We will begin the presentation shortly. Please enjoy the music and get ready!

BIG TALKS ABOUT THE FUTURE OF ...

Oct 13  Hybrid Workforce | Sarabeth Berk
Oct 27  Streets | Jeff Speck
Nov 10  Entrepreneurship | Taj Stokes
Nov 17  Housing | Ismael Guerrero

Sarabeth Berk, Author of More Than My Title
Jeff Speck, Speck & Associates LLC
Taj Stokes, The Thrive Network
Ismael Guerrero, Mercy Housing
UPCOMING DCI EVENTS

Oct 14  Colorado Road Trips
Oct 15  The Future of Finance
Oct 21  Online Engagement + Strategies
Nov 4-5  DCI Annual Conference

Register at downtowncoloradoinc.org/events

DOWNTOWN COLORADO, INC. PRESENTS

IN THE GAME

NOVEMBER 4-5, 2020 | FROM THE SAFETY OF YOUR HOME

Colorado Challenge Community Forum
SOCO Urban Renewal Summit
Governor’s Awards for Downtown Excellence

Vote for your favorite Community on Social Media Today
From Vision to Reality!
Engagement Tools for Brownfield Implementation Success
AGENDA

1. **Introductions. (10 minutes)**
   Panelist introductions and agenda review.

2. **Planning. (20 minutes)**
   How does planning meet brownfield redevelopment? We will discuss how the Partnership can support your community at all varying community development stages to support a broader vision.

3. **Engagement. (20 minutes)**
   Discuss as group how engagement supports Brownfield projects and tools to set you up for success.

4. **Vision to Reality. (20 minutes)**
   *Amy, Kit Carson*
   We will discuss successful Brownfield projects in Kit Carson that were crucial projects for the community.

5. **Connect the Dots. (10 minutes)**
   Ready to get plugged into resources now? Learn how to begin receiving our help today.

6. **Q&A. (10 minutes)**
Who is the Colorado Brownfields Partnership?
BROWNFIELD PROCESS

1. Envision
   Participate in visioning exercises that identify shared community values, assets, and opportunities. Create an action plan.

2. Learn
   Explore our resources and understand what your community can gain from redeveloping a brownfield.

3. Identify
   Identify a potential brownfield site in your community.

4. Assess
   Get an assessment to see if your brownfield qualifies for further assistance.

5. Plan
   Develop a concept design for proposed project(s).

6. Apply
   Apply for cleanup and financial assistance.

7. Kick off!
   Start project implementation and receive continued support from us.
BROWNFIELD TO PLANNING

Why to consider BF during your planning process?

- Change liabilities to assets
- Scale up beyond projects to support a broader vision
- Leverage funding sources for implementation for the greater vision.
- Maximize use of engagement efforts and partnerships
- Broader impact
We’ve recently completed plans (Comprehensive Plan, Downtown Plan, Housing Assessment, etc.) that guide local dev. / investment.

Not new plans, but community has recently identified key challenges, assets, needs and/or opportunities.

Aged plans and community needs and opportunities unidentified.

Where is your community at?
Where is your community at currently?

1. We have recently updated plans that captured assets, opportunities and challenges through a public engagement process
2. We have done some light engagement (i.e. a workshop) to explore our opportunities and challenges but we have not developed detailed plans
3. We have dated plans and have not engaged in a conversation recently on our community's opportunities and challenges
CREATING DIALOGUE ABOUT NEEDS & OPPORTUNITIES - Silverton Workshop

