



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

# PUTTING IT ALL TOGETHER:

A COMPREHENSIVE LOOK AT BROWNFIELDS PARTNERSHIPS, INVESTMENTS & RETURNS

*RICK HARRMANN - CAÑON CITY*  
*DAVE LANEY - STANTEC*

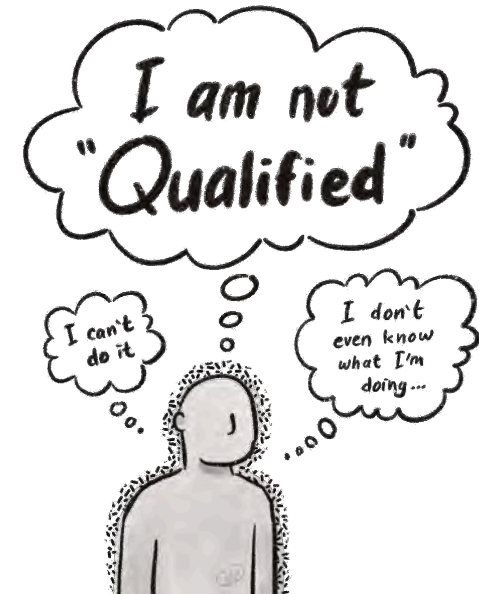


# BROWNFIELDS

## WHO'S JOB IS IT ANYWAY?



**BROWNFIELDS AND  
LAND REVITALIZATION**



## ECONOMIC DEVELOPMENT

Balances Risk between Developer/Investor & Municipality

- **Developers/Investors** assess risk and evaluate whether the benefits outweigh those risks'
- **Municipalities** avoid Risk and tend to pass it on to the developers/investors.

Brownfields provide a means for communities to help assess the potential environmental risks of developing property, thereby removing a level of uncertainty.



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The *Unknown* in development is very costly and can derail development. Brownfields help us identify and quantify those unknowns.



# SNAPSHOT History and Current Conditions



KNOW YOUR COMMUNITY



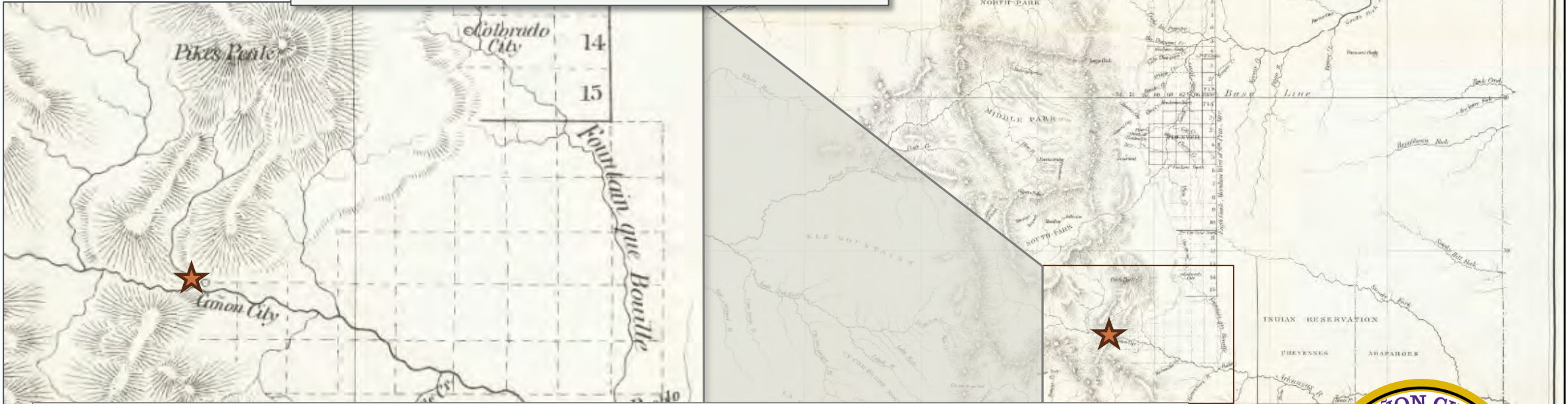
- First Claimed 1858
- Claim Jumped 1859
- **Founded March 13, 1860**
- **Incorporated 1872**

MAP OF COLORADO TERRITORY,

Compiled from Government Maps & actual Surveys.  
MADE IN 1861.

Denver City, Nov. 1, 1862

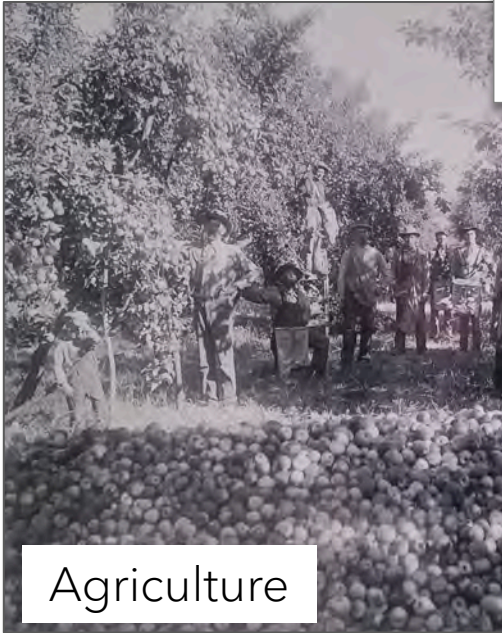
Francis M. Case, Surveyor-General



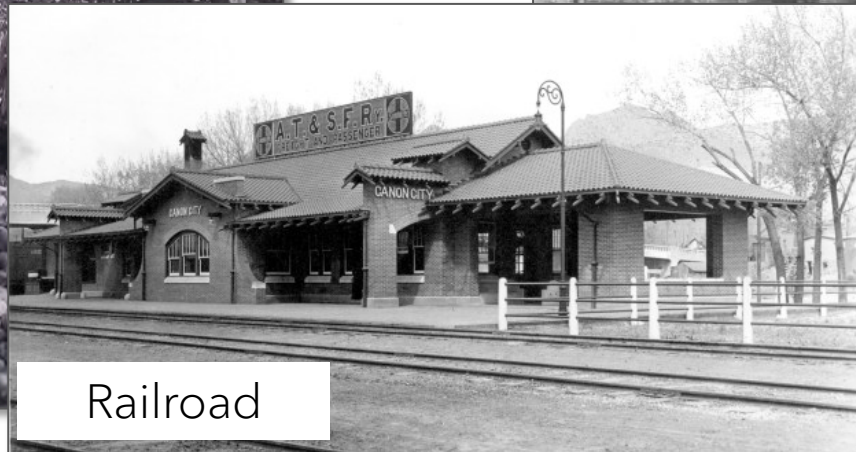
Municipality	Type of government	County	2020 Population	Date of incorporation
Denver	Consolidated city and county	Denver	715,522	December 3, 1859
Georgetown	Territorial charter municipality	Clear Creek	1,118	January 10, 1868
Golden	Home rule city	Jefferson	20,399	January 2, 1871
Boulder	Home rule city	Boulder	108,250	November 4, 1871
Cañon City	Home rule city	Fremont	17,141	April 3, 1872



Cañon City was a commercial hub for mining communities in Pikes Peak and Upper Arkansas River regions.



