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ENGLEWOOD, COLORADO It's a Home Run

In Englewood, Colorado land redevelopment activities are the talk of the town. Infill development projects using a variety of private, state, and federal dollars are targeting blighted properties in hope of returning them to productive use. Known as brownfields, these properties have been overlooked by developers for the fear of real or perceived contamination. Upon receiving an Assessment Demonstration Pilot Award from the U.S. Environmental Protection Agency in 1997, the City of Englewood has successfully targeted several brownfields properties and is creating opportunities for enhanced greenspace and recreation for the community. Two main sites of interest to city officials and residents are the Centennial Park Expansion project and the General Iron Works (GIW) site.



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Construction of the Light Rail Facility is Underway

From Landfills to Ballfields

In 1998, the Colorado Coalition (a coalition of EPA Brownfields Revolving Loan Fund (RLF) grant recipients), led by the Colorado Department of Public Health and Environment (CDPHE), issued its first loan to coalition member, the City of Englewood, in the amount of \$750,000. The loan was for cleanup and redevelopment of Centennial Park. The site was a former landfill operated by Browning-Ferris Industries, that the city wanted to turn into a waste transfer facility. Concerned that the property would remain industrial, community members got involved and asked for more recreational park space for youth and adult sports and activities, and city officials listened. As a result and after much hard work, the former landfill was transformed into a 9.4 acre expansion of Centennial Park, with three new athletic fields, including a new soccer field and a softball field. Also completed is a new baseball diamond that was funded through the Colorado Rockies' Field of Dreams program, in which members of the Rockies organization provide funding for a little-league baseball diamond. Former Rockies catcher Brent Mayne provided the funds necessary to construct 'Brent Mayne Field.' The park expansion also offers the community trail connections to the Mary Carter Greenway, better access to the South Platte River kayak chutes, public restrooms, and a picnic pavilion.



Brent Mayne Field Has Added Much Needed Recreational Space

Nearby, there is a second project beginning to take shape. The 20-acre GIW facility, has lain dormant and underused since the owners turned off the ovens and locked the doors in 1985. Since then, the entire 20 acres has not been fully utilized. In 1990 the property was purchased by Atlas Metal Works, a company that came in and auctioned off as much of the old equipment as possible and tore down many of the buildings so that small parcels of land could be leased out to other businesses. The

purchase agreement between GIW and Atlas included the removal of asbestos, and the development and initiation of a bio-venting program for spilled diesel fuel.

Light-Rail on the Horizon

In 2000, the City purchased 18 of the 20 GIW acres as plans for redevelopment got underway. In 2002, the Regional Transit District (RTD) condemned the 20-acre property to make way for construction of a light-rail station and maintenance facility that offers 22 hour-a-day service to downtown Denver. RTD plans to build on only half of the property, leaving the other half for future redevelopment.

Currently, RTD has started construction of its new \$48 million dollar facility, that when completed, will offer 200 new jobs and provide easy access to public transportation in Englewood and beyond. Further plans for the redevelopment of the former GIW site are still in the planning stage. Two developers have submitted redevelopment plans for the property, each with a similar mix of commercial, office, and residential space for the remaining 10.5 acres of the 20-acre property. A decision of which developer will get the go-ahead is expected from the city by the end of 2003, allowing for the remaining cleanup and construction on the site to potentially begin as early as mid-2004. Another benefit for community members and visitors alike will be increased access to a regional bike trail system and the South Platte River.



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An RTD Light Rail Car in Action

The city is also coordinating with the Museum of Outdoor Art to preserve the machinery that Atlas Metal Works could not auction off. Part of the GIW site will include a small museum to honor Englewood's rich industrial history.

Englewood is working hard to ensure a promising future. By targeting its brownfields, the city is taking the first steps that are needed to rejuvenate land that has long been neglected. With the expansion of Centennial Park came new athletic fields and greenspace that everyone can enjoy; the light-rail maintenance facility will offer increased access to downtown Denver as well as bring new jobs to residents, and the planned mixed-use development will bring new business opportunities as well as new jobs and attract new residents. It's a *win-win* for the city, the environment, and the community.

For more information about the Colorado Department of Public Health and Environment RLF Pilot please contact Dan Scheppers at (303) 692-3398. For more information regarding the Englewood, Colorado Assessment Pilot please contact Mark Graham at (303)762-2353. For more information about the projects mentioned above please contact the EPA Region 8 Brownfields team at (800) 227-8917 x6982.

