



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

# Redevelopment In Historic Mining Communities

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# REDEVELOPMENT HISTORIC MINING TOWNS

**Colorado Brownfields Conference**  
**May 1, 2024**

**DO-ER.**  
DOWNTOWN  
COLORADO  
inc.



# ABOUT DOWNTOWN COLORADO, INC.

Colorado's Downtown Champion since 1982

We are the Doers.

We are committed to building downtowns that are prosperous, equitable, creative, and welcoming. United in cause, we are Colorado's downtown champions.

Downtown Colorado, Inc. provides five core services to organizations and individuals engaged in downtown + commercial district development:

- Advisory Services
  - Educational Events
  - Advocacy and Information
  - BID, DDA, URA Formation+ Training Assistance
  - Colorado Challenge Program
- 

# PROGRAMS



## **MEMBERSHIP**

We are a clearing house of resources for local governments, quasi-governmental, and nonprofit and private sector partners serving as champions for town centers, commercial districts, and downtowns.



## **ADVISORY SERVICES**

When our members have a challenge, they call on DCI to investigate and develop a plan of action



## **TAX INCREMENT FINANCING**

We provide education, best practices, and network connections to Colorado's downtown development authorities (DDAs) + urban renewal authorities (URAs)



## **IN THE GAME + OTHER COOL EVENTS**

We convene members and partners to engage, learn, and play together through educational and fun events.



## **COLORADO CHALLENGE ACCELERATOR PROGRAM**

We help turn challenges to opportunities and investigate how to get your projects done.



“PEOPLE ARE LONGING  
FOR A PLACE NOT ONLY  
TO LIVE, BUT ALSO TO  
LOVE.”

Peter  
Kageyama



# PURPOSE TODAY

Explore Erie + Louisville Case Studies

- Impacts
  - Vision
  - Financing
  - Remediation
  - Current Status
- 
- 



# IMPACTS OF MINING

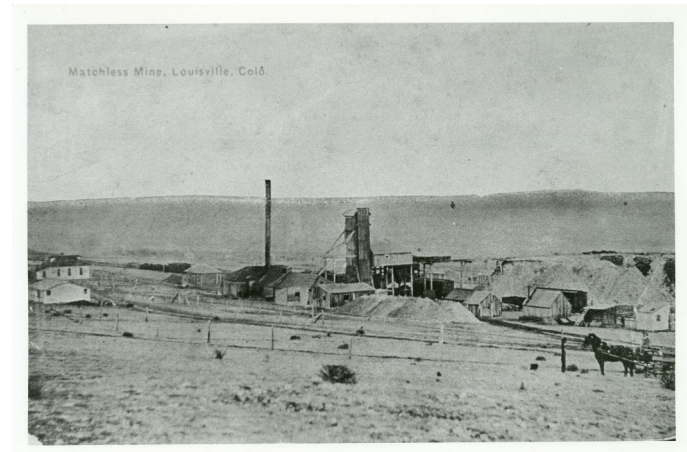



# Louisville Mining History





# Louisville Mining History





**1877** - Louis Nawatny, working for Charles C. Welch, opens the Welch Coal Mine, the first of over 20 mines that will operate in the Louisville area.

**1878** - Louisville is founded when Louis Nawatny purchases 30 acres of land from the US government and plats the town of Louisville, naming the town after himself.

**1880** - The Welch Mine is the largest coal mine in the state. But by the end of the decade, Louisville miners are locked in conflict with profit-seeking investors over workers' rights and the stress of a volatile coal market.

**1890** - The opening of new mines means demand for new workers. The creation of numerous independent mine companies means Louisville resists becoming a company town and instead is able to establish a business district with family-owned shops and services.

**1900** - Electricity comes to Louisville and plays an important role in connecting the growing town to neighboring coal towns, Boulder, and Denver.

**1910** - Increasing tensions between coal miners and distant mine owners leads to the rise of labor unions. Beginning with the Long Strike and ending with World War I and the 1918 influenza epidemic, Louisville is pulled into national events and their consequences.

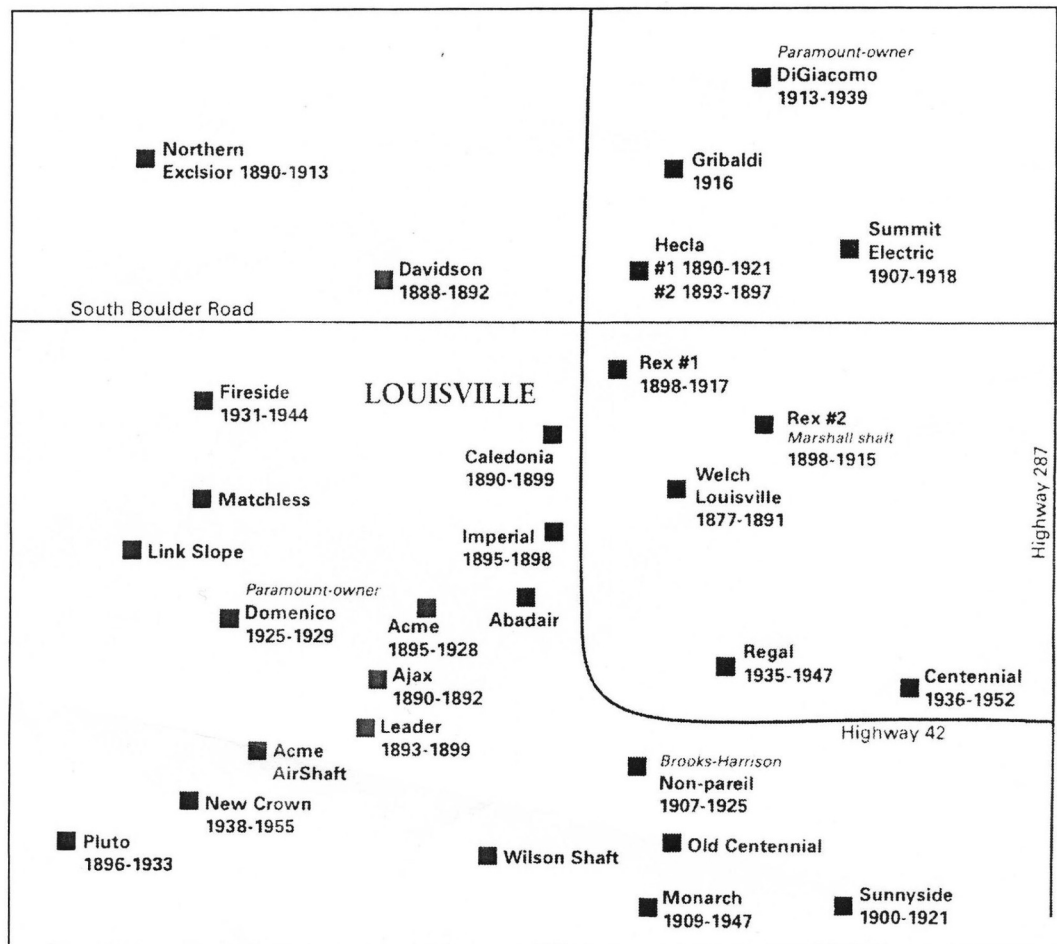
**1950** - 1950 - As the last mines close, Louisville is faced with transitioning from the end of the coal mining era to a bedroom community for the nearby Rocky Flats Nuclear Facility.