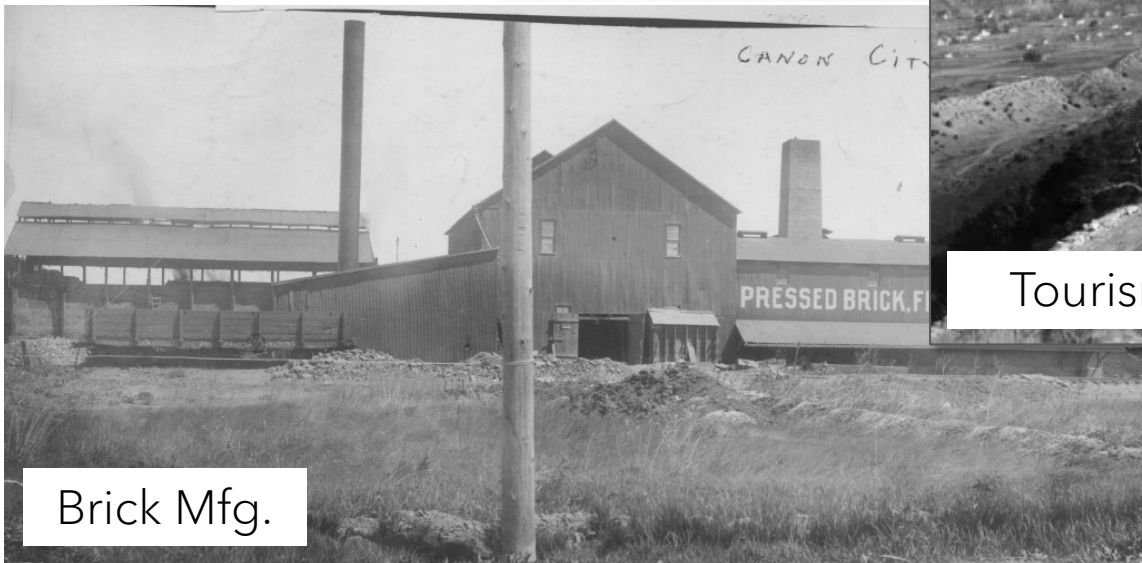
Agriculture



Railroad



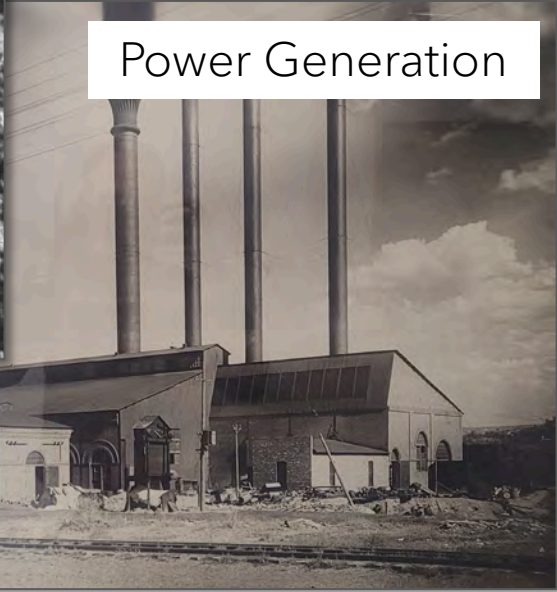
Mining



Brick Mfg.



Tourism



Power Generation



# TOURISM



These attractions call Cañon City home...

As do these outdoor recreation adventures...

LIVE. WORK. PLAY.



<https://royalgorgeregion.com/>



# Current Industry Characteristic

### Industry Characteristics

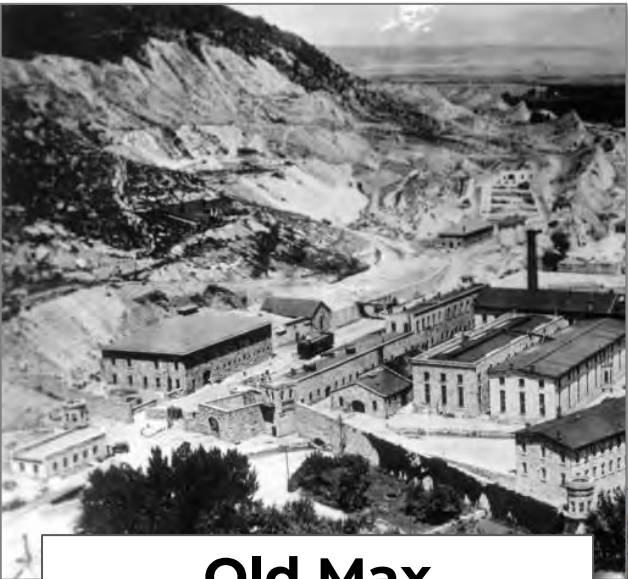
Data Sortable by Column (click headers)

Industry	2023 Jobs	2022 Average Earnings Per Worker	2023 LQ (Industry Concentration)	2018-2023 % Change in Jobs	2022 GRP
Government	5,192	\$83,075			
Health Care and Social Assistance	2,453	\$50,628			
Retail Trade	2,186	\$34,889	1.15	-0.24%	124.44M
Construction	1,508	\$59,746	1.23	10.48%	106.89M
Accommodation and Food Services	1,411	\$24,038	0.96	10.17%	56.62M
Transportation and Warehousing	1,152	\$30,483	0.99	39.44%	41.11M
Other Services (except Public Administration)	1,031	\$28,303	0.89	6.76%	31.67M
Agriculture, Forestry, Fishing and Hunting	981	\$20,134	2.79	2.16%	28.81M
Real Estate and Rental and Leasing	957	\$43,461	0.79	25.63%	50.72M
Professional, Scientific, and Technical Services	840	\$60,432	0.53	32.61%	60.21M

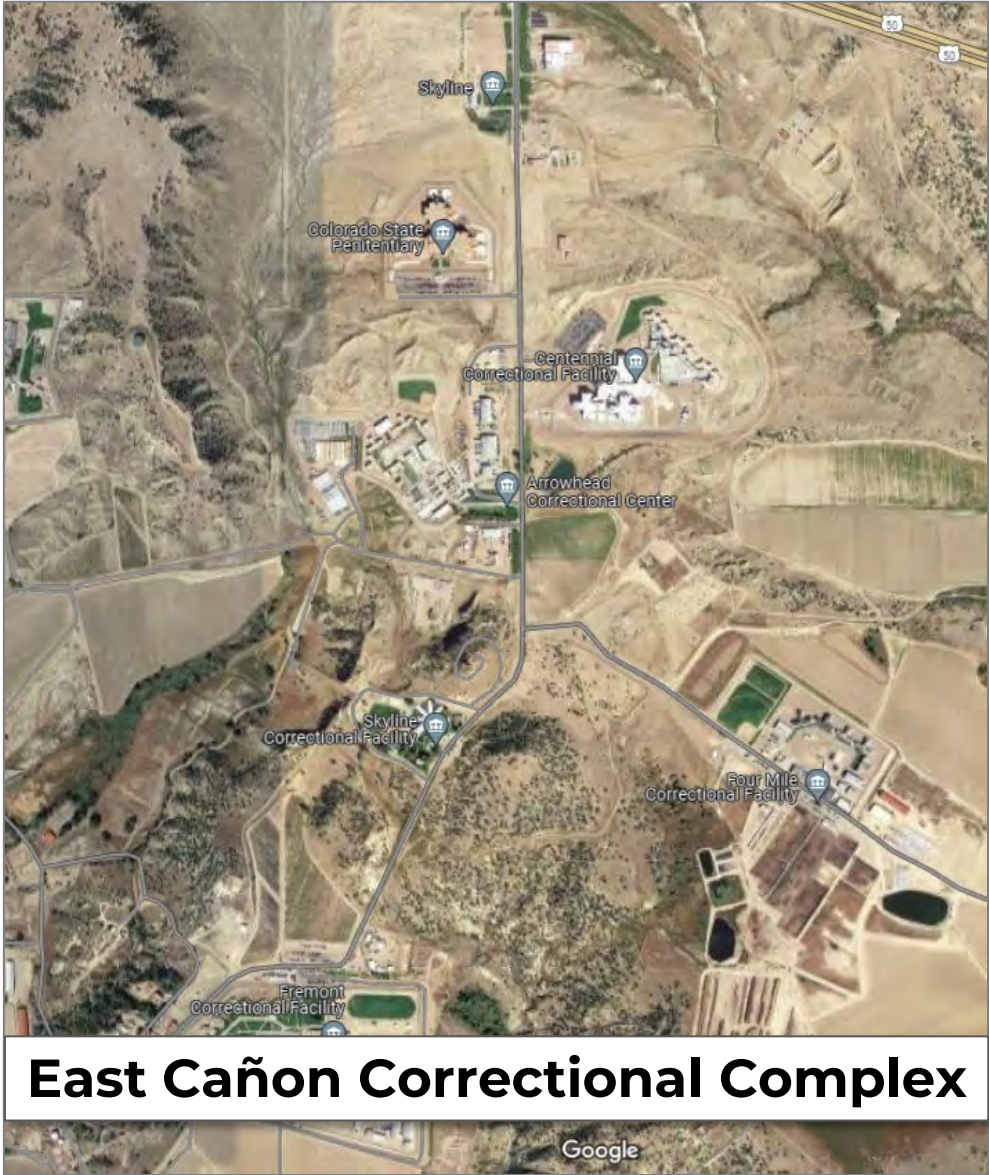
**TAX EXEMPT**

# However, these call Cañon City home as well...

raising some interesting economic development questions.



