

*“Start with the end in mind”*

*Lower Montrose Assessment Grant*



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Public Meeting April 29, 2015

# Ayres Associates Team

- Ayres Associates
  - Scott Wilson - Project Principal*
- DHM Design
  - Ann Christensen - Lead Planner*
  - Katie Feeney - Landscape Architect*



# What are Brownfields?



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# What are Brownfields?

*Abandoned, idle, or under-used  
properties where development is  
hindered by real or perceived  
environmental contamination*

# What are Brownfields?

## Common Myths

- Big, abandoned industrial plants
- Only contaminated properties are considered Brownfields
- Superfund sites are Brownfield sites and all Brownfield sites are Superfund sites
- Urban problems and not in rural communities

## Facts about Brownfields

- Most are small sites like dry cleaners, gas stations, auto repair and rail yards
- Perception of contamination is the key. ~ 33% of all BF sites are clean
- EPA excludes all Superfund, CERCLA, and RCRA sites
- Brownfield sites are in every community; rural and urban communities

# What are Brownfields?

## Common Myths

- Brownfields are strictly an environmental issue and do not involve other community benefits.

## Facts about Brownfields

- Brownfield solutions usually involve broader issues:
  - *including economic redevelopment*
  - *job creation*
  - *green/public space creation*
  - *infrastructure improvements*
  - *storm water mitigation*
  - *crime prevention*

# Economic Advantages



- *Takes advantage of existing infrastructure*
- *Catalyst for economic development*
- *Creates renewal jobs*
- *Increases tax base*
- *Improves real estate values*

# Community Benefits

## *Community Benefits*

- Walkable
- Greater access to parks, trails and parks
- Attract businesses and residents
- Improve image
- Improve tourism



# Planning Process



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# Planning Process



# Planning Process

- Previous Planning Efforts

## Comprehensive Plan

- Highlight River
- Strengthen Main Street



# Planning Process

- Uncompahgre Riverway Plan
  - Water Sports Park completed
  - Create connections, fill in gaps in the trail
  - Identified river front development opportunities
  - Suggested EPA as a grant funding source



# Planning Process

- Partners in the Grant Application
  - Montrose Chamber of Commerce
  - Montrose Recreation District
  - FORU – Friends of the River Uncompahgre
  - Main in Motion
  - Montrose County School District Re-1J

# Planning Process

## Build off existing assets:

- River connection
- Downtown
- Tourism opportunities
- Major employers
- Surrounding uses



# Planning Process

## ■ Infill opportunities

### Land use scenarios:

- *Mixed use*
- *Residential*
- *Greenways, Parks*
- *Retail, Commercial, Service*
- *Live/Work*
- *Light Industrial*
- *River front Development*



Office/ Commercial



Light Industrial

# Case Study

- Public safety
- Recreation center and senior housing needed
- Flood control in downtown