**Educate**
- Economic Development
- Public-private Partnering
- Financing Opportunities

**Identifying Silverton Assets**
- Lackawanna
- North Star
- Animas River

**Addressing Community Needs Activity**
- Define Needs
- Opportunities for Addressing Needs

**Next Steps**
**WORKSHOP - SILVERTON, COLORADO**

**EXERCISE GOALS**

- Apply what has been learned in the workshop.
- Create shared understanding of Local Assets and how these relate to one another and future development opportunities.
- Identify a small number of specific strategies for moving forward promising development opportunities.
<table>
<thead>
<tr>
<th>THEMES</th>
<th>ACTION ITEMS</th>
<th>NEXT STEPS</th>
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</table>
| Enabling **reinvestment and revitalization** for redeveloping underutilized land. | - Expand and upgrade trail system including connecting Baker’s Park trails to downtown and improving  
- Bike trail system and infrastructure  
- Continue development of a river corridor plan that includes new river activities  
- Expand the Kendall Mountain ski area  
- Connect to Molas Lake Park | 1. Support the role of public private partnerships, brownfields resources and engaging local financing institutions to address locals needs and opportunities.  
2. Broader dialogue about the future and **creating a vision from the community** from participants’ discussion about ways to strengthen the local economy while sustaining the qualities that make Silverton special. |
| **Outdoor recreation** emerged as a way to improve the quality for locals as well as a way to attract year around, sustainable tourism to Silverton. | | |
| Support **strategic public projects and investment**. | | |
CONFLUENCE AREA PLAN - ASSISTANCE

“Downtown Expansion to the Confluence Area”

- Connect to the River: Embrace and enhance the rivers, and improve access and recreation.
- Create Connections: Improve circulation and connectivity within the area and to nearby commercial centers, parks, and neighborhoods.
- Prioritize the Pedestrian: Design for complete streets to create safe, walkable, and bikeable connections within and to the area.
- Promote Catalytic Development: Provide a mix of uses and development types to activate the area and create economic viability.
- Authentic Design: Incorporate authentic, visually appealing design that complements the historic character of the downtown.
- Create Community Spaces: Design public spaces and facilities where people can gather, relax, and recreate.
- Complement the Downtown: Encourage uses and amenities that support the downtown.
- Expand Housing Choices: Expand and diversify local housing options.
**CONFERENCE STRATEGIES**

1. **Improve Connectivity**
   - Add a multi-use trail segment.
   - Connect the 14th Street corridor.
   - Expand the 14th Street corridor.
   - Add a multi-use trail segment.
   - Add a multi-use trail segment.
   - Add a multi-use trail segment.
   - Add a multi-use trail segment.
   - Add a multi-use trail segment.
   - Add a multi-use trail segment.

2. **Refine Vogelaar Park**
   - Connect the park to the neighborhood.
   - Add outdoor activities to the park.
   - Add outdoor activities to the park.
   - Add outdoor activities to the park.
   - Add outdoor activities to the park.
   - Add outdoor activities to the park.

3. **Refine the Riverfront**
   - Add a multi-use trail segment.
   - Add outdoor activities to the riverfront.
   - Add outdoor activities to the riverfront.
   - Add outdoor activities to the riverfront.
   - Add outdoor activities to the riverfront.
   - Add outdoor activities to the riverfront.

4. **Refine the 3rd Street Corridor**
   - Add a multi-use trail segment.
   - Add outdoor activities to the 3rd Street Corridor.
   - Add outdoor activities to the 3rd Street Corridor.
   - Add outdoor activities to the 3rd Street Corridor.
   - Add outdoor activities to the 3rd Street Corridor.
   - Add outdoor activities to the 3rd Street Corridor.

---

**Example Vogelaar Park Neighborhood Layouts**

- **EXAMPLE A**
- **EXAMPLE B**
- **EXAMPLE C**
- **EXAMPLE D**
LET’S TALK ENGAGEMENT...
Why is engagement important?

1. My boss told me I had to.

2. Ughh....it isn’t...We need to get things done and engagement slows us down.

3. Its a chance for us to “educate” the community

4. It makes implementation of projects and plans easier and faster.
BAD ENGAGEMENT

GOOD ENGAGEMENT
Has anyone been a part of a project that either could not move forward or was difficult to implement due to poor engagement and lack of buy-in?

1. Yes
2. No
What have been some of the common roadblocks you’ve come up against when trying to engage with the community?
How do you think Brownfields engagement may differ from a normal planning process?
COMMUNITY HAS IDENTIFIED PRIORITIES

Kit Carson | Vision to Implementation
PLANNING AND SUPPORT

**Workshops** that provide information about brownfields, explain how to access our financial resources, and help communities problem solve potential challenges in their existing brownfield sites.

**Hands-On Assistance** support visioning and planning, ultimately resulting in actionable strategies for brownfields sites. This work strengthens public-private partnerships and helps identify creative funding sources.