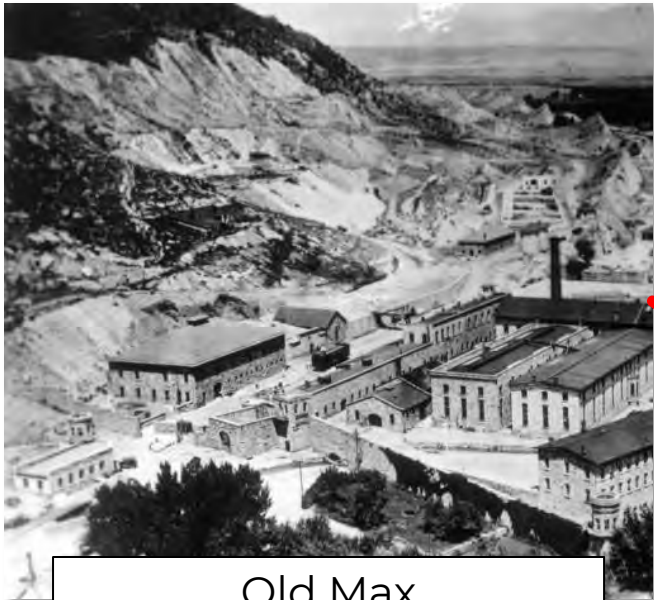
**Old Max**



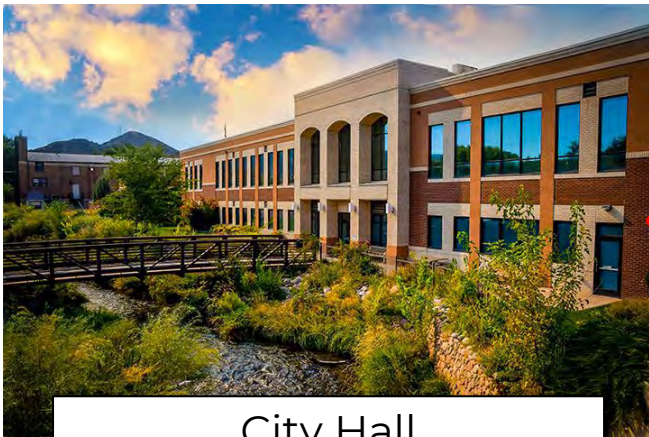
**East Cañon Correctional Complex**

Google

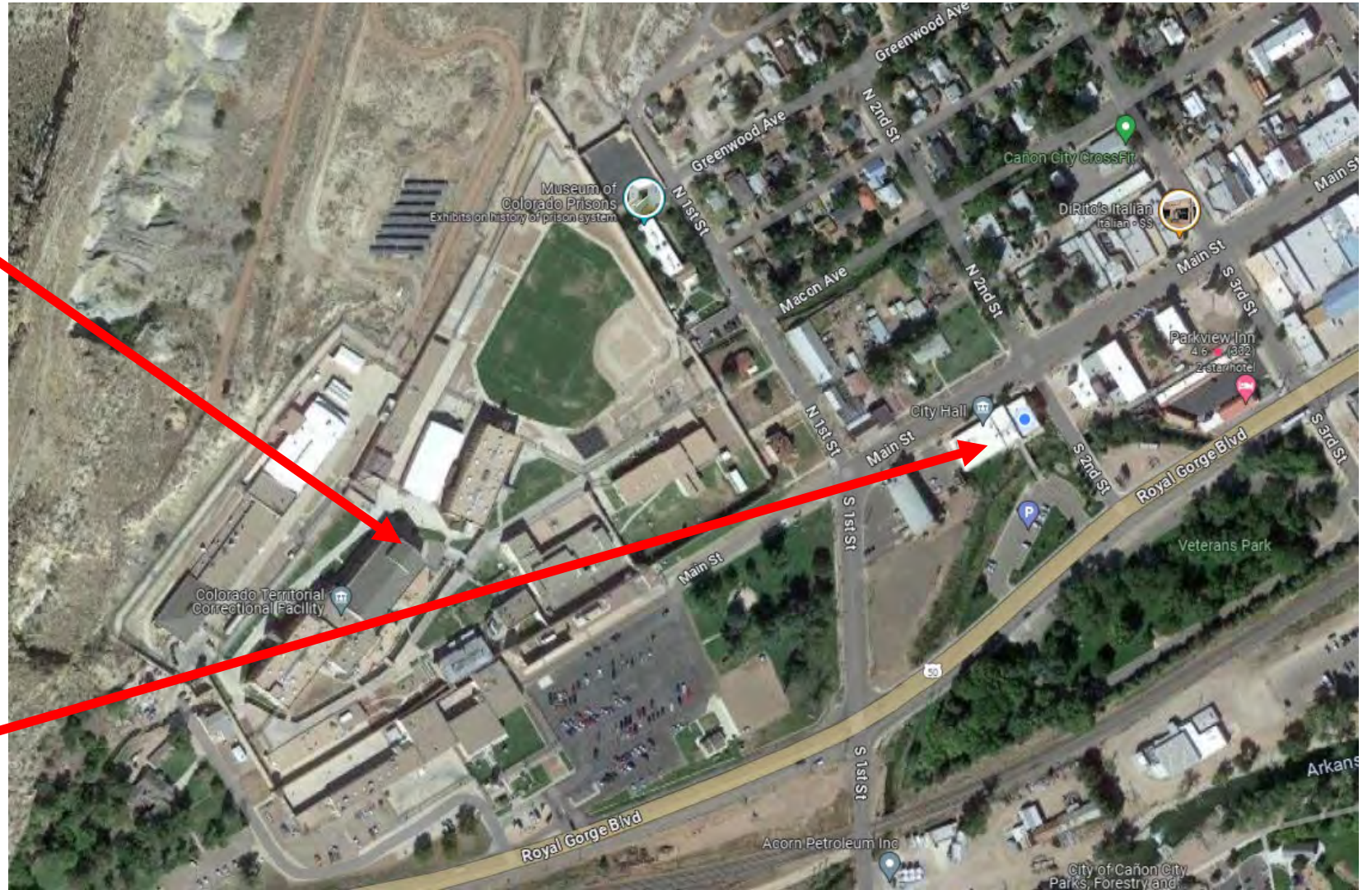
# What? A prison on Main Street?