**1955** - The last mine closes in Louisville.

## Louisville Mining History





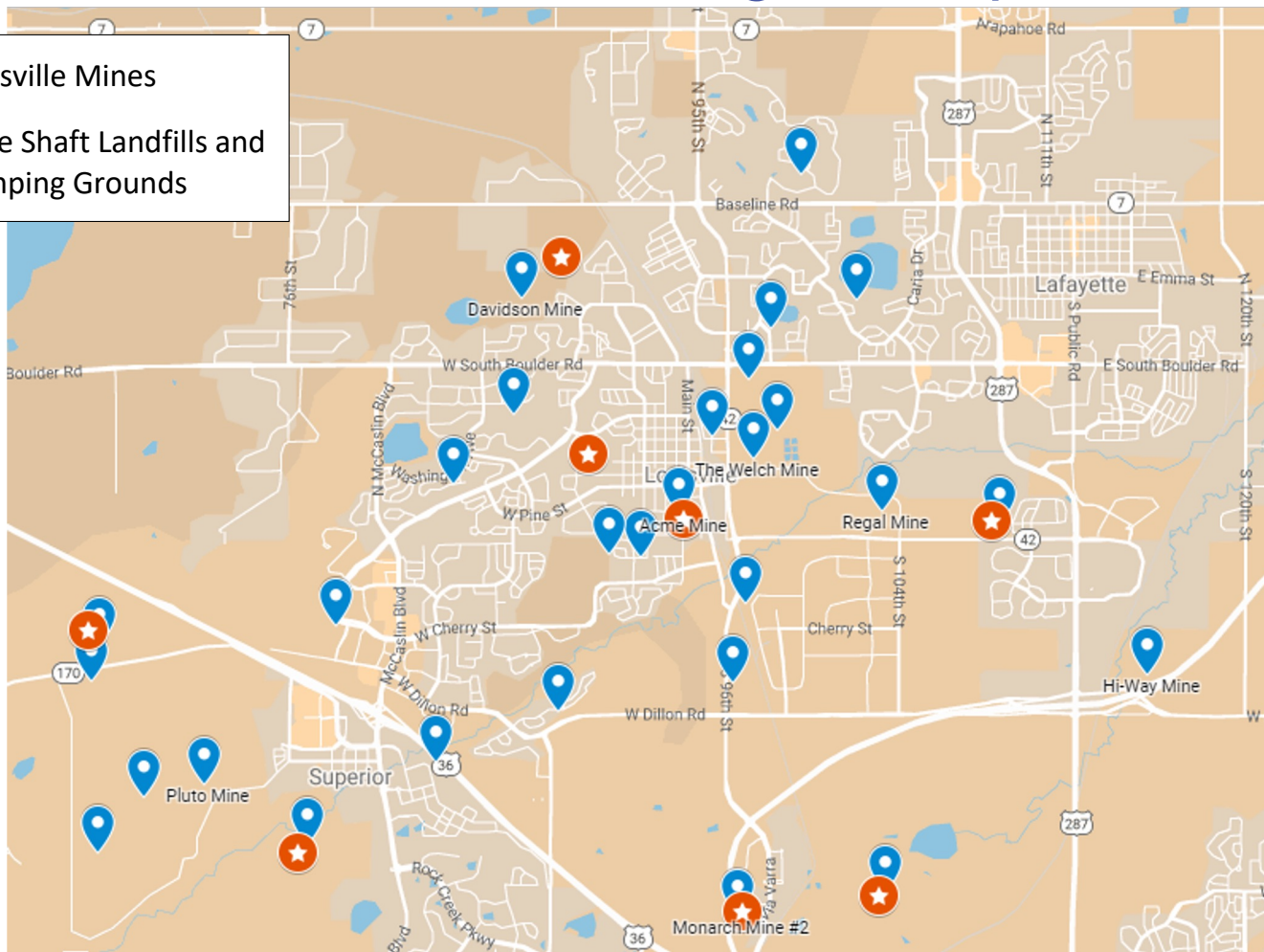
# Louisville Mining History



Coal Mines in the Louisville District.

