

Lower Montrose (LoMo) Assessment Grant

EPA Brownfields Program

EPA's Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Assessment Grant Awarded to Montrose

\$200,000 for hazardous substances

\$200,000 for petroleum

EPA has selected the City of Montrose for two brownfields assessment grants. Community-wide hazardous substances grant funds will be used to conduct approximately eight Phase I and four Phase II environmental site assessments. Petroleum grant funds will be used to conduct approximately four Phase I and three Phase II environmental site assessments. Grant funds of both types also will be used for cleanup planning and community outreach activities.

What are the eligible uses of our Assessment Grant?

Assessment grants provide funding to:

- Inventory Sites: Compile a listing and create a location map
- Characterize Sites: Identify past uses
- Assess Sites: Determine presence or absence of contamination
- Conduct Cleanup Redevelopment Planning: Scope and plan process (not cleanup itself)
- Conduct Community Involvement: Inform and engage community

An opportunity to enhance the Uncompahgre River Corridor

In the heart of Montrose, between the rail lines and the Uncompahgre River, the City grew over time with revolving land uses next to the river. The River flows through parks, housing and commercial sites. The Uncompahgre Riverway Master Plan, adopted in 2011 described opportunities to further enhance the river corridor and provide more connections to the River. This project focuses on helping vacant and underutilized sites in particular to help bring even greater vitality to downtown Montrose.

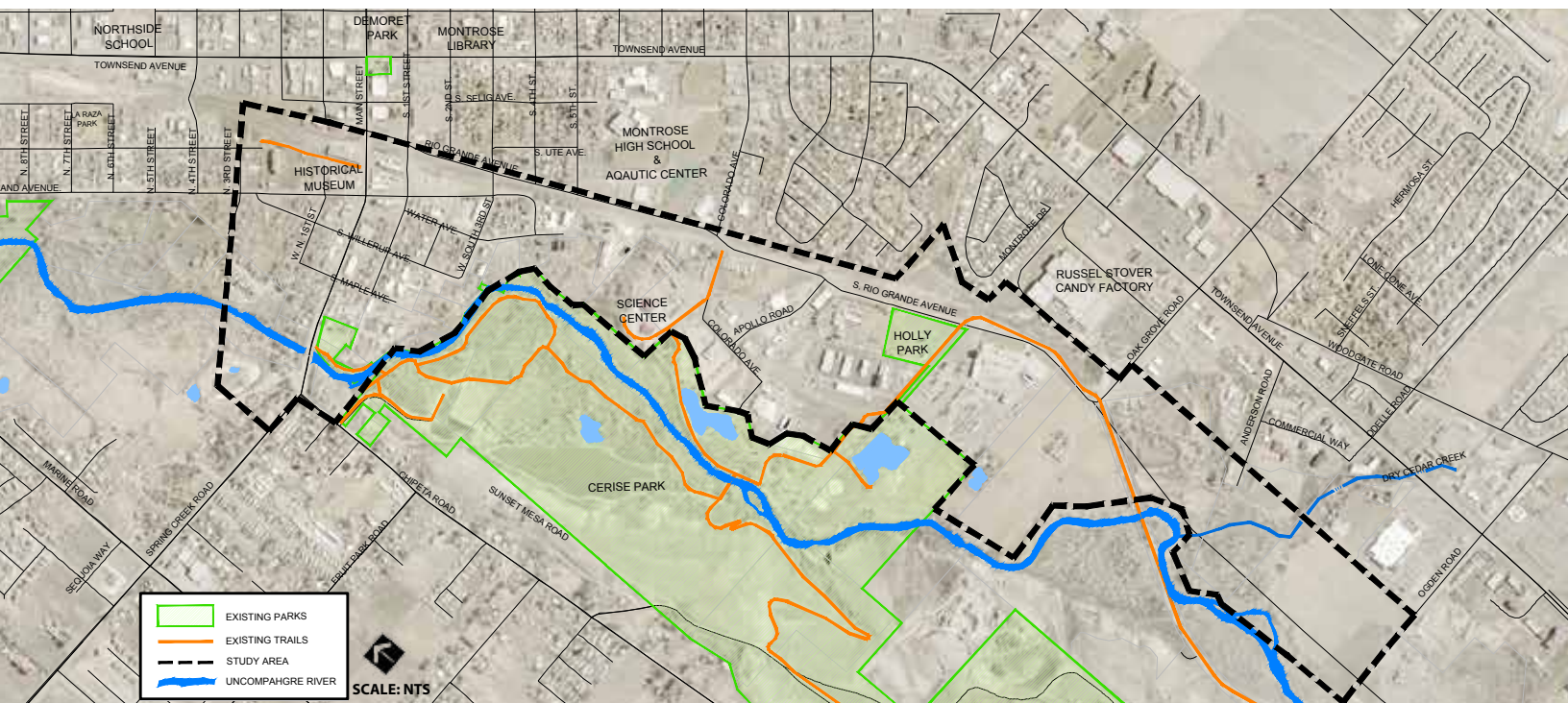
Who's involved?