Old Max



City Hall



# Historic Downtown

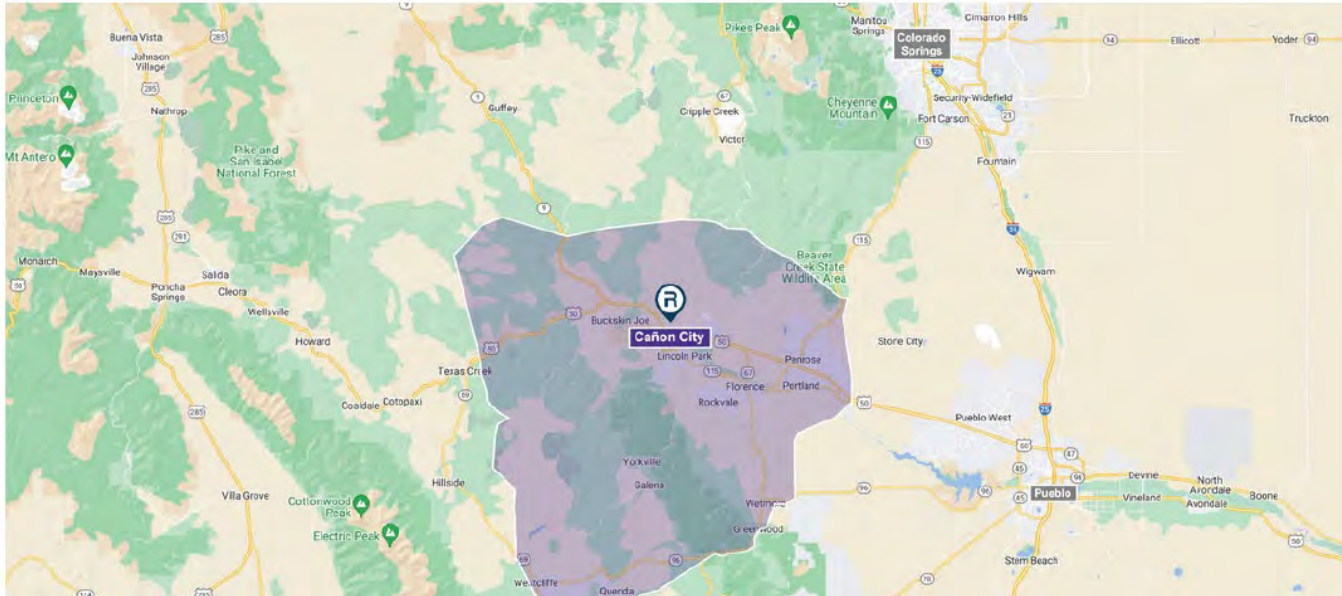
GOOD

BONES



## Retail Trade Area • Demographic Snapshot

Cañon City, Colorado

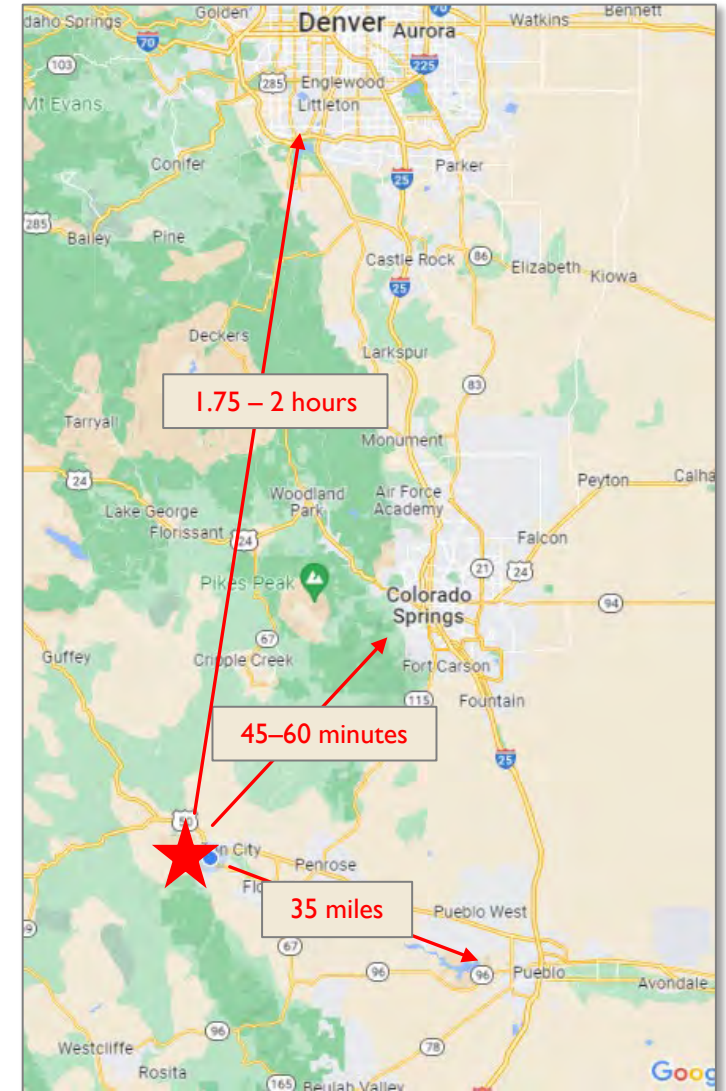


### Population

2010	16,400
2022	17,718
2027	18,127

### Trade Area

Trade Area	47,288
2022	48,567
2027	49,589





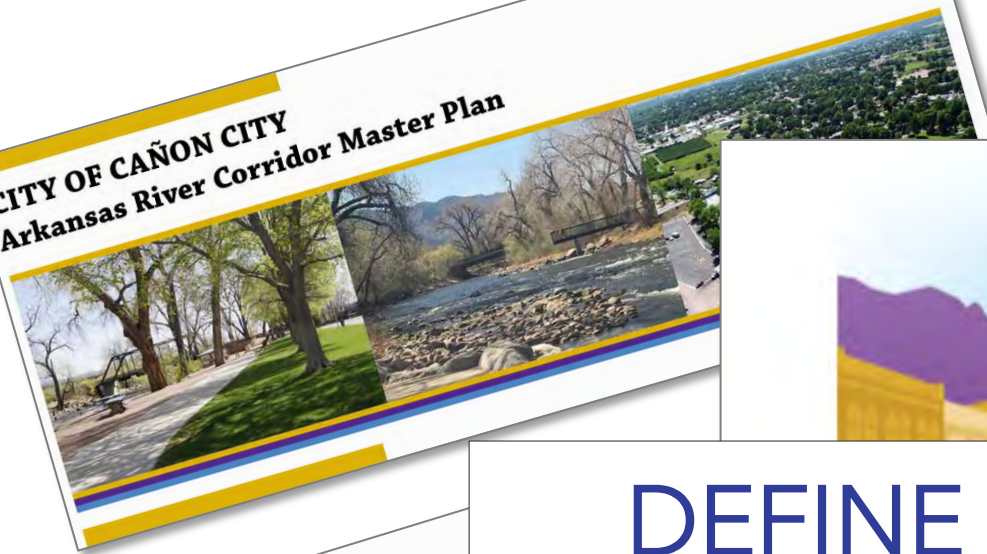
# ECONOMIC DEVELOPMENT CHALLENGES

## Why hasn't the community grown?

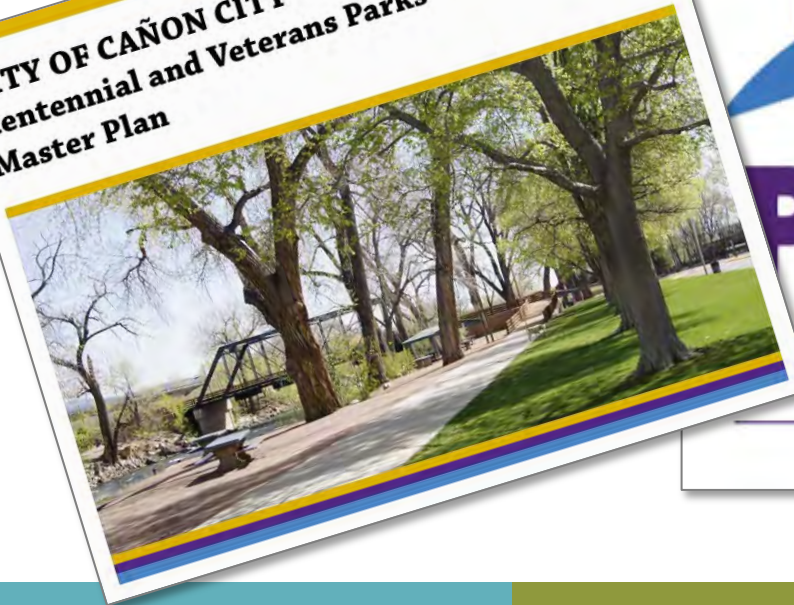


- Home to original **Colorado Territorial Prison**, and now several Colorado and Federal Prisons, which creates a Stigma.
- Once a thriving rural commercial hub, traditional industry - mining, building materials, agriculture, railroad transit - are gone, **leaving behind contaminated sites**.
- Decades of lack of growth and a gradual increase in fixed income residents result in lack of tax dollars available to modernize/maintain infrastructure.
- Lack of hope for growth, or an understanding of what growth means/looks like. (*"We don't want to be like..."*)
- **I-25 & Urbanization negatively impacted the economy.**
- **Tourism now prevails** (Royal Gorge, Royal Gorge Bridge, Royal Gorge Route Railroad, Rafting, Fly Fishing, Mountain Biking, vast open space access.) **Creates a false sense of security and short revenue season.**
- **Lack of developable real estate** - several opportunities for redevelopment from past industry to modernize our economy. To some degree land-locked.
- **Too close and too far from Colorado Springs/Front Range commerce centers**

