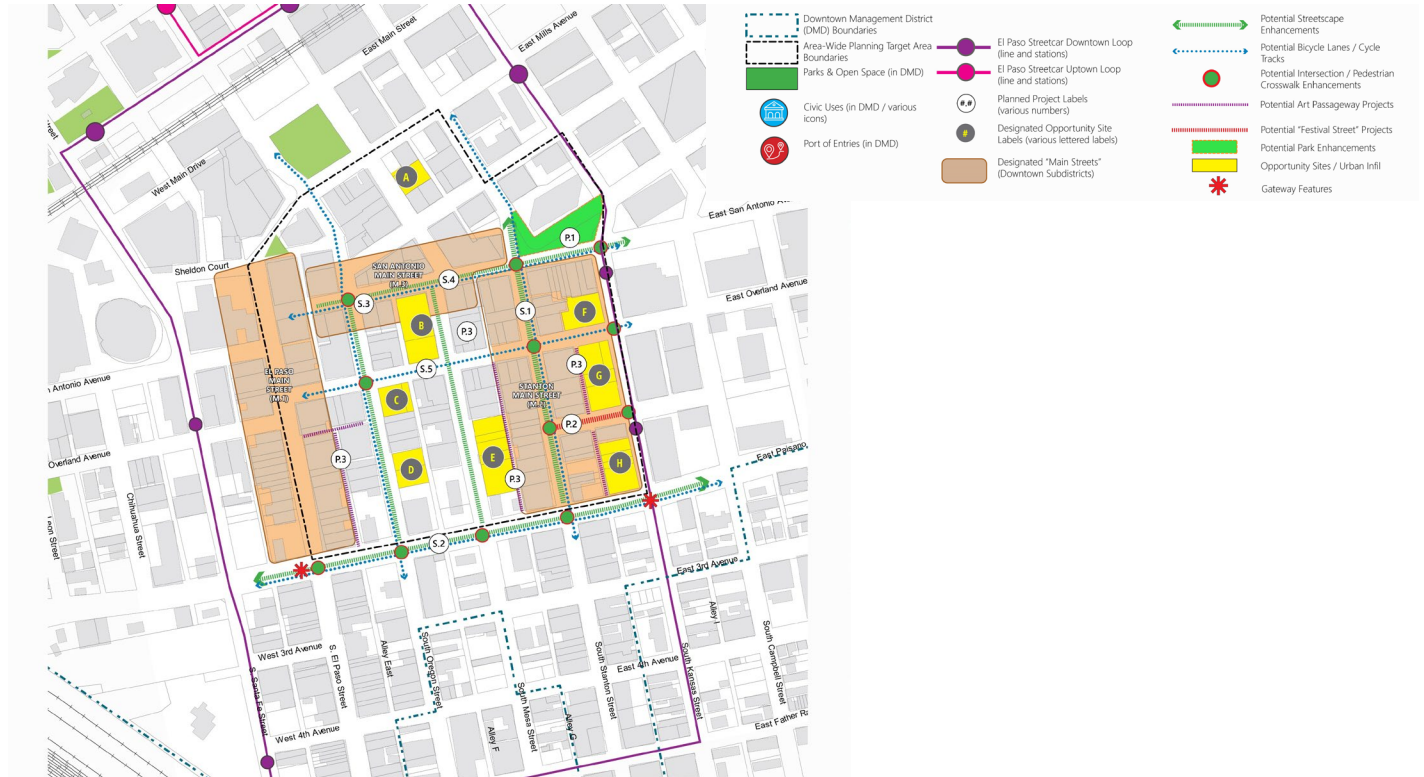
Conceptual  
Reuse Plans /  
Urban  
Framework  
Plan



# Brownfield Work Plan: Conceptual Planning



Conceptual  
Reuse Plans /  
Urban  
Framework  
Plan

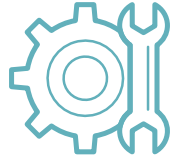


# Brownfield Work Plan: Strategies / Action Plan



## SUPPORTIVE REGULATORY FRAMEWORK

- Zoning
- Design Standards
- Land Use Focus
- Parking Flexibility



## INFILL PROJECTS / CATALYST SITE DESIGNATION

- Property Owner Partnerships
- Broker / Realtor Partnerships
- Other Partnerships
- \*\*Interim Uses



## CAPITAL PROJECTS / INVESTMENTS

- Streetscape Enhancements
- Parks / Open Space
- Art / Gateway Features

## EVENTS, PROMOTION & MARKETING

- Traditions/Events
- Community Partnerships
- Economic Development Plan
- Branding

