

Site Reuse & Revitalization Program

Lake County, Colorado

Program Goal

Transform underutilized sites from community blight to community benefit, restoring them to safe, economically viable properties that contribute to the wellbeing of the community.

Project Background

Lake County is working with local communities to identify and prioritize sites throughout the county that are in need of revitalization, conduct environmental assessments on key individual sites to determine contaminants and redevelopment issues, and develop cleanup plans, if needed.

Brownfields are properties previously used for mining, industrial, or commercial activities that may have resulted in contamination from petroleum or hazardous materials. Redevelopment of brownfields can help use existing land efficiently, create jobs, revitalize communities, increase property values, and reduce health risks.

To further these goals, the County will work with interested property owners to determine site environmental constraints and facilitate cleanup, if needed. Participation is voluntary. The project is funded by a recent \$400,000 Brownfields Community-Wide Assessment Grant from the US Environmental Protection Agency. Stantec Consulting has been hired to assist with the project over the next three years.



Scope - Eligible Activities

Lake County's Site Reuse and Revitalization Program will catalyze redevelopment of underutilized sites by providing grant funding to inventory, assess, and conduct remediation and reuse planning for sites with real or perceived environmental contamination. Eligible activities include:

Phase I Environmental Site Assessments

Phase I ESAs are reviews of existing environmental information, including previous permits, historical documents, or other information about site conditions to identify potential environmental liabilities that may act as barriers to redevelopment. Up to 16 Phase I ESAs will be completed county-wide.

Phase II Environmental Site Assessments

Should a Phase I ESA identify environmental concerns, a Phase II ESA may be conducted. These assessments include testing soils and groundwater samples and/or hazardous building materials, to determine if impacts exist that require cleanup. Up to 10 Phase II ESAs will be conducted county-wide.

Cleanup and Reuse Planning

For sites with confirmed impacts, cleanup planning may be completed. This includes analysis of cost-effective cleanup options for anticipated redevelopment alternatives. While the grants do not fund cleanup activities, the County will work with owners, developers, and local stakeholders to help secure funding needed for site cleanup.

Market studies, infrastructure analysis, and site master planning are types of reuse planning that can be performed on sites meeting eligibility requirements.



Lake County Brownfield Success Story - Mineral Bell Trail

What Sites are Eligible?

For qualifying priority sites, ESAs and cleanup or reuse planning can be conducted at no cost to the property owner. Eligibility is determined on a case-by-case basis. Eligible sites may include (but are not limited to):

- Abandoned mines
- Vacant and underutilized sites
- Former dry cleaners
- Old dumps and landfills
- Old salvage yards
- Any type of buildings with asbestos and/or lead-based paint, including historic buildings
- Former industrial sites

Eligible sites may not be currently listed on the EPA National Priority "Superfund" list or targeted for any federal or state enforcement action. The property owner must provide site access for assessment.

What if Contamination Is Found?

The current grant funds assessment, reuse planning, and related activities. If contamination is identified, the County will work with Colorado Department of Public Health and Environment (CDPHE), Colorado Division of Oil and Public Safety (OPS) and other partners to identify potential cleanup funding.

What are the Program Requirements and Timeline?

- There is no grant match required. A property owner must have a proposed reuse/ redevelopment planned and cannot be the party responsible for creating contamination on the site.
- The County will submit an eligibility request on the owner's behalf. EPA approval is expected within one month. If approved, the property owner will work with the County's environmental consultant, Stantec, to coordinate the environmental assessment and/or related activities. The owner will receive a report with findings and recommendations.
- The program and funding is committed until 2017.

How Do I Obtain Additional Information?

For information or to submit a site for grant funding consideration, contact:

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