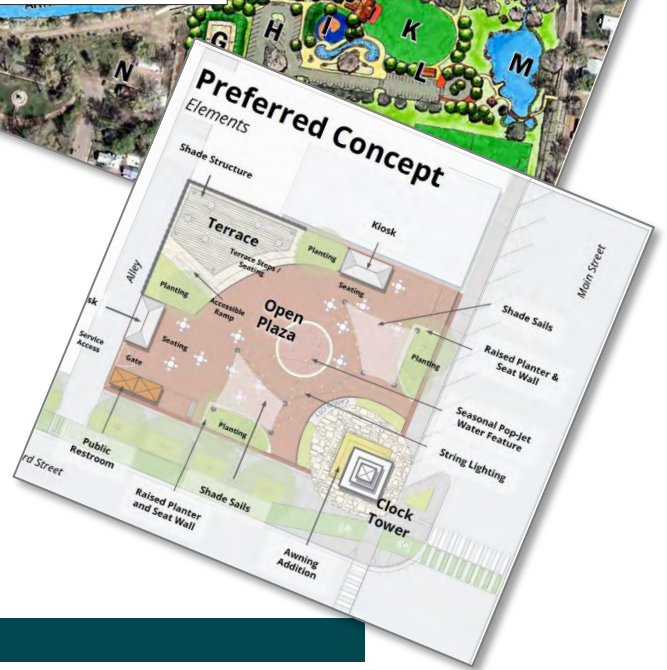
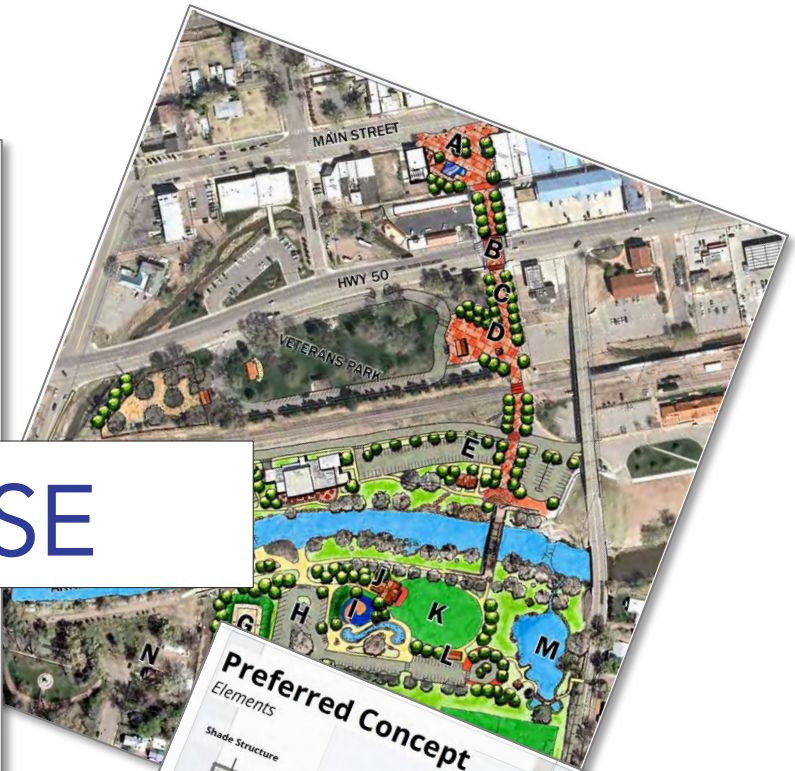
**CITY OF CAÑON CITY**  
**Arkansas River Corridor Master Plan**



**CITY OF CAÑON CITY**  
**Centennial and Veterans Parks**  
**Master Plan**



**DEFINE THE PURPOSE**



## Determining Need/Purpose for Brownfields

1. Economic Needs Assessment: Evaluation of community needs in terms of jobs, industry attraction, workforce development, housing and community needs.
2. Assessment of available infill properties and their highest and best uses as they relate to current zoning standards (transitioning from legacy industries and uses to current)
  - Riverfront mixed vs. legacy industrial
3. Assessment of existing structures (historic and otherwise) for continued marketability and consistency with modern building and fire codes.
4. Assessment of investor risk and competitive position for investment attraction. It's not just businesses who compete. Communities do as well.



# MULTIPURPOSE GRANT – PURPOSE

(expand on the value/momentum provided via Coalition Assessment Grant)

NEED	WHY?
Transition former industrial (riverfront) sites to modern highest and best use. (Skyline Steel & Black Hills Site)	Past industry left high profile sites vacant in zones that are inappropriate by current standards, community needs and plans.
Encourage modernization of historic downtown structures	Decades of lack of growth and inability to attract outside investors resulted in lack of investment in old, historic structures, making redevelopment very costly and uncertain.
Promote foot traffic and investment in Historic Downtown	Shift in retail to US50 corridor and lack of growth results in downtown being a higher risk investment



**Focus Areas:** Arkansas River Corridor & Downtown Main Street

# Redevelopment Opportunities - Multipurpose

St. Scholastica

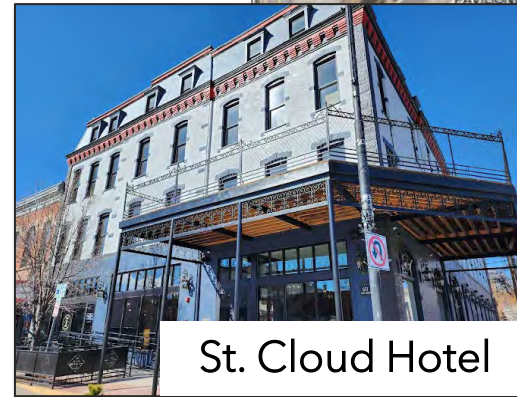


Black Hills



New Method

Holy Cross Abbey



St. Cloud Hotel



Skyline Steel

# Multipurpose Grant – Purpose

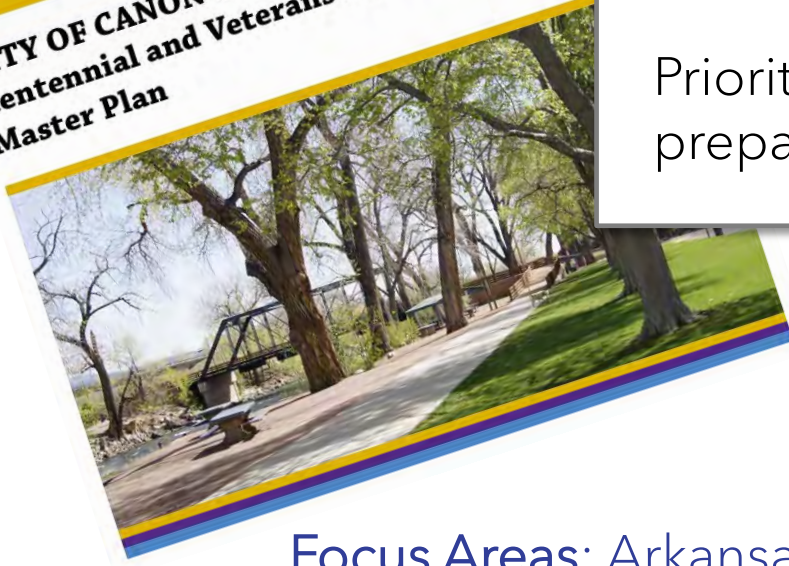
(expand on the value/momentum provided via Coalition Assessment Grant)



**CITY OF CAÑON CITY**  
**Arkansas River Corridor Master Plan**



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**Master Plan**



## Staying true to the purpose!

Flexibility is important, but brownfields will draw interest from local and outside investors.

Prioritize projects that remain within the purpose and be prepared to say no to projects that fall outside to scope.

Focus Areas: Arkansas River Corridor & Downtown Main Street



# BROWNFIELD TOOLS EMPLOYED

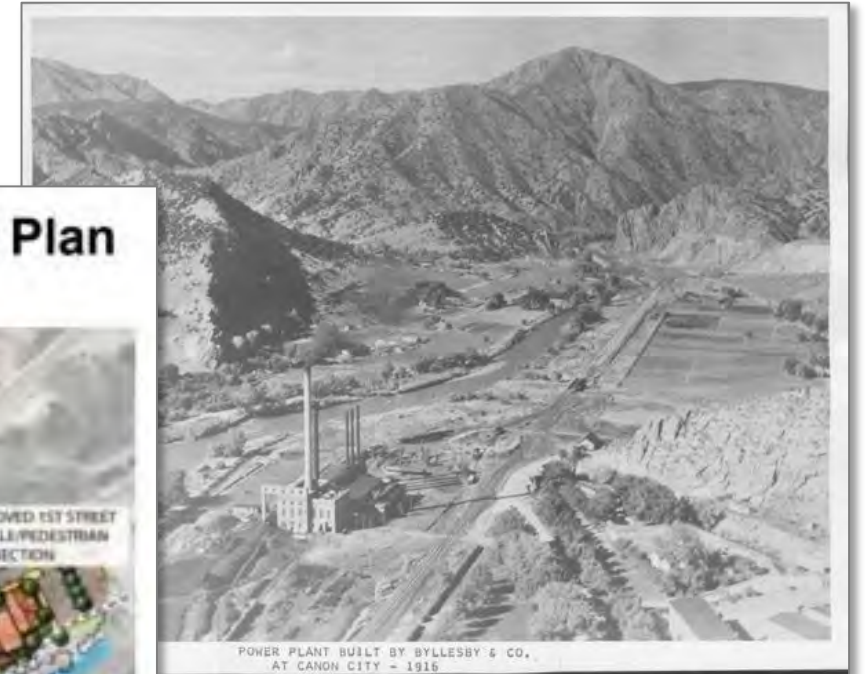
- Coalition Assessment Grant
- Land Revitalization Technical Assistance (LRTA)
- Multipurpose Grant
- Targeted Brownfields Assessment Grant
- Colorado State Assessment Grant
- RCRA / Corrective Action Plan



# City of Cañon City - Arkansas River Corridor Master Plan

December 2017

WESTERN GATEWAY: CONCEPTUAL VISION



## PAST & CURRENT EPA GRANTS

### 2018 Fremont County Coalition Assessment Grant - \$600,000

Environmental Engineer: [Stantec](#)

Partnership between [Fremont County](#), [Cañon City](#), [Florence](#) and [FEDC](#).