# Louisville Mining History

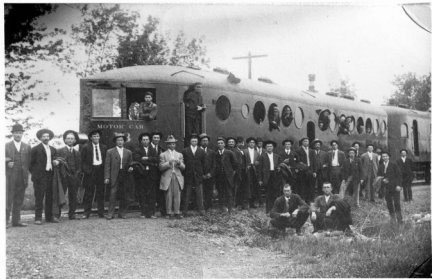
-  Louisville Mines
-  Mine Shaft Landfills and Dumping Grounds



# Erie Mining History



# Erie Mining History



# Erie Mining History

***Mining was the most significant industry in 19th- and early 20th-century Colorado.***

***What spurred the advance of coal mining was the revitalization of metal mining in the late 1860s, coupled with the first railroad construction in Colorado.***

**1871** - Original plat for Erie was filed, following the establishment of the Briggs Mine, the first commercial coal mine in Weld County. The Boulder Valley Railroad laid track to the new town of Erie and stimulated development of the Northern Coalfield. Soon, coal from Erie was being shipped by rail to Denver and as far east as Kansas City. The Boulder Valley Mine became Colorado's largest producer for a time, and the coal industry grew strongly, based on the renewed output from the field. Erie became the most important coal town in Colorado.

**1874** - The Town of Erie was laid out and incorporated on November 16, 1874.

**1877** - Erie's population is about 600. Coal miners strike in Erie, beginning the 'Erie War'.

**1910** - Northern Coal Fields labor strikes close all mines of the Northern Colorado coal fields. The strike lasts for four years. At its peak, there were 38 coal mines in what is now the Town of Erie.

**1946** - The Columbine Mine closes. The demand for coal is dropping nationwide.

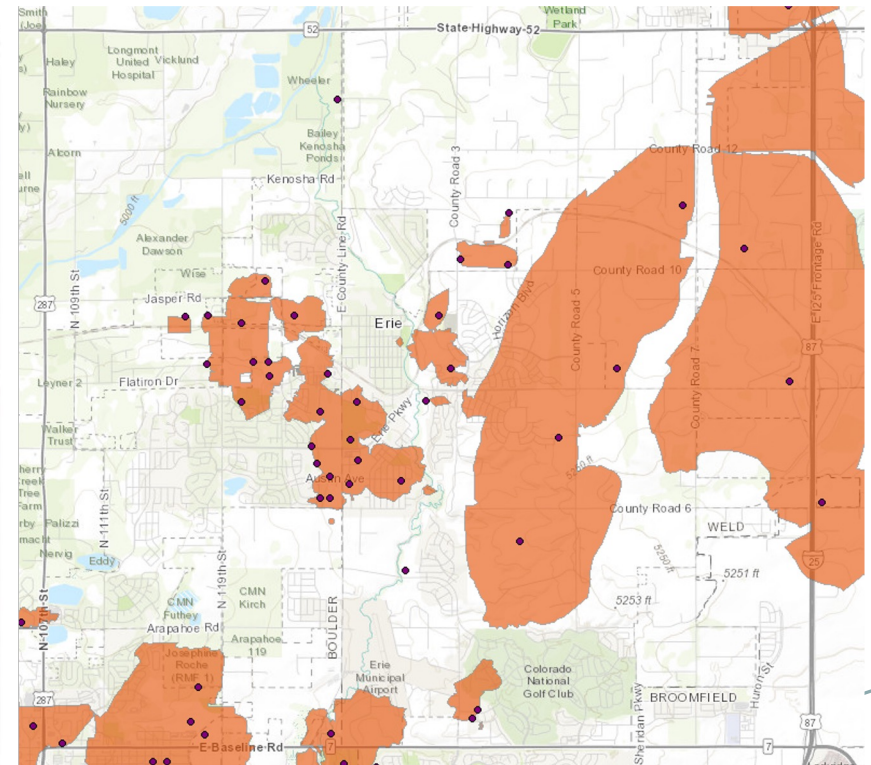
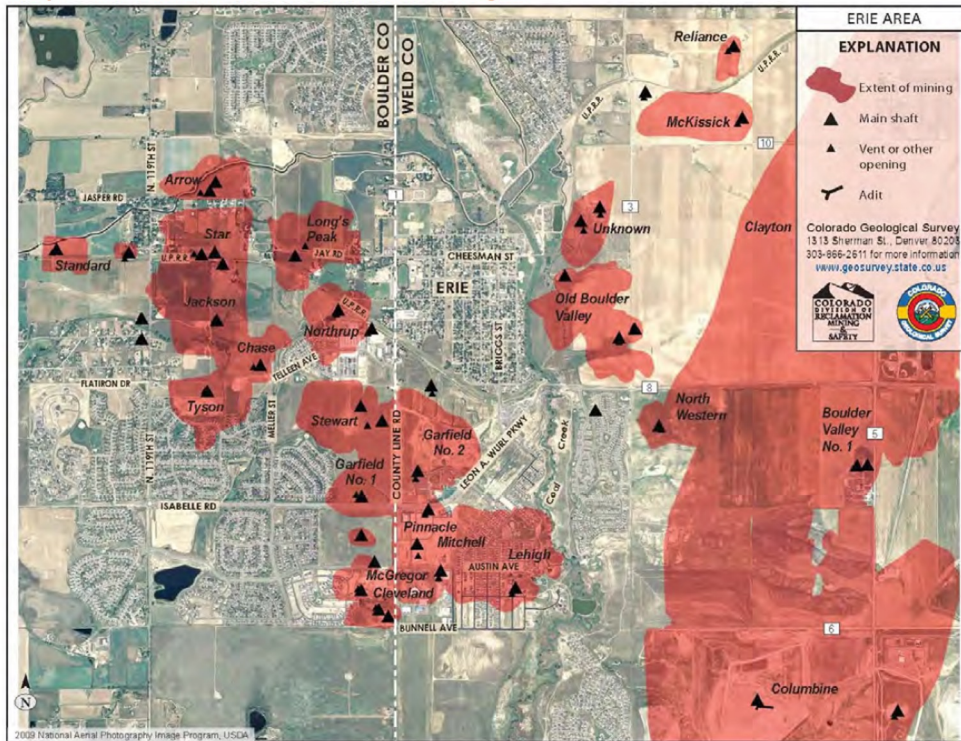
**1978** - One of the last operating mines in the Erie area, the Eagle Mine, discontinues operations.

