



# GLENWOOD SPRINGS, CO LAUNCHES CONFLUENCE CORRIDOR BROWNFIELDS TRANSFORMATION

## *EPA Brownfield Area-Wide Grant Could Transform Downtown Riverfront Brownfields into New Spaces for Affordable Housing, Regional Tourism & Green Infrastructure*

The City of Glenwood Springs, CO, is working in collaboration with the Glenwood Springs Downtown Development Authority, the Colorado Brownfields Partnership, local non-profit Community Builders, and other partners to launch an initiative to transform a corridor of brownfields along the confluence of the Colorado and Roaring Fork Rivers into new downtown revitalization.

More than 38 acres with four vacant/underutilized and/or contaminated facilities are strategically located near the confluence of the Colorado and Roaring Fork Rivers, at the nexus of a multi-million dollar Colorado Department of Transportation (CDOT) project to demolish and realign the Grand Avenue-State Highway 82 Bridge over the Colorado River, which is expected to bring dramatic change to the downtown area. The catalytic sites include a 5-acre decommissioned wastewater treatment plant that occupies valuable riverfront property directly south of the confluence of the rivers; a 5-acre riverfront CDOT maintenance site; the 27-acre former Pitkin Iron Co. abandoned limestone quarry commonly known as the “Holly Quarry”, located adjacent to and northeast of the Traver Trail/Highway 6 intersection site at the base of Iron Mountain; and the 1-acre Western Petroleum site, east of the Roaring Fork River.

Reuse of these brownfields is envisioned to include a hotel and mining museum with associated retail, much-needed affordable and mixed-rate housing, green infrastructure for stormwater management, and riverfront recreational access that will transform the underutilized confluence corridor into a vibrant gateway to the Roaring Fork Valley. The Brownfields Area-Wide Plan will build upon major downtown revitalization efforts including the 6<sup>th</sup> Street Corridor Master Plan and the 7<sup>th</sup> Street Corridor Master Plan, which include parks improvements, streetscaping upgrades, and redevelopment on the north side of the confluence, creating a “triangle” of connectivity between the main downtown/confluence area, the Sixth Street Corridor, and the Glenwood Meadows shopping center.

However, Glenwood Springs needs support and resources in order to turn its community vision into progress on implementation. To succeed in moving forward, Glenwood Springs must:

- ✓ Build upon the city’s *community engagement* efforts, working with key organizations and the public through the “Confluence Corridor Brownfields Transformation Task Force” and a community charrette;
- ✓ Conduct a *market analysis* to ensure that envisioned reuses are feasible and achievable;
- ✓ Conduct an *infrastructure assessment* to ensure the redevelopment is accessible and well-functioning;
- ✓ Retain skilled *land use planners* to ensure that the redevelopment fits within existing community plans and the context of downtown, 6<sup>th</sup> Street Corridor Master Plan and surrounding residential neighborhoods;
- ✓ Assemble the expertise and ideas to ensure that the revitalization is *green and sustainable*, including through the use of green infrastructure to handle stormwater challenges, LEED and green building approaches, and walkability/complete street renewal of the area; and
- ✓ Create a “*Resource Roadmap*” that identifies local, public, private, and philanthropic resources that can be leveraged into the implementation of this brownfields revitalization.

That is why Glenwood Springs is seeking the support of the U.S. Environmental Protection Agency for a \$200,000 “EPA Area-Wide Planning” grant that could turn Glenwood Springs’ visions into a real plan for action and implementation. A strong coalition of partners has come together to support the Confluence Corridor Brownfields Transformation and seek EPA support: [DRAFT, NOT ALL PARTIES HAVE AUTHORIZED YET]

- Glenwood Springs **Mayor Mike Gamba**
- The **Glenwood Springs Downtown Development Authority**, a public development entity that has led revitalization projects to enhance and broaden the downtown experience for residents and guests through infrastructure, beautification, pedestrian access and connections to open space, views and river corridors
- The **Glenwood Springs Department of Planning**, which has led a community visioning initiative that created the 6<sup>th</sup> Street Corridor Master Plan and other community revitalization initiatives
- **Community Builders**, a regional non-profit project of the Sonoran Institute that aims to help local leaders build successful communities in the American West with strong and diverse economies, quality growth, vibrant downtowns, and complete neighborhoods
- The **Garfield County Housing Authority** that seeks to increase the stock of affordable housing for the many people who work in Glenwood Springs but cannot afford to live there
- The **Colorado Department of Public Health and the Environment’s Brownfields Program** that provides targeted brownfield assessments to help Colorado communities revitalize vacant and under-utilized land
- The **Colorado Mountain College** campus located in downtown Glenwood Springs
- The **Colorado Brownfields Partnership**, a collaboration between Community Builders and the Colorado Department of Public Health and Environment with a Glenwood Springs office, that provides outreach and technical assistance to communities interested in redevelopment, renovation, and adaptive reuse of property
- The **Glenwood Springs Chamber Resort Association**, which aims to promote the community, strengthen the local economy, represent business interests, and keep their investors connected and visible.
- The **Colorado Department of Transportation**, which is undertaking the Grand Avenue Bridge project and has agreed to work with the City to coordinate a potential land swap to provide the City with key parcels for development.
- Several **banks and private sector** developers.
- Many others! **Add your name here!**

We urge you to be a partner too! Support the Glenwood Springs effort to secure an EPA Brownfields Area-Wide grant to move the Confluence Corridor Brownfields Transformation!



Contact Glenwood Springs City Manager Debra Figueroa at [debra.figueroa@cogs.us](mailto:debra.figueroa@cogs.us) or (970) 384-6401 or Ashley Badesch at [Ashley.Badesch@strategiesdc.com](mailto:Ashley.Badesch@strategiesdc.com) or (202) 261-9883