- (8) Regulated Building Materials (RBM) Survey
- (2) Phase I
- (5) Phase I & Phase II



### 2021-22 Targeted Brownfield Assessment Grants

- Skyline Steel RBM assessment - Asbestos
- New Method Laundry - (2) Phase I and (2) Phase II assessments  
(Projected to lead into cleanup & demolition after acquisition)



### 2020 Canon City Multipurpose Grant - \$800,000

Environmental Engineer: [Stantec](#)

- ([Riverfront](#)) Skyline Steel Assessment, Cleanup and Redevelopment
- ([Riverfront](#)) Ready Ice Plant Redevelopment
- ([Downtown](#)) **New Method Laundry Assessment and Cleanup**
- ([Riverfront](#)) Black Hills Clark Station Redevelopment
- Other Main Street & Riverfront Redevelopment Opportunities

## PAST & CURRENT EPA GRANTS AGENCY MANAGED



### 2021 Targeted Brownfields Assessment Grant

Environmental Engineer: administered by EPA

Partnership between Canon City, Stantec & Tetra Tech

- (2) Phase 2 Assessments (3) Samplings - New Method Dry Cleaning
- (1) Phase 2 Assessment TBD - New Method Dry Cleaning



### 2023 CDPHE State Assessment Grant

Environmental Engineer: Stantec contracted by CDPHE

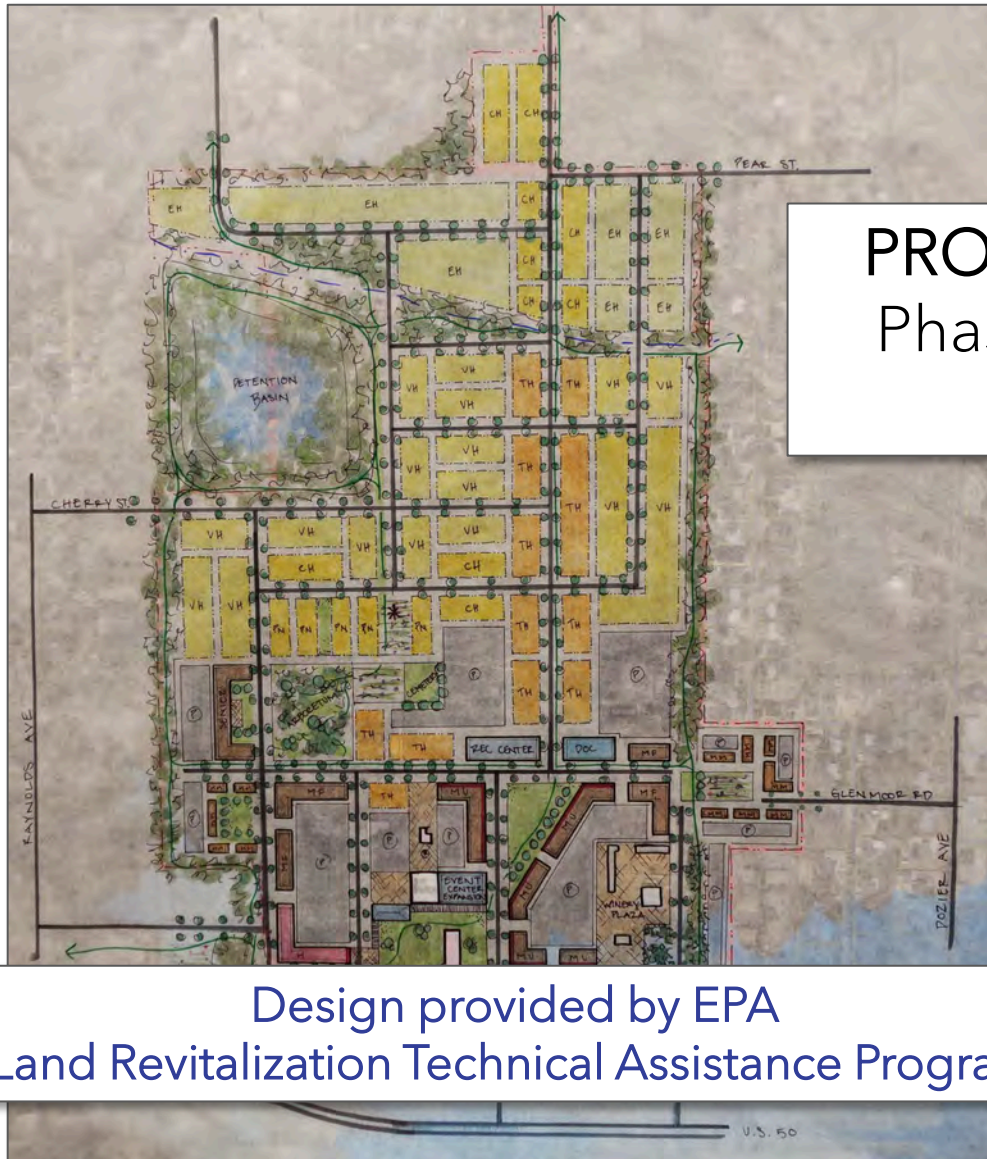
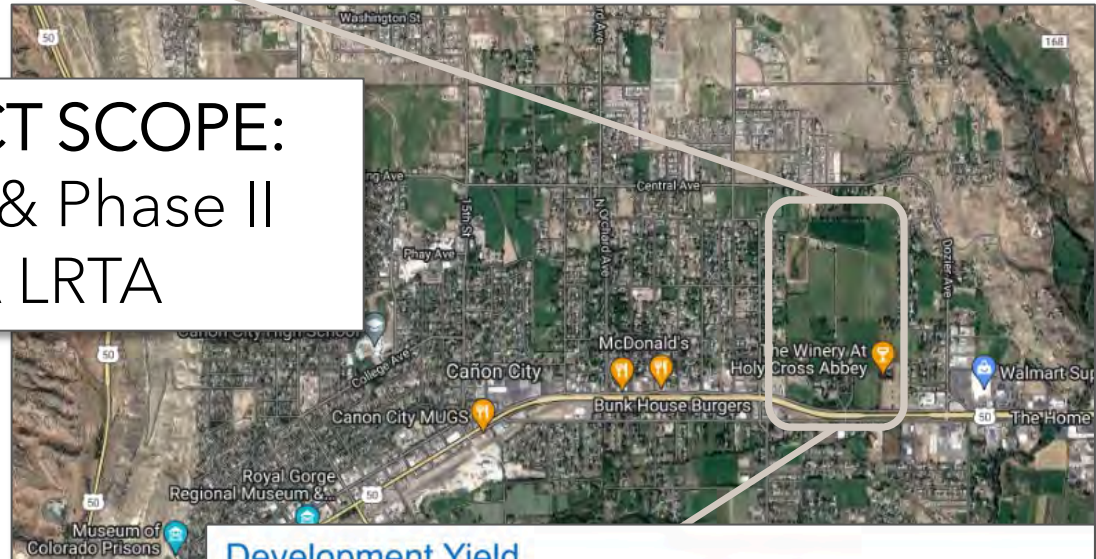
Partnership between Canon City, Stantec & CDPHE

- (1) Asbestos Abatement - Skyline Steel
- (1) Phase 2 Characterization - Skyline Steel

# 2018 Fremont County Coalition Assessment Grant - \$600,000

Holy Cross Abbey  
187-acre infill property

**PROJECT SCOPE:**  
Phase I & Phase II  
EPA LRTA



Design provided by EPA  
Land Revitalization Technical Assistance Program

## Development Yield

### Residential:

- Apartments: 395
- Senior: 72
- Townhomes: 105
- Missing Middle: 115
- Cottage Homes: 65
- Village Homes: 71
- Estate Homes: 29
- **Total: 852 Units**

### Office:

- Class A Office: 60,000 SF
- Live/Work: 14,700 SF
- Home Business: 4,800 SF
- **Total: 79,500 SF**

### Mixed-Use Retail:

- **Total: 111,700 SF**

### Rec Center:

- **Total: 55,000 SF**

### Event Center:

- Existing: 14,400 SF
- Expansion: 14,400 SF
- **Total: 28,800 SF**

### Hospitality:

- Hotel: 141 Keys
- Monastery: 80\* Keys (TBD)
- Sisters House: 10\* Keys (TBD)
- Air BnB: 8 Keys
- **Total: 239 Keys**



2018 Fremont County Coalition Assessment Grant - \$600,000

## \$15 Million Downtown Historic Restoration - Catalyst Project



Knowledge gained from New Method assisted with this project.