**2000** - Erie's street paving is completed and a Coal Miner Memorial was dedicated in front of Town Hall in memory of the Coal Miners of Erie and the Northern Coal fields.



# Erie Mining History

Map 7-4 Former Mine Locations in the Erie Region





# Erie Mining History



Historical population		
Census	Pop.	%±
1880	358	—
1890	662	84.9%
1900	697	5.3%
1910	596	-14.5%
1920	697	16.9%
1930	930	33.4%
1940	1,019	9.6%
1950	937	-8.0%
1960	875	-6.6%
1970	1,090	24.6%
1980	1,254	15.0%
1990	1,258	0.3%
2000	6,291	400.1%
2010	18,135	188.3%
2020	30,038	65.6%

U.S. Decennial Census

**2023: 36,835**



# COMMUNITY VISION



# DELO, LOUISVILLE



Downtown Louisville



South Street Gateway

DELO, LOUISVILLE



Illustrative Master Plan



# PD Development Guide

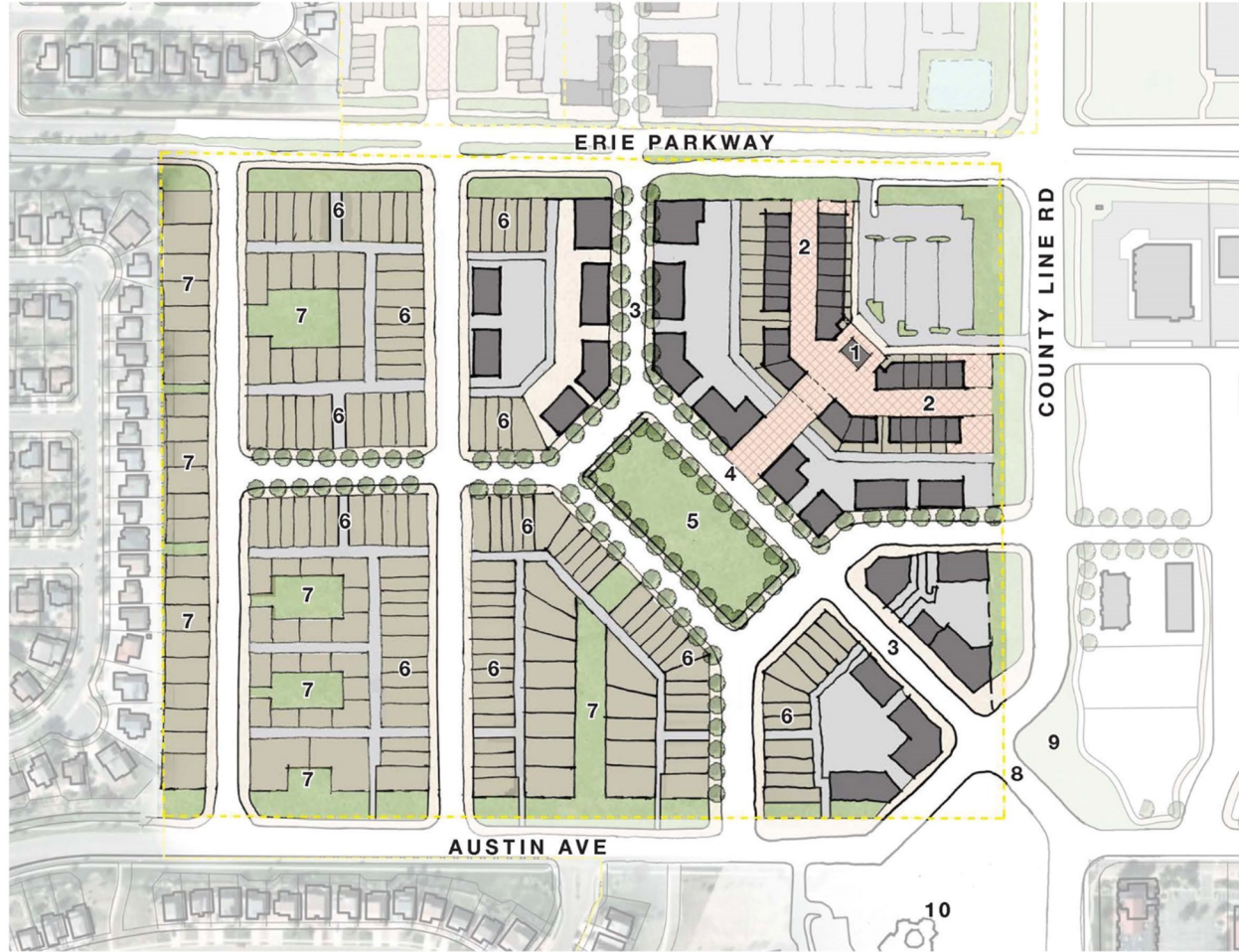
## Illustrative Parcel 3 Annotations - Four Corners / Foundry Builders



Above: Option B - The Peel Southern Gateway Roundabout

### Legend

- 1 Entertainment Spaces
- 2 Commercial and Cultural Incubator Spaces
- 3 The Peel
- 4 Transit Stop
- 5 Neighborhood Park with Informal Playing Fields
- 6 Multifamily Housing (may include more than one building type; refer to PD Development Guide)
- 7 Single Family Housing (may include more than one building type; refer to PD Development Guide)
- 8 The Peel Southern Gateway
- 9 expERIENCE Signage
- 10 St. Luke Orthodox Church