# Actions to Achieve Your Vision

# Case Studies

- Canon City, Colorado
- Colorado Springs, Colorado - Dorchester
- Fountain, Colorado – Lorraine Center
- Colorado Springs, Colorado – Concrete Coyote







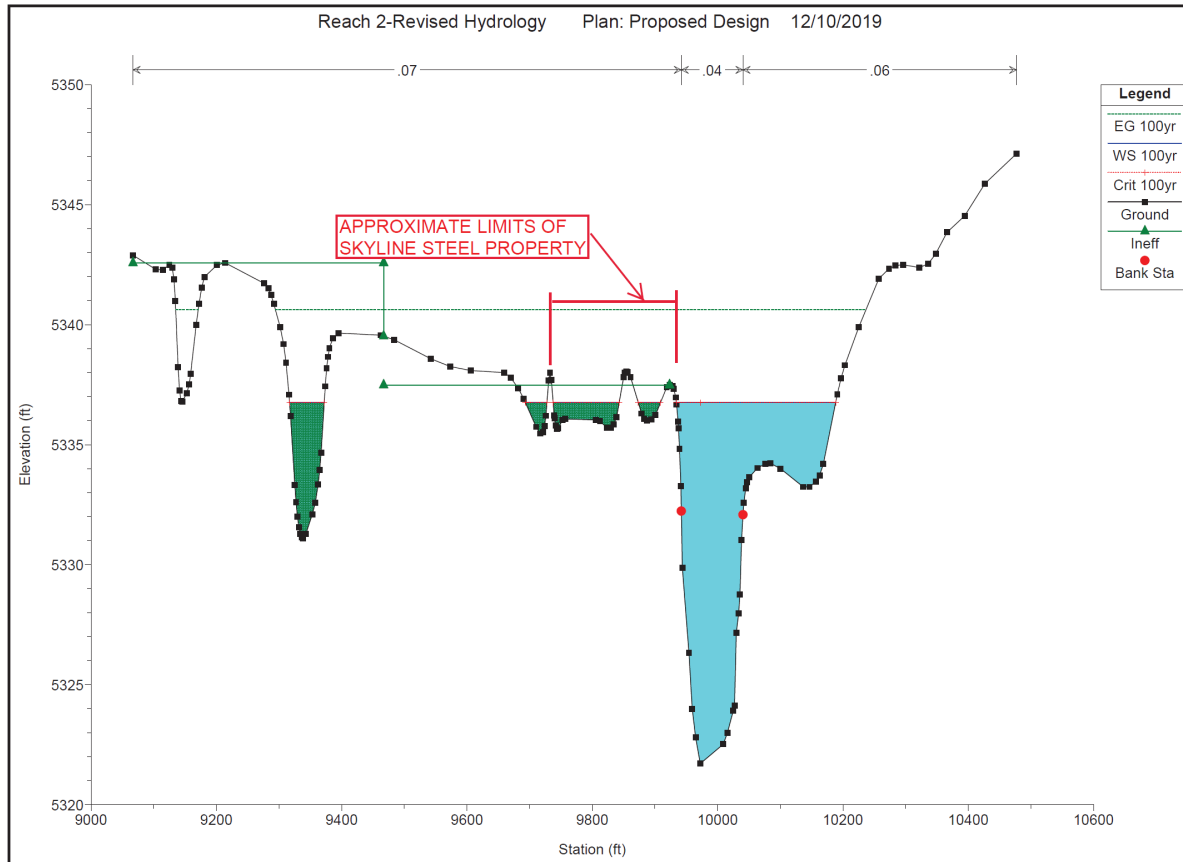








# Cross Section 4230.51 - East End of Skyline Steel Property







Legacy Loop /  
Fountain Creek

Dorchester  
Park Property





# DRAFT

## Potential Reuse Ideas





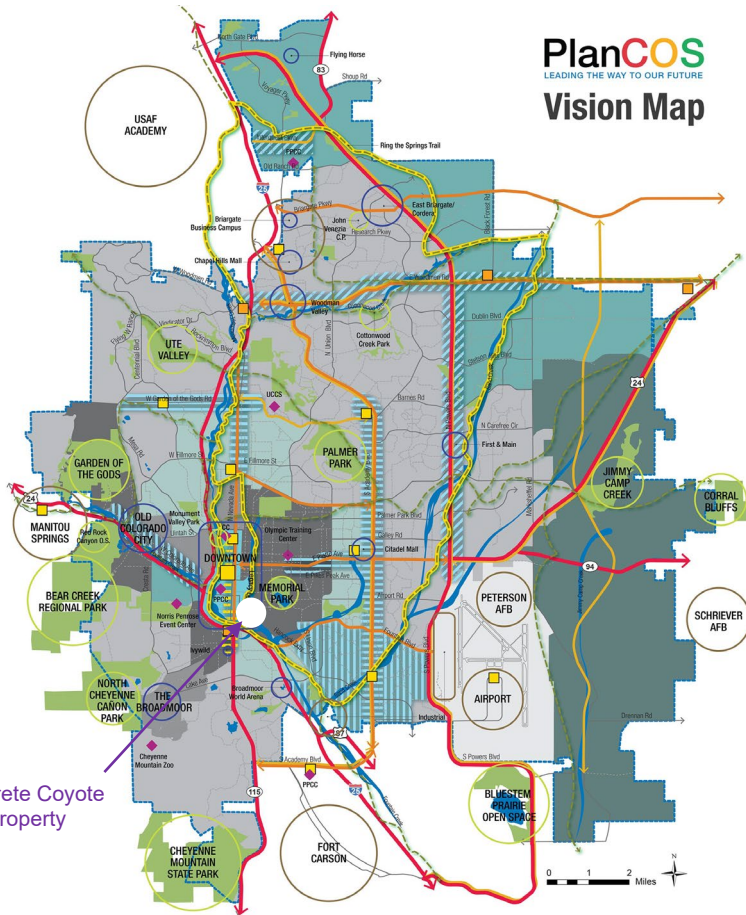