PROJECT SCOPE:  
2018 - RBM  
2022 - (2) Phase I  
Prevented Phase II

PARTNERSHIPS:

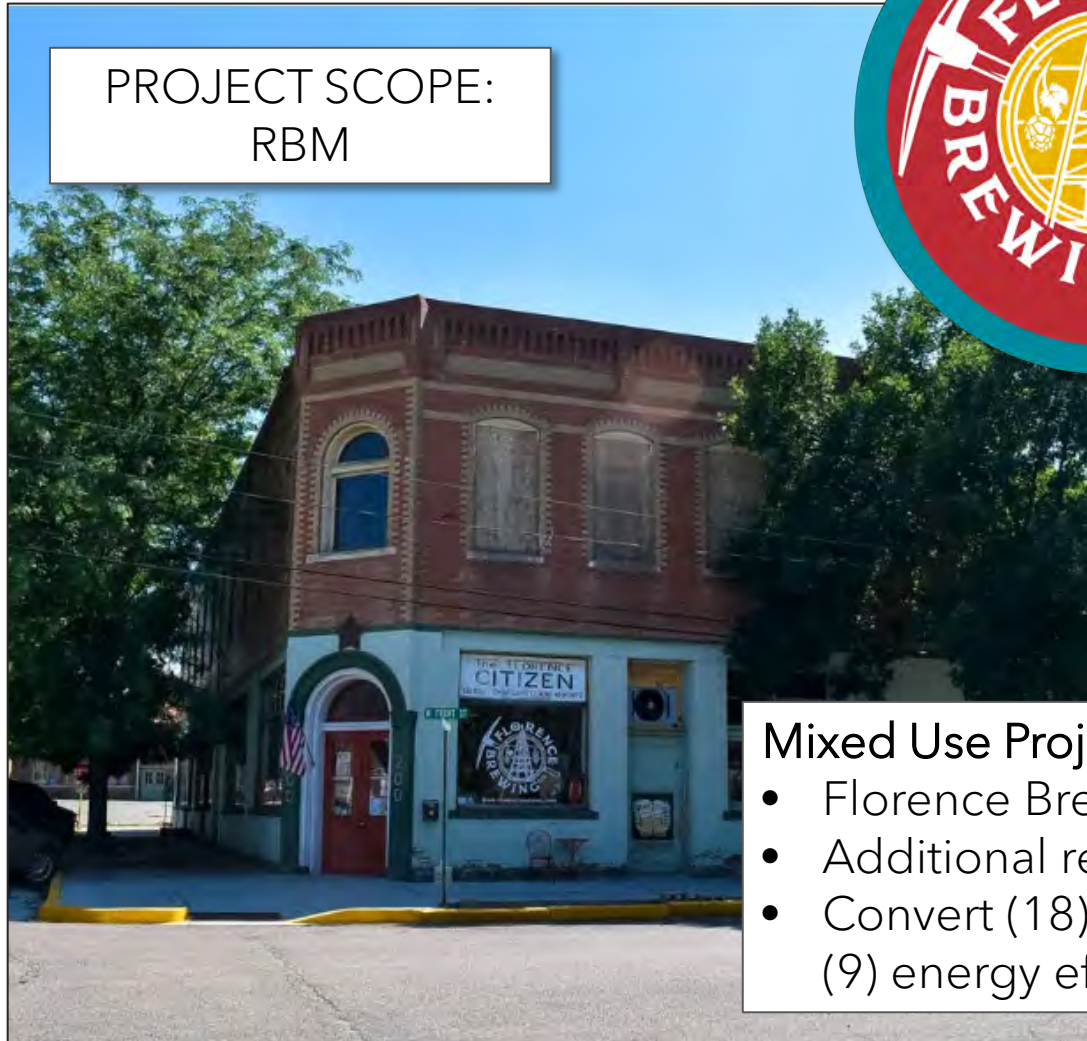
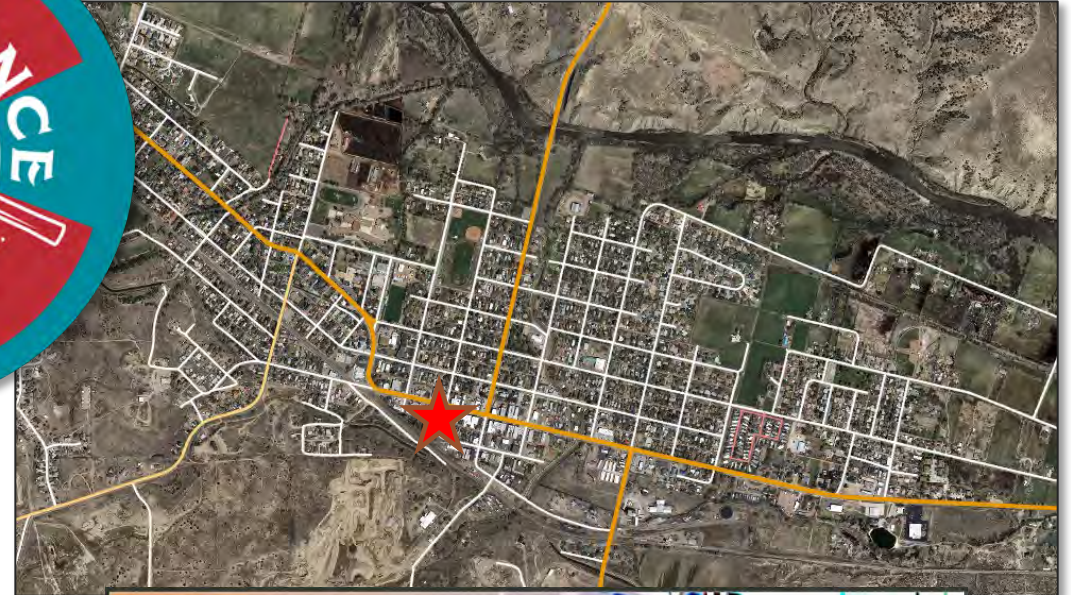


# 2018 Fremont County Coalition Assessment Grant - \$600,000

Florence Brewing Co.

Historic Downtown Revitalization

PROJECT SCOPE:  
RBM



## Mixed Use Project: Catalyst Project

- Florence Brewing Co.
- Additional restaurant/retail
- Convert (18) 2<sup>nd</sup> floor hotel rooms to (9) energy efficient apartments



# 2020 Multipurpose Grant & State Assessment



## Riverfront Redevelopment: Skyline Steel / Ice Plant

### Project Funding & Scope

- 2018 Phase 1 & Phase 2
- TBA - RBM (asbestos)
- 2020 MP - Phase I,II, Cleanup
- **2023 CDPHE State Assessment**



### OBJECTIVE:

- Site Clean-up and Commercial Redevelopment (Hotel? Restaurants? Mixed use?)
- Rezone from historic industrial use to Riverfront Mixed Use and modernize Riverfront asset.
- Clean up shoreline, create north shore Riverwalk and expand river recreation amenities

# 2020 Multipurpose Grant Projects - \$800,000

## Downtown: Clock Tower Plaza



### Projected Funding & Scope TBD

- 2020 MP Phase 1, potential tank removal
- 2020 MP - Phase I,II, Cleanup

### OBJECTIVE:

- Site Clean-up
- Community Open Space
- Connecting downtown to the Riverfront via Complete Street
- Create Pedestrian/Biker/Multimodal community
- Connect Riverwalk to Hogback trails
- Honor a piece of history

## 2020 Multipurpose Grant Projects - \$800,000



### New Method Laundry

#### Project Funding & Scope

- TBA - (2) Phase 1 & (2) Phase II
- TBA - (1) Well Resample
- MP - Phase II (parking lot)
- **RCRA / Corrective Action**
- **ABCA**
- **Community Relations Plan**

#### Discussion items:

- Investigative Derived Waste.
- Assessment & Cleanup TBD

#### PARTNERSHIPS:



Stantec



TETRA TECH



# IMPLEMENTATION – One bite at a time



- Be a tenacious leader, with a purpose.
- Share your interests, intentions and urgency with every partner.
- Don't settle for no – actively seek solutions without being belligerent.
- Challenge the program. If this doesn't work, what will?
- Understand the requirements/limitations of your partners – they have a lot going on as well.
- Keep an eye on the real end game - EconDev
- Promote what you're doing to begin generating interest in your community!