## PD Development Guide

### Parcel 3 Illustration - Commercial and Cultural Incubator Spaces

This Rendering is for  
Illustrative Purposes Only



Erie Town Center



**ERIE TOWN CENTER**  
FOUR CORNERS

**FOUR CORNERS  
BUSINESS IMPROVEMENT DISTRICT**

-  Business Improvement District
-  Metropolitan District
-  Exclusion Area

Photo Date: March 31, 2022

Zoom Aerial Photos.com  
303-693-3303









# PROJECT FINANCING

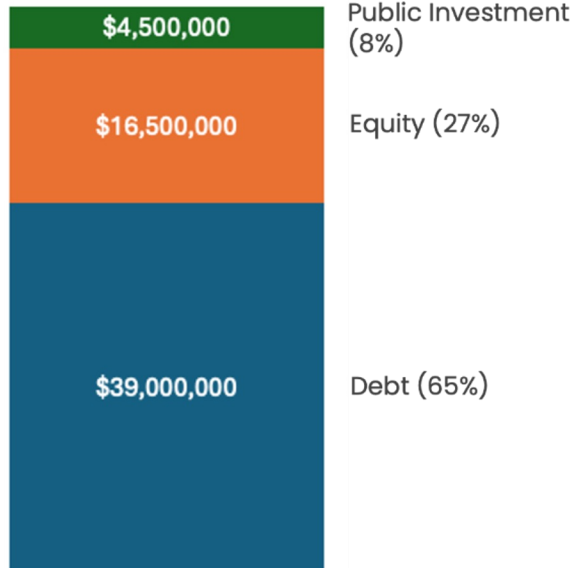




# Project Financing

## DELO, LOUISVILLE

### Capital Stack



### Public – Private Partnership

- \$60M Investment
- \$4.5M Urban Renewal Bonds for public infrastructure
- Pedestrian plaza, South Street Pedestrian Gateway, Cannon Street Woonerf, Nawatny Greenway
- City-funded \$3.1M pedestrian underpass under BNSF railroad connecting Downtown Louisville and DeLo
- 77 new public parking spaces



# Exceptional Infrastructure and Public Amenities

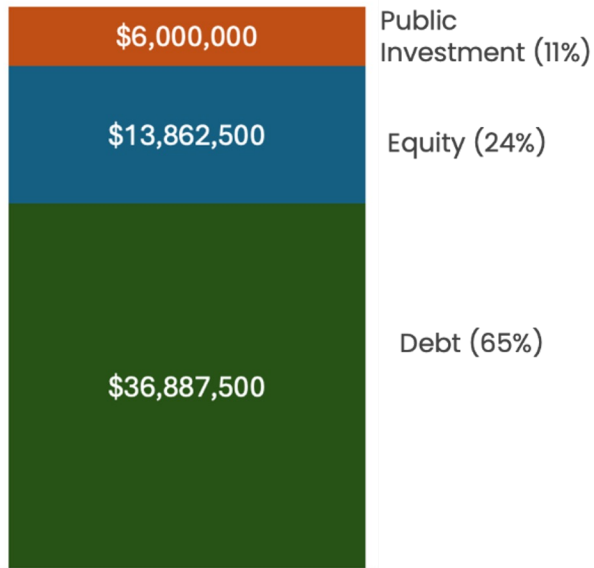




# Project Financing

## ERIE TOWN CENTER

### Capital Stack



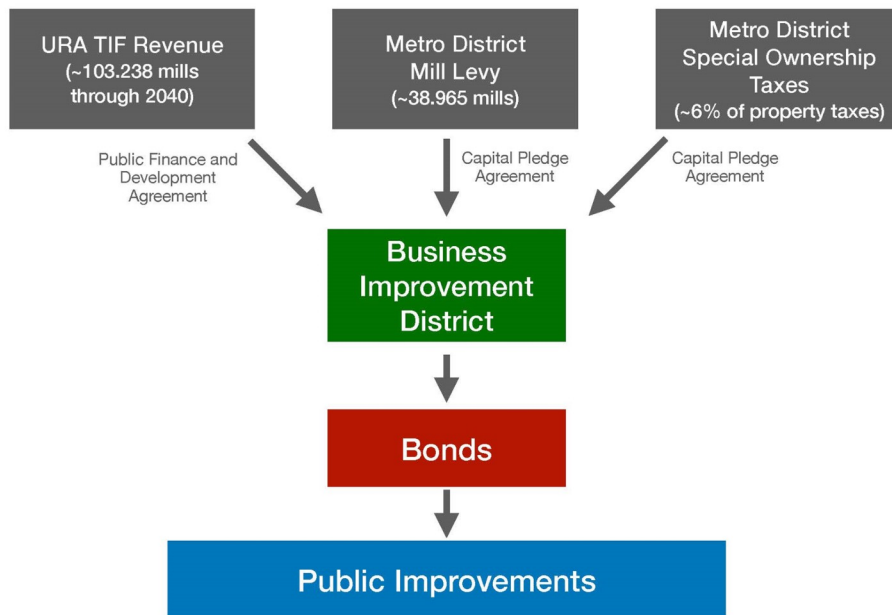
### Public – Private Partnership

- \$57M Investment (Town Center – commercial / mixed use)
- Urban Renewal District, Metro District, BID
- Pedestrian promenade, entertainment, amenity spaces
- Innovative green infrastructure – StormTech underground stormwater detention