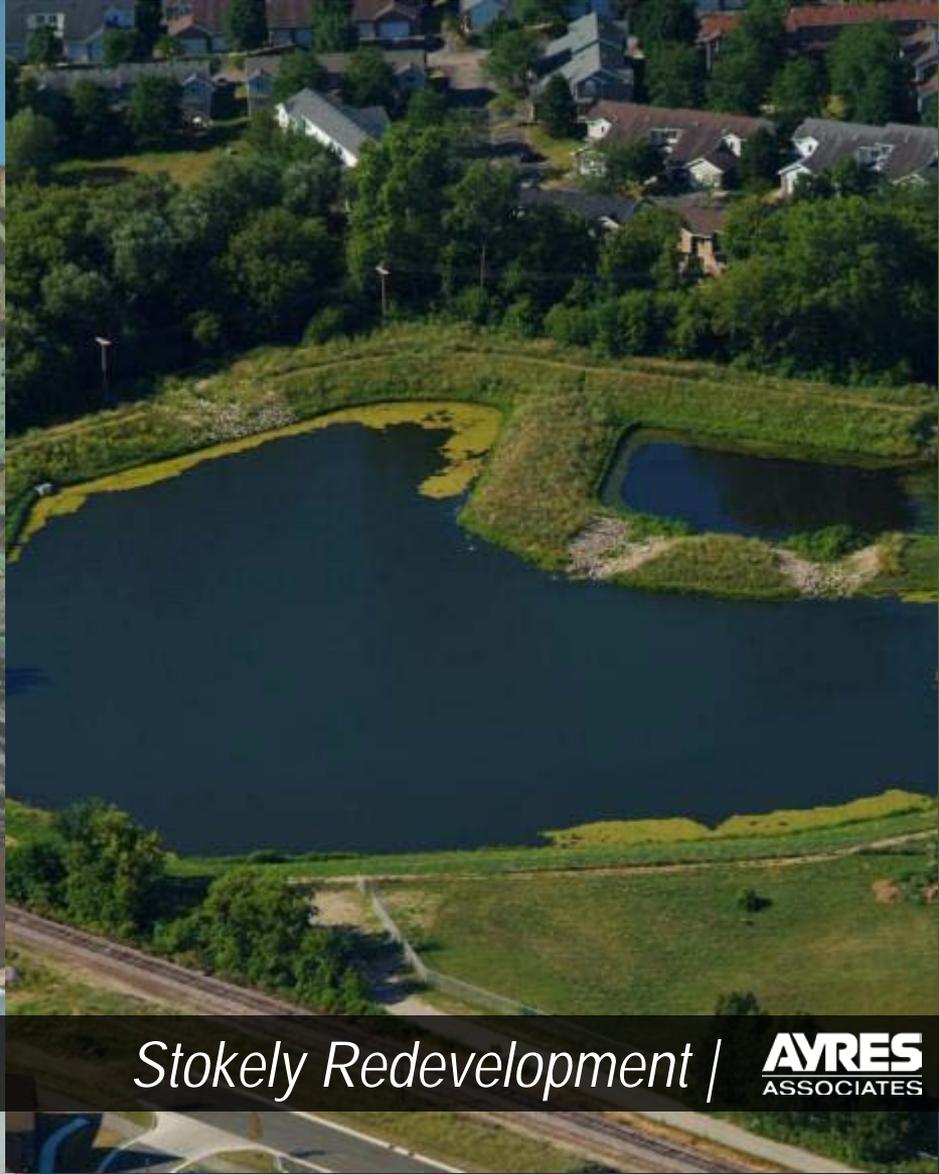


# Case Study

Built a community center and senior housing, and controlled flooding



# Case Study



*Stokely Redevelopment* | **AVRES**  
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# Mixed Use Examples