CLEAN-UP SUPPORT

The **Targeted Brownfields Assessment** is a single application that determines if a site is contaminated, if cleanup is necessary, and provides a cost estimate for the cleanup.

The **Voluntary Cleanup and Redevelopment Program (VCUP)** provides a roadmap to cleanup and enables access to financial resources in making it happen.

FINANCIAL RESOURCES

**Brownfields Tax Credits** assist in cleanup costs associated with capital improvements or redevelopment projects.

**Revolving Loan Fund** gives access to low-interest, flexible loans for cleanup costs.

**Colorado Brownfield Cleanup Grants** designed to protect human health and the environment and to enhance the redevelopment potential of these properties.

Support with **Federal Resources**

**On-Call Coaching** to ensure brownfields projects continue to move forward through implementation phases.
More in-depth Planning Assistance - A Good Next Step

Project scoping.

Community / partner engagement

Physical Planning & Design support (e.g. evaluate opportunity sites, broader analysis of district needs).

Economic Analysis. Financial or market research

Implementation Support. Working with public partnerships and private property owners
Learning and Discussion. Learn about brownfields, how they connect to local needs (e.g. housing), and the resources available to enable redevelopment.

Context. Discuss what’s happening in the community.

Brainstorm. Capture ideas around a focal question (needs for downtown, economic goals, etc).

Identify Themes and Direction. Identify common themes and work to clarify what they are and what they mean.

Prioritize and Plan. Reach agreement on a handful of top priorities you can collaborate on tackling together.
HOW TO START

- Have a need but unsure if you have a brownfields site? Talk to us!
- Have a brownfields site but unsure of the need or opportunity? Talk to us!
CONTACT US!

440-665-7216

info@cobrownfieldspartnership.org

danielle@communitybuilders.org

www.coloradobrownfieldspartnership.org
Q&A
• The mission of **KCRD** is to promote, beautify and assist in the betterment of the towns of Kit Carson and Wild Horse.
• **KCRD** is a 501c3
• **KCRD** is comprised of a board of directors – with 2 chairs, a secretary and a treasurer
• All volunteer run organization active since 2006
The Paxson Building

- Biggest eye-sore, and barrier to economic development
- Centrally located on the main highway through town (Hwy 287/40) and Main Street
- ½ acre site with 6,500 square foot building
- Former Gas Station - Abandoned Underground Fuel Storage Tanks (UST’s)
Call for Help

- Called Colorado Brownfields Foundation (CBF)
- Jesse Silverstein – Listened – asked questions
- Introduction to other partners: CDPHE and OPS

Phase 1 & Phase 2

- CDPHE and OPS and CBF Funding to conduct Phase I and Phase II
- OPS and CDPHE Funding for UST removal
Local Contractor Hired to Remove Tanks

County Commissioners Provide Backfill Soils
Then More Hurdles... Extensive Friable Asbestos on Exterior and Interior of Building

Solution? Wrote EPA Grant with technical assistance from Jesse Silverstein and CBF

$200,000 EPA Grant

- Received EPA Grant to clean up asbestos at site
- Site purchased by KCRD for $5,000
- Asbestos abated and building demolished and removed from site

Worked with County and CDPHE to allow dumping at local landfill
Local Volunteer Fire Department Provided Dust Suppression for Demolition

Done!

• Clean Business Ready Site owned by KCRD!!!
Housing Issues

• Large Inventory of Old, Abandoned, Run Down Houses
• Housing Needs by Local K-12 School for New Teachers
• Virtually nothing available for rent
• No New Houses built in 25+ years

HUD Grant

• Purchased five abandoned houses/house sites that were in severe disrepair
• Goal: Demo old homes/home sites and build five new detached, single family homes
Environmental Obstacles

- Performed Phase 1 and environmental survey
- Asbestos present in two houses
- Abatement needed and was costly = $17,800

Environmental Partners

- Help from Colorado Brownfields Foundation
- Funding from CDPHE covered all asbestos cleanup
- Demo permits issued & demo begins!
Demolition... or “Thank You Loren”

Great Partner Opportunities

• In-Kind donation by CU Denver School of Architecture
• In-Kind donation of demolition by local farmer to demolish and haul away all debris from the properties
• Land Donation by absentee owner
• Donation from KCRD to School – One House
Over 700 volunteer hours and $1.35 Million Dollars Later...

