

US EPA Brownfields
Community-Wide Assessment
Cooperative Agreement #BF – 95811500-0

City of Craig
Final Closeout Report
Brownfield Assessment Portfolio

Reporting Period

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Submitted

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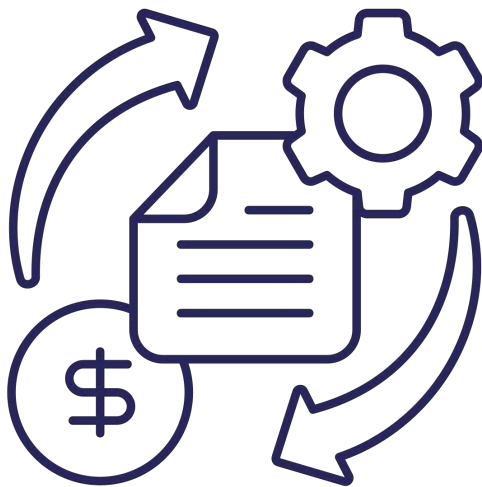
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Executive Summary

The Craig Brownfield Assessment Grant was executed based on the Retooling Craig initiative. Retooling Craig focused on rejuvenating where the community began, in downtown at the crossroads of Victory Way and Yampa Avenue. The impetus of the initiative was to explore opportunities for revitalizing brownfields into opportunities for a sustainable future. Once Craig was awarded the Grant, the project team quickly implemented an innovative and effective approach to utilize the grant funds in less than two years. Retooling Craig was immensely successful, assessing over a dozen Brownfields sites, engaging over 100 individuals, crafting six site redevelopment plans, and cascading into nearly \$4 million dollars of additional funding to redevelop identified Brownfields sites.

The purpose of this closeout report is not only to catalogue the environmental assessments and report their findings to the EPA, but also celebrate the success of the grant in propelling the community on the path forward to brownfields redevelopment. The infographic below provides a synopsis of the achievements of the grant and the remainder of the report details the outstanding accomplishments of Retooling Craig.



Over
\$4 MILLION
of additional funding
accessed

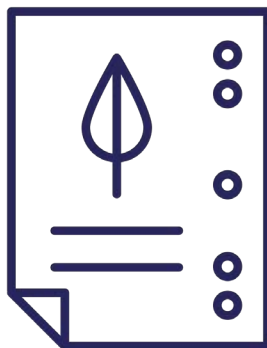


100+
members of the
community engaged



6
site development plans
completed

13
brownfield
sites assessed



RETOOLING



20 Units
of housing in the development process

1

INTRODUCTION



Introduction

The City of Craig, CO was awarded a Community-wide Assessment Grant by the United States Environmental Protection Agency (EPA) in 2021 for \$300,000. Community-Wide Assessment Grants provide funding for brownfield inventories, planning, environmental assessments, and community outreach. A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. As part of the Assessment Grant, grantees select a Qualified Environmental Professional (QEP) to assist in grant implementation. Ayres Associates was selected as the QEP to assist the City in the completion of the grant. The award cycle is from October 1, 2021 to September 30, 2024; however, the community has expended the funds and is looking to closeout the grant. This Brownfield Portfolio serves as one of two parts of the overall closeout process, the other being the physical print version of the Portfolio. The Portfolio catalogues the success of the Community-wide Assessment Grant by surveying the Environmental Assessments, Inventory and Outreach, and Area-Wide Planning completed during the award cycle. The Grant afforded the community the tremendous opportunity to assess, characterize, and re-envision brownfield properties throughout the community. The City of Craig and Ayres Associates thanks the EPA for this catalytic mechanism for community redevelopment and revitalization.