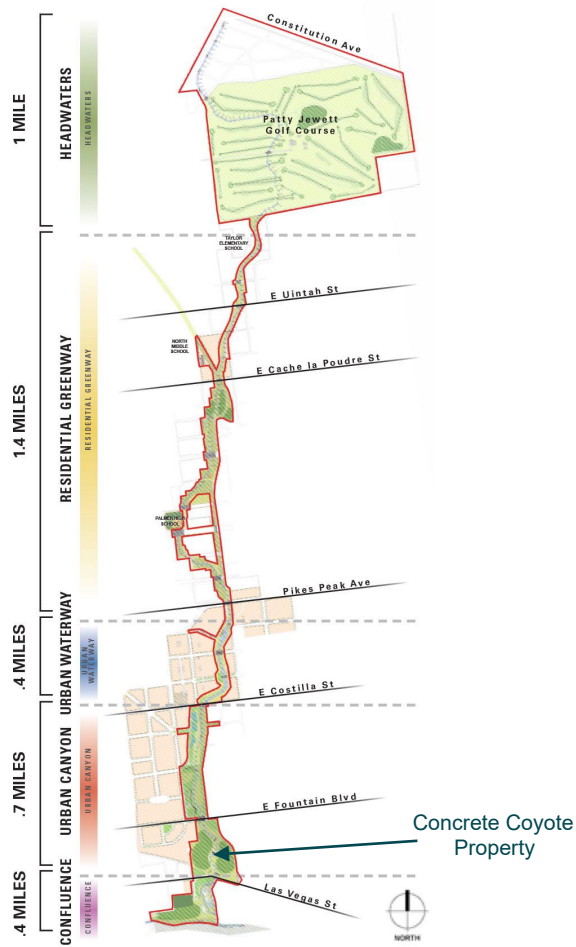
# PlanCOS

LEADING THE WAY TO OUR FUTURE

## Vision Map

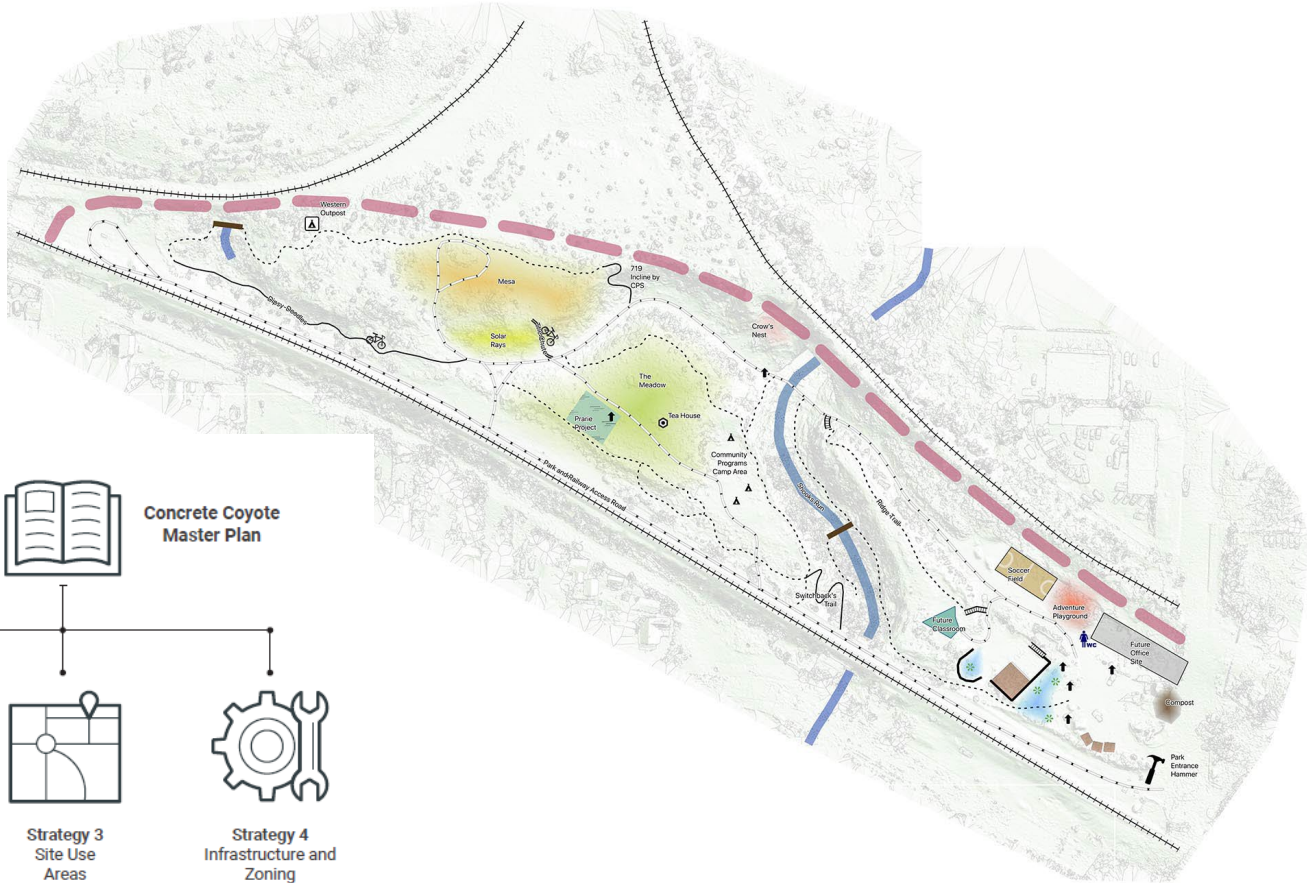
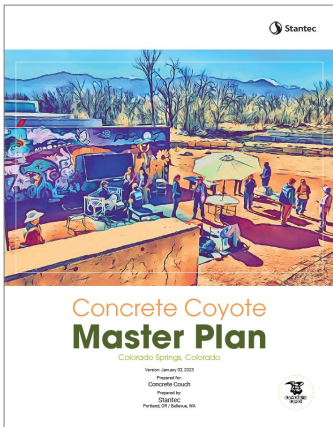


Concrete Coyote Property



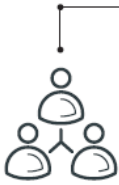
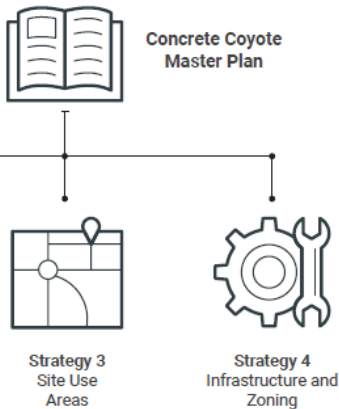
Concrete Coyote Property





### Site Reuse Strategies

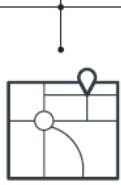
The Master Plan will be supported by four (4) individual strategies that support property reuse and programming activities. These are described in the subsequent sections; the diagram below illustrates how the Master Plan and its associated strategies interrelate.



**Strategy 1**  
Partnership  
Arrangement



**Strategy 2**  
Enrichment  
Programming



**Strategy 3**  
Site Use  
Areas



**Strategy 4**  
Infrastructure and  
Zoning



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## Discussion

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