# FOUR CORNERS BID FLOW OF FUNDS



## Exhibit D

### Eligible Public Improvements

ERIE FOUR CORNERS PROJECT TOTAL	Total
GENERAL	\$2,343,664
CONTRACTOR SUPPLIED SERVICES	\$13,500
EROSION CONTROL	\$108,148
EARTHWORK/REMOVALS	\$483,675
WET UTILITIES	\$4,204,346
UNDERGROUND DETENTION	\$2,722,901
SITE CONCRETE	\$2,100,971
ASPHALT PAVING	\$1,230,112
LANDSCAPING	\$359,210
ELECTRICAL	\$384,000
CENTRAL COMMUNITY PARK	\$316,570
LOCAL ROADS	\$1,119,770
LOCAL ROADS - WET UTILITIES	\$1,160,973
ERIE PARKWAY IMPROVEMENTS	\$708,029
COUNTY LINE ROAD IMPROVEMENTS	\$445,547
LAND ROW DEDICATED TO ERIE	\$4,246,649
RAW WATER FEE	\$5,715,849
BONDS - CAPITALIZED INTEREST	\$4,665,375
BONDS - SURPLUS DEPOSIT	\$2,343,000
BONDS - COST OF ISSUANCE	\$888,000
BONDS - ROUNDING	\$3,625
<b>TOTAL</b>	<b>\$35,563,912</b>

Total Funding Obligation of Authority is limited to \$35,000,000.



# REMEDICATION





**DELO, LOUISVILLE**

**delo**

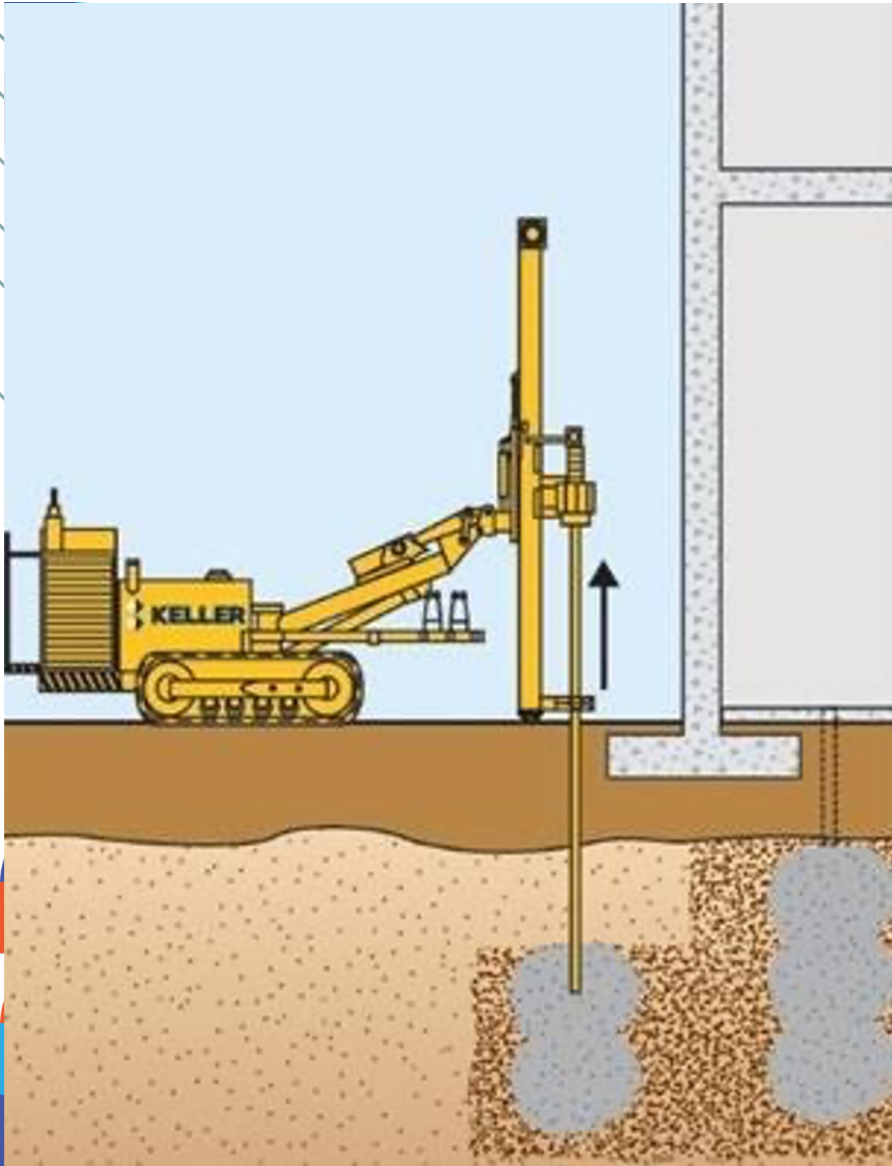


### **Geotechnical Concerns**

- Former concrete batch plant
- Issues: undocumented fill, expansive soil, collapsible soil and expansive bedrock
- Sub-excavation and fill replacement, post tension slab on grade foundations
- Mitigation cost over \$500,000

### **Mine Mitigation Void Fill Compaction Grouting**

- Rex No. 1 Coal Mine (1912-1947)
- Subsidence risk
- Drilled 100 feet below bedrock and filled voided space until maximum grout pressure 150-250 psi was reached
- Extended time frame (3 months)
- Costs exceeding \$1 Million

