


Turning Eyesores into Assets:
An Introduction to Brownfields




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*EPA Region 8 - Serving communities in ND, SD,
MT, UT, WY, CO & 27 Tribal Nations*

What is a Brownfield?




*“...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.”*

- Real property
- Actual or perceived contamination
- Reuse potential

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What does a Colorado Brownfield Look Like?




- Not always polluted
- Not always abandoned
- Not all large

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What does a Colorado Brownfield Look Like?



Lands impacted by mining (tails, slag, adits, etc.)



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Dump sites, scrap yards & machine shops



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Abandoned gas & service stations



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Sick buildings (lead paint/asbestos)



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Illegal Drug Labs



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**Brownfields is not just about cleaning up a site,
but putting that site into productive use!**



Before



After

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Why do we care?

Private Investment Opportunities

- Renovate
- Redesign
- Redevelop
- Clear Environmental Stigma



Belmar Town Center – Lakewood, CO

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Why do we care?

Public Investment Opportunities

- Business growth and job creation
- Increased tax base
- Economic stability
- Prevents sprawl
- Utilizes existing infrastructure
- Supports cleaner air
- Reduces habitat destruction



The revitalized Gateway District in Salt Lake City, Utah

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Brownfields Mission

- EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.
- The Program provides financial and technical assistance for brownfield revitalization, including grants for:
 - Environmental assessment
 - Cleanup
 - Job training

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Gold Hill Mesa Colorado Springs, CO



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Belmar Town Center – Lakewood, CO

Job Creation

- 800 full-time office employees
- 1,400 full-time retail and restaurant jobs
- One-time construction impact of 4,000 jobs

Housing Creation

- 87 single family homes
- 109 multi family homes
- Row homes and lofts ranging in size from 660 sq ft to 2,500 sq ft
- Price points between \$180,000 and \$900,000

New Investment

- \$426.1 million Construction-related costs, including labor, materials and soft costs.
- Estimated that \$25.4 million of the total construction investment was transacted with Lakewood suppliers and workers.
- The Belmar Center can house up to 770 people in its Grand Ballroom and 400 people on its covered terrace.

Fiscal Impacts

- \$478,100 estimated Lakewood property tax revenues of which the City retained \$95,800 after TIF bond repayment.
- \$2 million in 2005 Jefferson County¹⁴ tax revenues.

Creede, Colorado



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Habitat for Humanity
Denver, CO



Targeted Brownfields Assessment (TBA)



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EPA Grants and Tech Assistance

- Assessment Grants
 - \$200k or \$1 million for coalitions of govts.
- Cleanup Grants
 - \$200k per property
- Revolving Loan Fund Grants
 - Up to \$1 million per gov. entity (coalitions allowed)
- Non-grant assistance – Targeted Brownfields Assessments (TBAs)

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Who Do I Contact with Questions?

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Web-Based Resources



- **Region 8 Brownfields homepage**
www.epa.gov/region8/brownfields
- **Smarte – Online Brownfields and Revitalization Tools**
www.smarte.org
- **Brownfields Funding/Grants Info**
www.epa.gov/brownfields/mmatters.htm

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Questions?



Thank You

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