



Colorado Department
of Public Health
and Environment

State Tools for Brownfields Redevelopment

What Assistance is Available for Redeveloping Brownfield Sites?

Brownfields Site Assessments

Cleanup Funds

- Revolving Loan Fund
- State Grants

Brownfields Tax Incentives

Brownfield Site Assessments

- Municipal Or Non-Profit Sites
- Public Benefit?
- Commitment to Redevelop?



>20 Sites Assessed by CDPHE
staff over the life of the program

Future Mancos Library Site



- Former Power Plant
- CDPHE performed assessment in 2006
- Finding of no significant contamination

Buckshot Industries Crowley County



- Meth Lab & Illegal Landfill
- CDPHE/County Partnership
- New Industry
- Job Retention

Manzanola Depot



- Historic Train Depot
- The Drum
- Future Town Hall, Senior Center

Colorado's Voluntary Cleanup & Redevelopment Act (1994)

- ☒ 45 Day Review Period
- ☒ \$2000 Application Fee
- ☒ MOA with EPA
- ☒ Risk-Based Cleanups
- ☒ Application Types
 - Cleanup Plan
 - No Action Determination



405 Sites have been through the program

Colorado Brownfields Revolving Loan Fund

- Low/No Interest Loans
- Administered By CHFA
- Flexible Repayment Schedule
- Flexible Collateral Requirements
- Available Statewide (public/private)
- 7 Loans made Statewide

Gold Hill Mesa RLF Site



- 11 million tons of mill tailings
- 800 high density residential lots
- Capping remedy
- \$1.2 M loan for environmental remedy

Gold Hill Prior to Remediation

aka Bryce Canyon East



Gold Hill (Present)

aka Embarcadero Street East



Gold Hill Mesa (Prior to Remediation)



- Note proximity of tails to Fountain Creek

- "Stormwater Control"

Gold Hill Mesa (Post-Remediation)



- Water Quality Pond
- Future Public Use Trail along the Greenway

State Tax Incentives

- Available for Cleanups in communities of 10,000 population or greater
- Sliding Scale
- Expansion/Transferability?
- 22 sites, \$1.75 M in State Tax Credits

Thomas Plating: Englewood



- Before & After



Kingsborough Park

Aurora, CO

- Former Landfill
- Economic Feasibility
- Future Use



State Brownfield Grants for Cleanup

- Limited but Flexible Funds
- Best Used as Leverage/Matching Funds
- Prioritization for Funding

5S Gas Station

Rangely, CO



- Municipal Component
- Cooperative Effort with DOLE
- Redevelopment

A Municipal Redevelopment Model:

1. Town Acquires Option on Property
2. CDPHE Performs Site Assessment
3. Town Exercises (or Sells) Option
4. Acquire Cleanup \$ (RLF, State grant)
5. Sell Parcel for Redevelopment

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