The City has enlisted a partner in this effort, the United States Environmental Protection Agency or EPA. The EPA has a national program that provides communities such as ours, grant support to address redevelopment goals and plans that may be hindered in areas where historic activities have left behind remnants of contamination. Those remnants may have been left by: Old Rail Yards, Blacksmith Shops, Obsolete Industrial Plants, Laundry Operations, and Manufacturing Facilities.



What Steps are involved in the Process?

- First, the City identifies sites that have redevelopment potential and also meet the definition of a Brownfield and then offer to meet with the owners who express interest in participating.
- Next and with the property owners consent, consultants investigate the site background by looking at historic information – which include photographs or written records and a site reconnaissance – this is termed the Phase 1 Environmental Site Assessment (ESA). (led by consultant Ayres Associates)
- A report is prepared and recommendations within the report dictate if the site is ready for redevelopment or further investigation may be necessary.
- The planners prepare a master plan for future potential development, working with the land owners and facilitating a public participation process to shape and prioritize that plan.
- A variety of strategies is used to implement the plan, including pursuit of grants and financial assistance to build infrastructure and mitigate contamination to clear sites for redevelopment.



This project is an opportunity to **strengthen downtown Montrose** by bringing in greater density and amenities to downtown, and create better links to the **Uncompahgre River corridor** especially targeting vacant and abandoned sites. **Your involvement is important** to help shape the future infill. Community input will help to prioritize improvements and identify opportunities.

How long is the Process?

The information collection can often be completed within three to four weeks, and field investigations, if required, from four to six weeks. If a contractor is interested in starting a new development or renovating a building, the site assessment activities can - be completed quickly enough to allow them to proceed on schedule.

What does this mean for Montrose Residents?

This is truly a community project and participation, questions, and open discussion are vital to its success. All types of interest and participation are anticipated and some of the rewards are highlighted below.

- Quality Place – *Improve the vitality of downtown and create connections to the river trail.*
- Improved tax base – *Putting new businesses on vacant land.*
- Economic gain – *Surrounding neighborhoods often increase in value when these areas are improved.*
- Increased tourism – *In areas that may not currently be attractive.*
- Health of the environment – *Cleaning up areas of contamination.*
- Safer Neighborhoods – *Areas that are rundown attract crime, rehabilitation brings safer neighborhoods.*
- Community Pride – *It's a place people want to be.*



Brownfield redevelopment is a highly successful endeavor that not only helps us clean up our environment, but reduces the impact growth and expansion has on greenspace and brings new jobs downtown.

Links to other award winning communities

There are hundreds of examples across the country of success stories. Old gas stations and industrial yards becoming new coffee shops and local schools; riverfront landfills becoming vibrant breeding grounds for aquatic life, and growth of downtown marketplaces on top of historic industrial sites. If you're excited about this project and want to learn more, the following links can take you to a myriad of completed EPA brownfield renewal projects across the country. What they all have in common is the creation of vibrant, active and cohesive communities.

Positive Economic and Community Impacts

Studies indicate that brownfield redevelopment in communities across the nation lead to:

- Positive Employment and Investment Impacts – Over 50,000 jobs and \$14 billion in new investment stemmed from use of EPA Brownfield Grants and resulting redevelopment.
- EPA Brownfield Grants leverage investment ranging from \$1/public investment to nearly \$20/total investment
- EPA Brownfield Grants leverage one job for every \$5,700 in public costs, as compared with \$35,000/job for U.S. HUD and U.S. SBA grants.
- Cleanup and redevelopment lead to property value increases between 5-15% for properties within ¾ mile from a redeveloped brownfield site.
- Direct generation of local tax revenue and lower investment in infrastructure on "Greenfields" is an added benefit.

EPA Fact Sheet Webpage

In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed to help states and communities around the country cleanup and revitalize brownfields sites. Under this law, EPA provides financial assistance to eligible applicants through four competitive grant programs: assessment grants, revolving loan fund grants, cleanup grants, and job training grants. The following websites provide additional information on the EPA brownfield grant programs.

- General information about EPA brownfield grants: http://www.epa.gov/brownfields/basic_info.htm
- Specific EPA grant info about the Assessment program
http://www.epa.gov/brownfields/grant_info/assess/assessment_factsheet.pdf
- All 2014 awards given via EPA and someone can pull up a winner by year and state:
http://cfpub.epa.gov/bf_factsheets/
- Success Stories Map Locator: <http://www.epa.gov/brownfields/success/sslocat.htm>
- EPA general information on Brownfield Assessments: http://www.epa.gov/brownfields/basic_info.htm

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www.projectwebsite.com