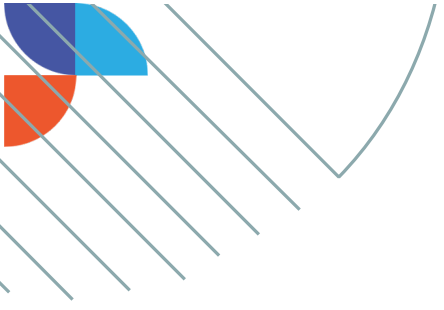


## ERIE TOWN CENTER AT FOUR CORNERS

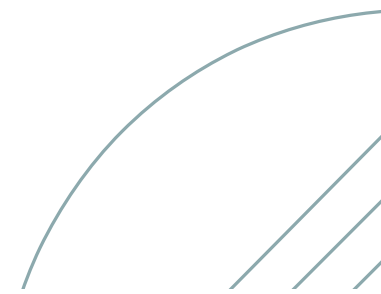
### Mine Shaft Mitigation Void Fill Compaction Grouting

- Former coal mining - Marfel and Pinnacle Mines
- Drilled 90-100 feet in mineshafts to reach void space
- Grout mixture of cement, water and aggregate
- \$350,000 cost
- 40-foot radius buffer around mine shafts





# CURRENT PROJECT STATUS



# DeLo

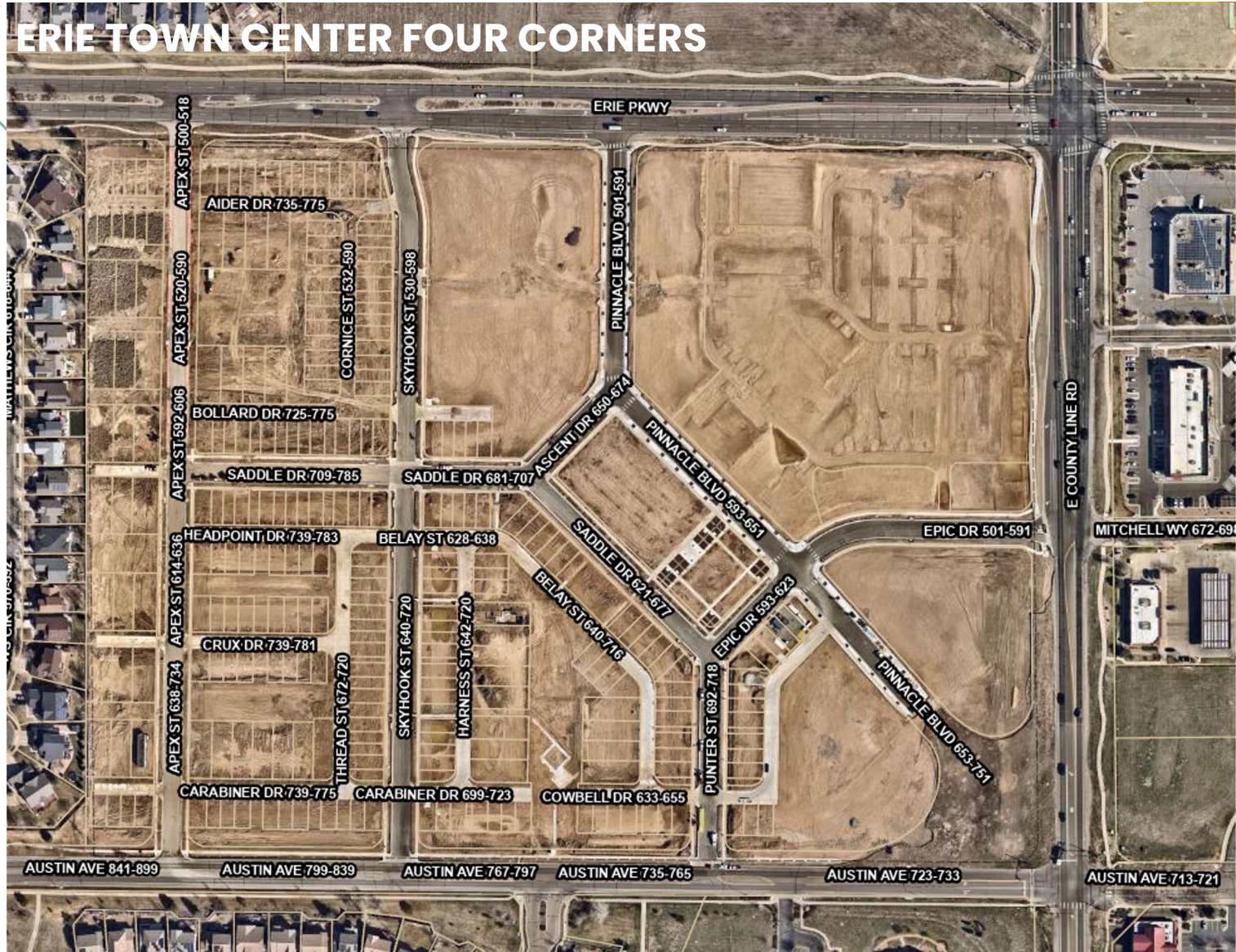
- 190 residential units
  - 60 townhomes
  - 130 apartments
- 31,066 sf of office / restaurant / retail uses
- City-owned greenway
- True public-private partnership
  - tax-incentive financing
  - regionally based infrastructure improvements strategy with the implementation of Urban Renewal Authority funding,
  - off-site improvements to minimize adverse development impacts.