**PARTNERSHIP**

goals collaboration growth ideas teamwork success



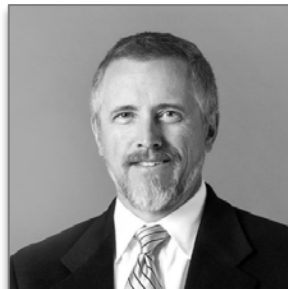
UNBRIDLED



Business Owners

Property Owners

Real Estate Agents





# Return on Investment

Brownfields contribute by providing needed risk assessment to aid in promoting development.



## IS THE RISK REAL OR IS IT PERCEIVED?

### New Bars & Restaurants

- No-Ka-Oi Hawaiian Grill
- Fremont Provisions
- 1887 Eatery
- Fremont Public House
- Mose Public House
- City on a Hill Coffee Roaster
- Nirvana Culinary Paradise
- World's End Brewing Company
- (2) Arby's
- Whitewater Rooftop Social

### Local & National Retail & Service

- Les Schwab Tire
- City Market Refueling
- Maverick Gas Station (Coming Soon)
- Berkshire Hathaway
- Medora Art Gallery
- River Station Gear
- The Outdoor Project
- Luna Grace Wellness & Rejuvenation Spa

### Development Acquisitions

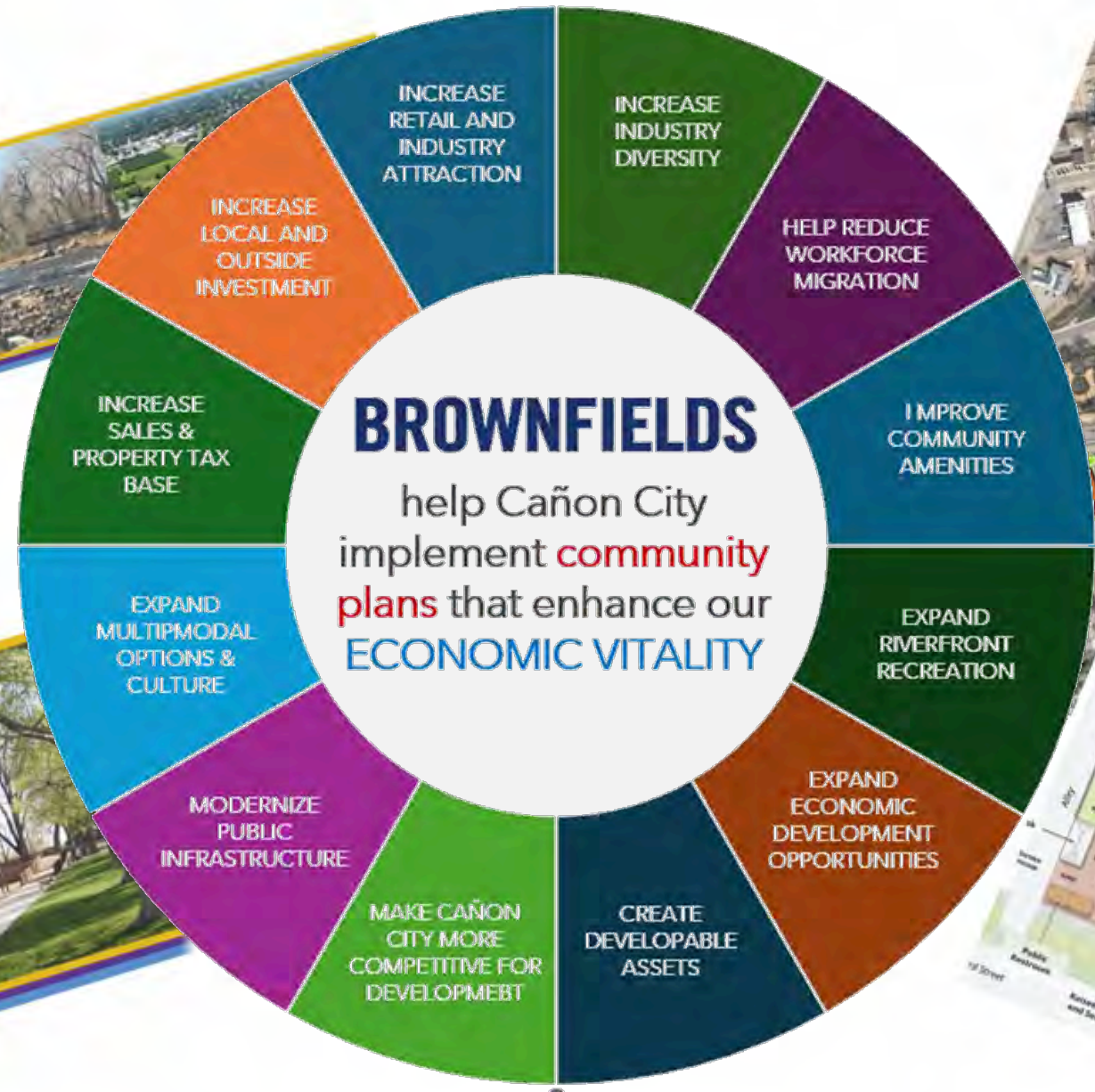
- Four Mile Ranch Planned Development (**Acquisition \$3.5 million; Potential long-term development, \$200 million+**)
- Loves Travel Plaza w/(3) additional pads (**\$22 million+**)
- Abbey Planned Development (**Acquisition \$15 Million; Development \$200 million+**)
- (3) Downtown Historic Renovations (Mixed Use)
- Future Scholastica Workforce Housing



**CITY OF CAÑON CITY**  
Arkansas River Corridor Master Plan



**CITY OF CAÑON CITY**  
Centennial and Veterans Parks Master Plan

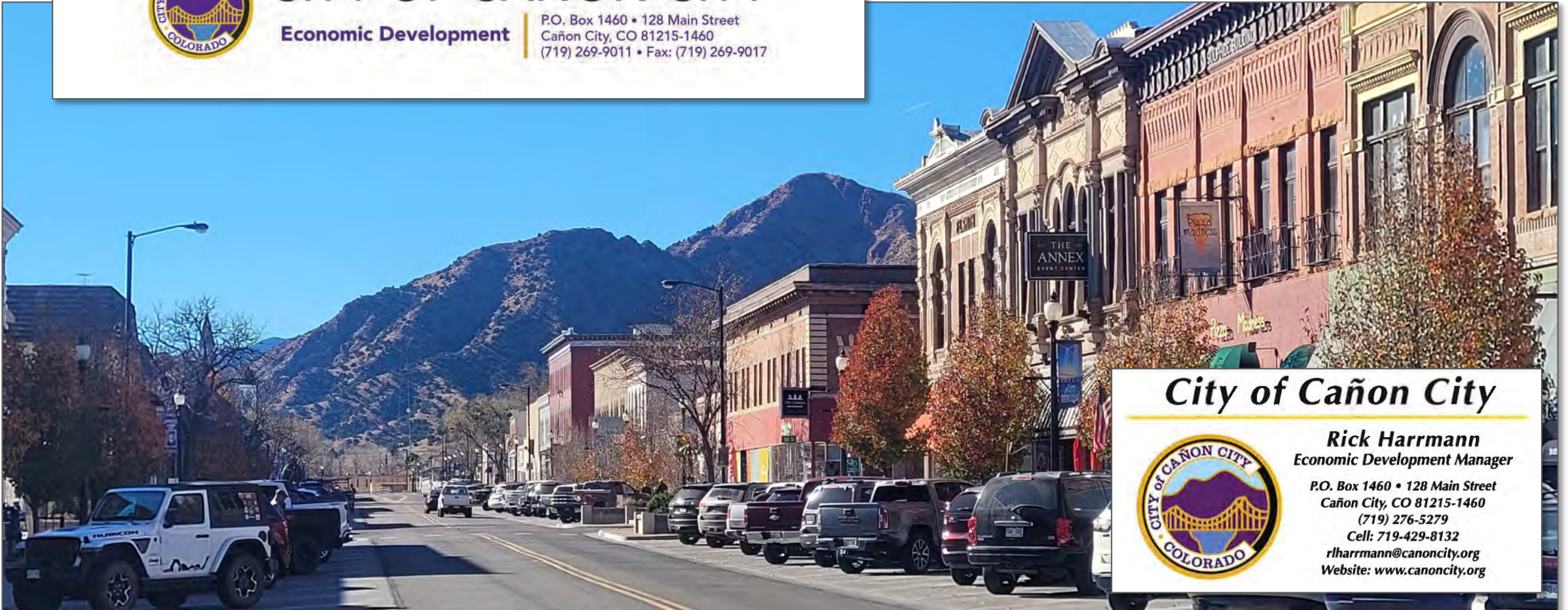




# CITY OF CAÑON CITY

**Economic Development**

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