



Colorado Department
of Public Health
and Environment

*“To protect and improve
the health and environment
of the people of Colorado”*

BROWNFIELDS

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CASE STUDY

From Waste Oil to Gourmet Food

Facilitating property transaction, the State Voluntary Cleanup Program provided needed trust



By the Numbers

Cleanup	
Remediated land	0.72 acres
Voluntary Cleanup Plan approval	80 days
Property Specifications	
Area	10,454 sq. ft.
Restaurant construction investment	\$417,000
Renovated building size	3,200 sq. ft.
Property Transaction	
Property sale	\$ 335,000
Environmental clean-up costs to Frisco Tire	\$ 87,725
Annual Tax Revenue From new restaurant site use	
Frisco city tax increase	\$ 18,000 (400%)
Summit County tax increase	\$ 23,000 (370%)
Employment	
Jobs created	8 (from 4 to 12)
Average wage increase	\$1,200

Colorado Dept of Public Health & Environment
www.cdphe.state.co.us

Colorado Brownfields Foundation
www.coloradobrownfieldsfoundation.org

CHALLENGE A franchise tire store in the mountain town of Frisco decided to move locations and sell its property. The prospective buyer engaged in [due diligence](#) and found soils contaminated with waste oils and hydraulic fluid. But because the property was in an up-and-coming commercial district, the buyer, wanting to start a gourmet restaurant named Uptown Bistro, was not deterred. If the property was cleaned to state-approved levels, Uptown Bistro would be built.

Throughout the course of the transaction, the lender – Westar Bank in Frisco – was sensitive to the environmental issues. Westar would not finance Uptown Bistro’s loan prior to complete cleanup of the site’s environmental impairment. To ensure that the cleanup was acceptable, Westar looked for timely verification by the Colorado Department of Public Health and Environment.

INITIATIVE As Uptown Bistro was the sole interested buyer, the cleanup and transaction had to occur before its patience ran out. So while Frisco Tire was willing to absorb the costs, it had to perform the cleanup to state satisfaction in a limited timeframe.

The state’s [Voluntary Cleanup Program](#) helped clear all hurdles. Cognizant of the time crunch, program staff provided regulatory assistance and [approval of cleanup plans](#). Once Frisco Tire completed the cleanup, the program’s closure approval letter gave the buyer and lender necessary assurances.

RESULTS Frisco’s central commercial district has since been undergoing massive change. Frisco Tire was one of the first site renovations. Its redevelopment has helped push others. Increased property values benefit both property owners and the local governments’ property tax collections. Environmental clean-ups raise property values, and higher values motivate property transactions, necessitating voluntary cleanups.

The new restaurant employed three times more people than the former Frisco Tire. Average salaries increased from \$24,800 to \$26,000. Additionally, Frisco Tire didn’t dissolve – it opened a new location in town, retaining jobs. And the property’s environmental conditions? It became so clean, you could eat off of it.