# DOWNTOWN EAST LOUISVILLE



# ERIE TOWN CENTER FOUR CORNERS



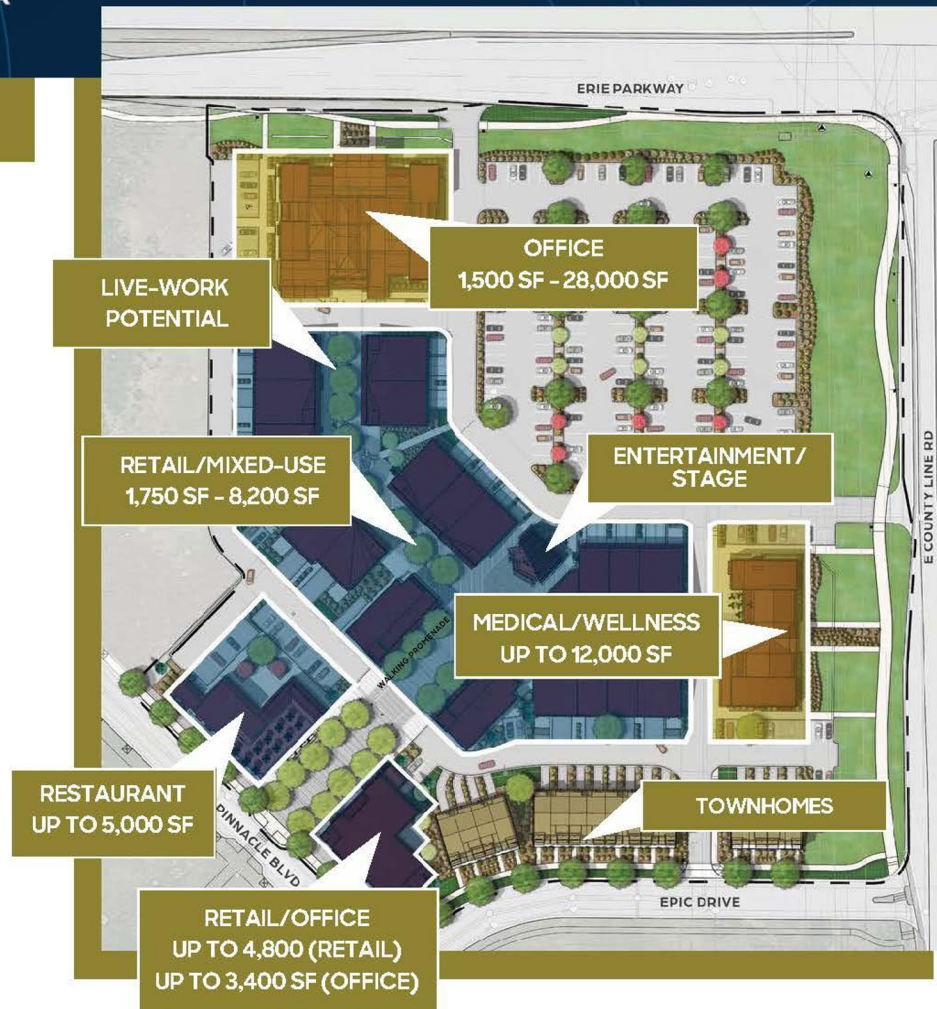


**ERIE TOWN CENTER**  
FOUR CORNERS

## COMMERCIAL SITE PLAN

TYPE	TOTAL SF
RETAIL/FLEX	48,500
OFFICE	31,500
RESTAURANT	5,000
MEDICAL/WELLNESS	12,000
<b>TOTAL</b>	<b>97,000</b>

Erie Town Center Four Corners is an essential part of the larger Town Center development, which will create a new geographic center in the Town of Erie and provide a unique, marketable destination. As a highly amenitized, walkable community, Four Corners will accommodate a wide range of experiences, including recreation, retail, work, and entertainment. The array of potential experiences is supported by the flexibility in the site design that enables varied programming and spaces fitted for multipurpose activation. Commercial spaces are both for sale and for lease with flexible footprints.



Site plan is conceptual.

# ERIE TOWN CENTER FOUR CORNERS





# ERIE TOWN CENTER FOUR CORNERS





**Q + A**





# UPCOMING EVENTS



- May 2** **2024 Co Brownfields Communities Grant Writing Workshop**
- May 6-10** Economic Development Week
- May 8** **Intro to the Colorado Challenge Accelerator Program**
- May 8** Planning with Creative Corridors, Colorado Creative Industry
- June 14** Retail Strategies + Cross Collaboration, Grand Junction
- June 18** TIF Markets + Legislative Updates, Colorado Municipal League
- June 20** Tiny Town Solutions, Colorado Municipal League
- Aug 22** Metro Mobile Tour
- Oct 24** **Annual Tax Increment Finance Summit, Pueblo**



# UPCOMING WEBINARS

## May

- Economic Development Week
- Recruiting Retail

## June

- Defining the Strategy to Boost Community Buy In
- Shaping Policy to Fit the Community Vision

## July

- Project Financing
- Getting Creative with your Capital Stack

## August

- Public-Private Partnerships
- Small but Mighty Development



**DOWNTOWN  
COLORADO**  
— inc.





# CONTACT DOWNTOWN COLORADO, INC.

## **WEBSITE**

[www.DowntownColoradoInc.org](http://www.DowntownColoradoInc.org)

## **EMAIL ADDRESS**

[outreach@downtowncoloradoinc.org](mailto:outreach@downtowncoloradoinc.org)

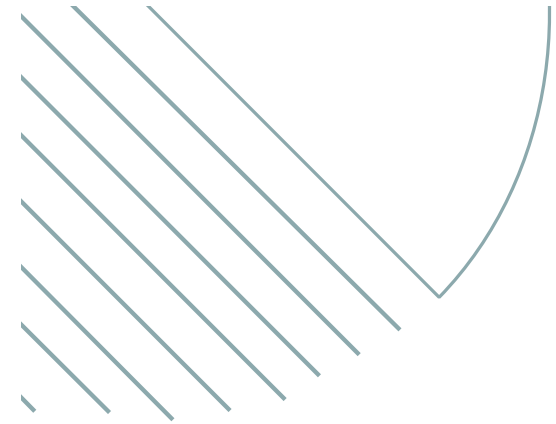
## **PHONE NUMBER**

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## **FAX**

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**THANK YOU**

[www.downtowncoloradoinc.org](http://www.downtowncoloradoinc.org)