South Main  
Buena Vista, CO



# Mixed Use Examples

Three Springs, Durango, CO



# Mixed Use Examples

DC Ranch, Scottsdale, AZ



# River-front Development Examples

Durango, CO



Salida, CO

# River-front Development Examples



Durango, CO

# River-front Development Examples



South Main  
Buena Vista, CO

# Light Industrial Examples

Ska Brewing and tap room  
Durango, CO



Tilt up concrete light industrial,  
Highpoint near DIA, CO



# Residential Examples



Holiday Housing  
Boulder, CO



# Residential Examples



Burlingame Affordable Housing, CO

# Residential Examples



South Main  
Buena Vista, CO



# Adaptive Reuse Examples



Powerhouse Science Center  
Durango, CO





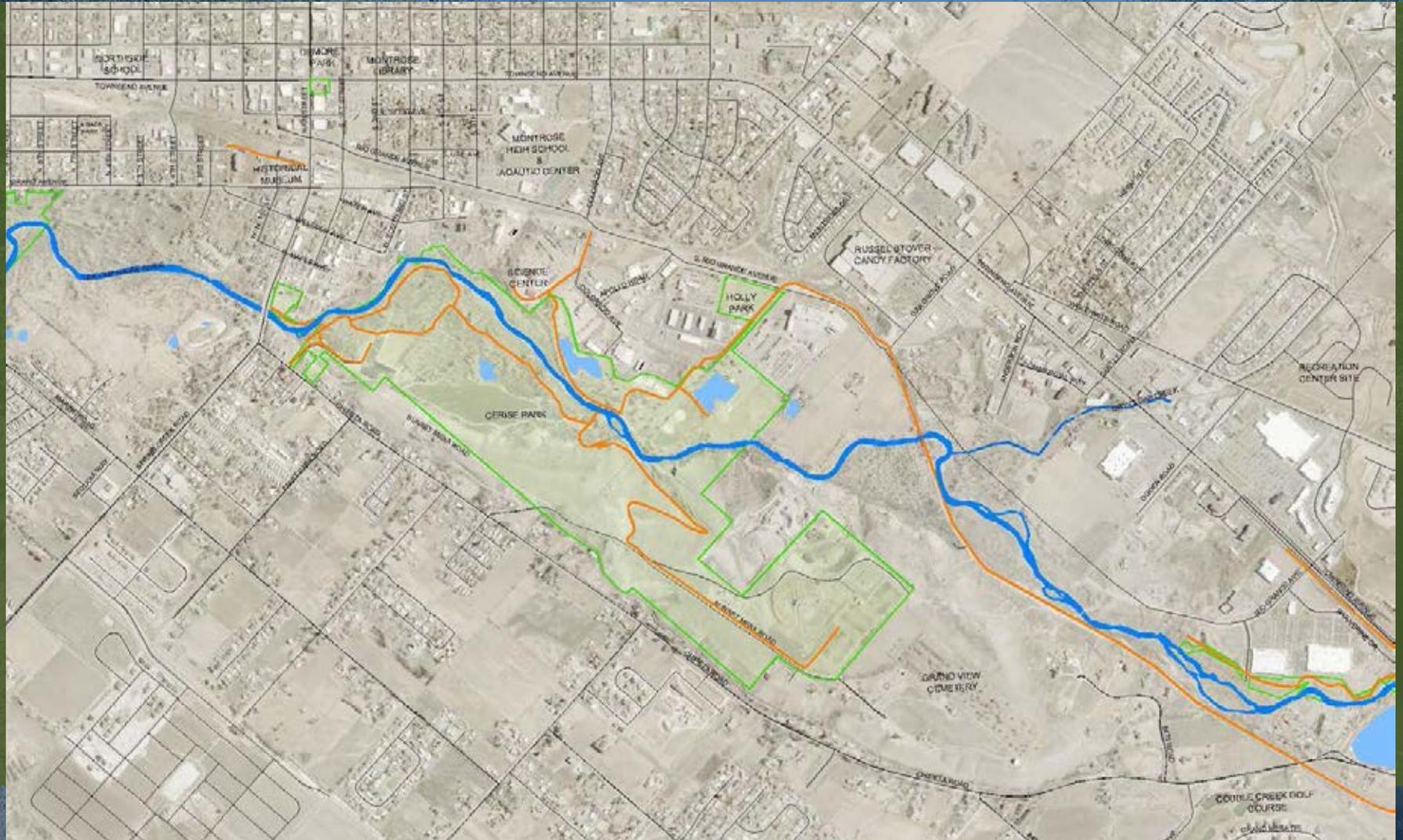
Possibilities



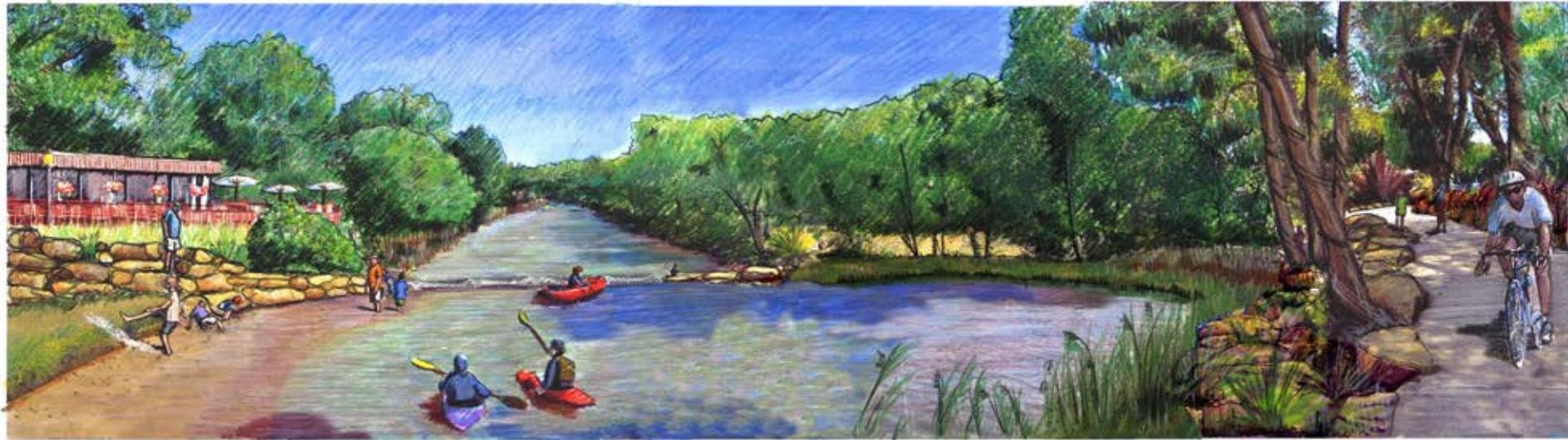
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# Possibilities