403 Main Street – Duddy House

- Acquired abandoned home for $20,000
- Environmental study found Asbestos - CDPHE Grant for $17,800 to abate
- In-kind Demo from local farmer
- Construction Start: 11/18/11 – Completed 4/30/12
- 1416 Sq Ft - 3 Bed/2 bath home for $178,735 ($126.23/sq ft)
- Rented Home to Young Couple in late May 2012
404 Main Street – Stockton House

- Acquired abandoned home for $25,000
- Environmental study found Asbestos - CDPHE Grant for $17,800 to abate
- In-kind Demo from local farmer
- Construction Start: 11/18/11 – Completed 4/30/12
- 971 Sq Ft - 2 Bed/1 bath home built on site for $126,908 ($130.70/sq ft)
- Home Deeded to the school – MusicTeacher Moved into home in May 2012

403 Church Street – Thatcher House

- Acquired vacant site for $15,000
- In-kind site work from local farmer
- Construction Start: 11/18/11 – Completed 4/30/12
- 1300 Sq Ft - 3 Bed/2 bath home built for $160,660 ($123.58/sq ft)
- Home Rented out June 2012
401 Church Street – Sparks House

• Acquired Abandoned House for $25,000
• **No Asbestos!** In-kind Site work from local farmer
• Construction Start: 7/1/12 – Completed Dec 2012
• 1650 Sq Ft - 3 Bedroom/2 bath home for $179,900 ($109.03/sq ft)
• Home rented by end of Dec 2012

405 Church Street – Jay’s House

• Half torn down house donated - a $7500 value
• **No Asbestos!** In-kind demo work from local farmer
• Construction Start: 7/1/12 – Completed Dec 2012
• 1712 Sq Ft - 3 Bedroom/2 bath home on site for $193,300 ($112.91/sq ft)
• Home rented January 2013
Before

After

What’s Next? Another Housing Project

• Another HUD Grant
• Build 2 new, single family, detached homes from scratch
• Remodel a third home
• Partnerships – CU Denver School of Architecture
Environmental Obstacles – Or Deja Vu

- Environmental Assessment
- Asbestos Present
- Abatement Needed – Very Costly

Apply For Matching Grants

- State Funding through CDPHE wouldn’t time out for this project
- Applied for additional funding from private foundations
- Received $30k from El Pomar Foundation, Received $12.5k from Cooper Clark for abatement
Asbestos Abatement!

Environmental: $1,800
Abatement: $17,000
Demo: $8,000
Total Cost: $26,700

Kit Carson Main Street Housing Project
408 Main Street, Kit Carson, CO

BEFORE

DEMO

CLEARED SITE

AFTER
Kit Carson Main Street Housing Project
508 Park Street, Kit Carson, CO

BEFORE

CLEARED SITE

Construction

AFTER

Still More Housing Challenges

- Vacant, dilapidated house
- Purchased using KCRD funds for $5k
- Conducted environmental survey—American Veteran Environmental out of Bennett – low cost
- Asbestos present
Abatement, Again.

Before

After

Demolition and...a Clear Lot!

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<th>Amount</th>
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<td>American Veteran</td>
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<td>Loren Mitchek</td>
<td>$3,000.00</td>
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<td>Early Jan.</td>
<td>Cheyenne County</td>
<td>$225.00</td>
<td>Dump fees</td>
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Total: $10,304.94
New Champion Modular Home

- Purchased New Modular Home
- Applied for matching grants-$22k
- Local Contractors

House Sold to a New Kit Carson Resident
Seeing a Pattern...

• Vacant, dilapidated house on 12 lots in Kit Carson
• Purchased using KCRD funds for $4,500
• Conducted environmental assessment—American Veteran Environmental out of Bennett—low cost
• Asbestos present. – Abated Asbestos, got demo permit from CDPHE, demolition scheduled for late October 2020

Strategies

• Have a Passion
• Surround yourself with the right People
• Always look for Partner opportunities
Continuing Challenges

• There will always be (environmental) obstacles
• Don’t ever be afraid to ask
• Try new, creative ways to get funding
• Don’t give up...because in the end it’s worth it