



Repositioning Brownfields: A Community Development Concept

Introduction

Brownfields Definitions

- EPA Definition: Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence of a hazardous substance, pollutant, or contaminant.
- CBF Definition: A site where reuse or redevelopment is complicated by hazardous substances, pollutants, or environmental contaminants.
- Similar definition, different concepts: Legal definition for a funding program versus a community development tool.

Typical Sites

Gas stations/garages, dry cleaners, radiator shops, industrial sites, metal plating and fabrication, lumber operations and processing, mining operations and processing, power plants, and agricultural processing facilities.

Benefits of Brownfields Redevelopment

1. Environmental Benefits: public health and infill development.
2. Economic Benefits: create jobs and improve blighted or idle land.
3. Fiscal Benefits: improve property taxes and sales taxes.

Repositioning Brownfields as Business Ready Sites

Traditionally, developers consider:

- Due diligence costs;
- Development and construction costs;
- Marketability of completed project; and
- Market, location, and project risk.

Communities can add predictability to projects:

Environmental Due Diligence

- Unknown environmental conditions may limit market interest, complicate financing and increase regulatory risk. Undertaking environmental assessments and preparing cleanup plans can demonstrate viable approaches to the market and reduce regulatory risk.

Demonstrate Desirable End-uses

- Broaden market interest by illustrating concepts that demonstrate desirable end-uses. Are there potential business prospects? Does the site reuse support the community Master Plan?

Public Investment and Incentives:

- A community could offer or provide: fee waiver's; sales/use tax waivers on construction materials; public investment in infrastructure, utilities, and other public uses that support development; enterprise zone tax credits; financial contributions including funds for environmental assessment and cleanup.

Brownfields Resources

This list of resources is exclusively for brownfields projects. For a full description of each option including and a list of all eligible funding sources please visit:

<http://www.coloradobrownfieldsfoundation.org/brownfieldhandbook.pdf>

Technical Assistance

Colorado Department of Public Health and Environment (CDPHE)

- Voluntary Cleanup Program: www.cdphe.state.co.us/hm/vcradoc.pdf
- Targeted Brownfields Assessments: www.cdphe.state.co.us/hm/rpbrownfieldsapp.pdf

Colorado Division of Oil and Public Safety (OPS)

- Remediation Section: <http://oil.cdle.state.co.us>

Financial Assistance

CDPHE

- Colorado Brownfields Cleanup Fund www.cdphe.state.co.us/hm/rpbrownfields.asp

OPS

- Petroleum Storage Tank Fund: <http://oil.cdle.state.co.us/Oil/Fund/fundindex.asp>

Colorado Brownfields Revolving Loan Fund

- Administered by the Colorado Housing and Finance Authority www.colohfa.org

Colorado Department of Revenue

- Contaminated Land Redevelopment Credit www.revenue.state.co.us/fyi/html/income42.html

Federal Tax Incentives

- Cleanup Deductible www.epa.gov/swerosps/bf/bftaxinc.htm

US Environmental Protection Agency

- Federal Brownfields Grants

www.epa.gov/brownfields