# Possibilities



River oriented development north of Main on both sides of the river



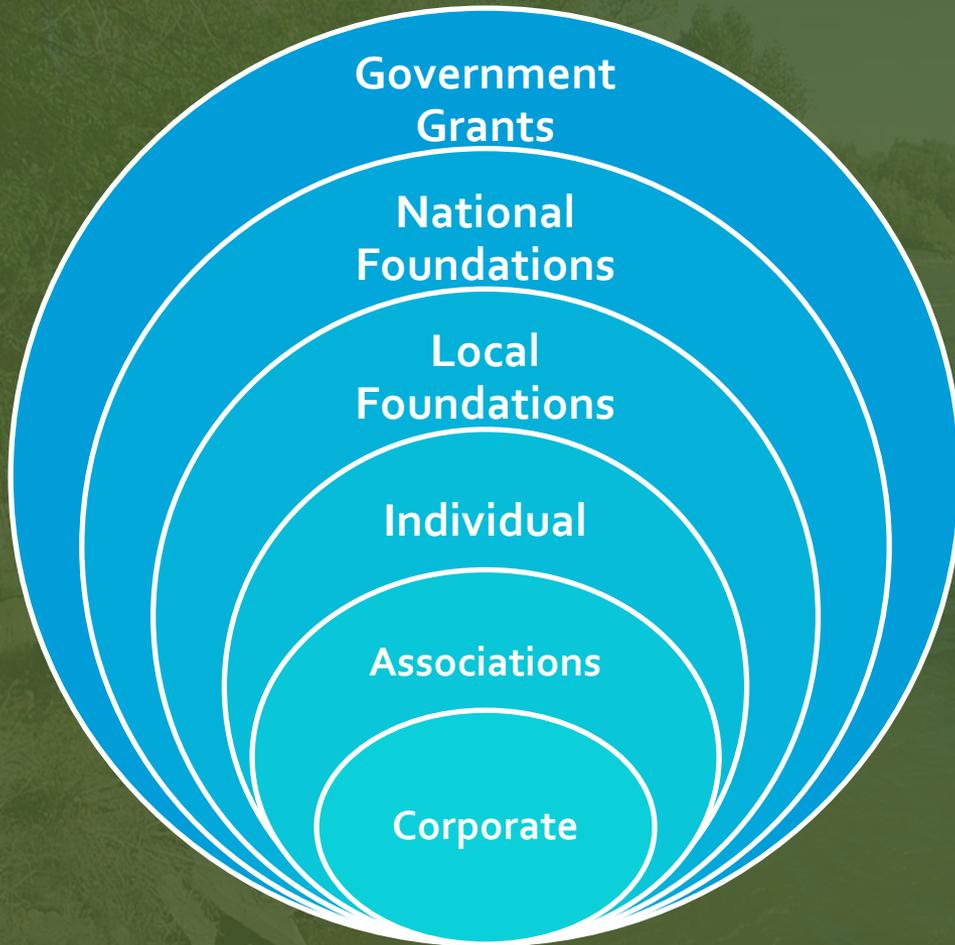
# Funding and Participation



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# Funding Opportunities



- **Federal Grants:**
  - *EPA*
  - *EDA*
  - *FEMA*
- **State Grants**
- **Foundations**
- **Corporations**

# Ways to Participate

Website: <http://www.cityofmontrose.org/LoMo>

Contact us: [montrose@dhmdurango.com](mailto:montrose@dhmdurango.com)

Kerwin Jensen - 970-240-1478

Scott Wilson - 608-212-5230

Ann Christensen – 970-385-4219

Next Public Meeting: late summer/early fall

*"Make no small plans; for they have not the power to stir men's souls...make big plans, aim high in hope, and then work hard."*

*~ Daniel Burnham*



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