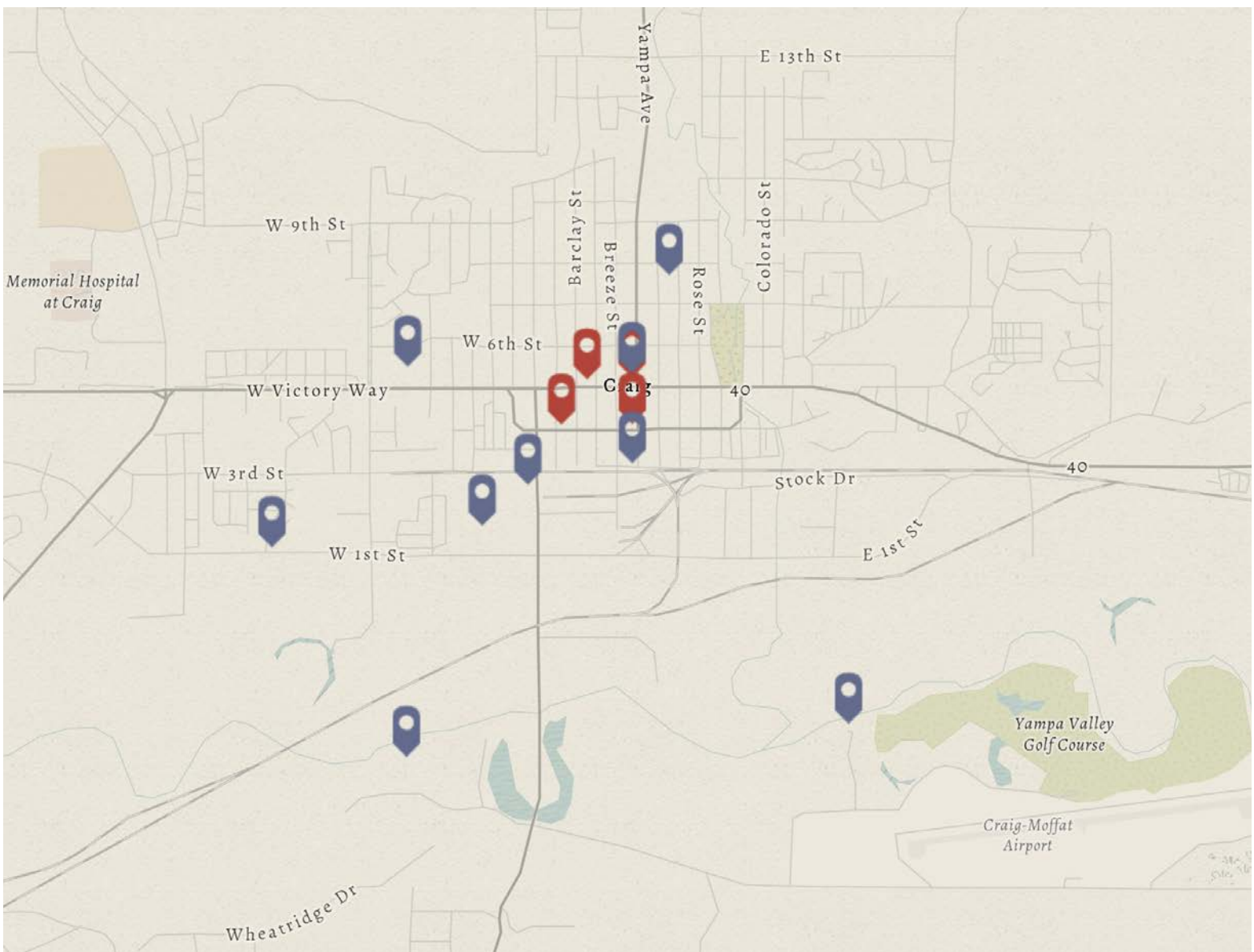
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INVENTORY

Inventory

One of the first steps after receiving grant funds for the Brownfields Community-Wide Assessment Project was to create an inventory of potential Brownfields sites in the community. The inventory was created using a number of strategies to help ensure as many properties as possible were included. The project team collaborated to identify 15 preliminary sites for investigation. It is important to note that additional sites were identified and investigated during the grant cycle. Once the properties were identified, they were catalogued in a GIS mapping tool. For each site selected, a site eligibility determination document was sent to the EPA for review, which determined EPA approval for a Phase I ESA. Areawide planning included identifying brownfield-impacted areas such as neighborhoods, districts, and city blocks, and developing strategies for the reuse of existing infrastructure in the area.

The map below illustrates sites where Environmental Assessments were performed. Sites with a blue label had both an SED and Phase I while sites with the red label had an SED, Phase I, and Phase II.



Site Name	Owner(s)	Address	Background Notes	Potential Environmental Concerns	Ranking (A- High Priority, B - Medium Priority, and C- Low Priority)	Development Potential	Past and Existing Environmental Work
RR Depot	Union Pacific Railroad	1400 DOUGLAS ST, STOP 1640 OMAHA, NE 68179-1640	Sec. 1, 6N, 91W	Diesel and legacy contaminants		Hub for employees to Routt County and Steamboat	
300 Block Site(s)		300 Block		unknown			
Museum		590 Yampa Avenue		unknown			
Yampa Building		775 Yampa Avenue		unknown			
Cawy and old Chinese Restaurant (500 Block of Yampa)		500 Block of Yampa Avenue		asbestos?			
old hospital site		785 Russell Street		asbestos; possible fuel containers (tanks) for past backup generator		property may be offered to city in future or sold to a developer	conducted (2019); after initial demo, there remains some asbestos (drywall) which stopped demo work; hospital vertical is gone; basement and foundation remain; Recently, the CDPHE requested that Grand River Engineer conduct wipe sampling to determine the extent of the spill to determine microscopic residual asbestos fiber. Currently work is halted pending additional instructions from CDPHE.
old storage facility/crude oil facility		Mac Lane - South of Tracks		Petroleum?			complaints about contamination to City from COGCC
OPS - UST Active Sites							
Frontier Station LLC	State-Lead Site	650 W. 1st Street	State contact: Hannah Williams 303.318.8519	Petroleum			State-lead cleanup; on going quarterly monitoring reports
Master Petroleum Craig Bulk	Master Petroleum - Glen McPherson	702 Industrial Avenue	State contact: Patrick Lawler 303.318.8173	Petroleum			Implementing CAP; ongoing groundwater monitoring
Western Petroleum/Craig Bulk Plant	Western Petroleum/Petro West	301 School Street	State contact: Patrick Lawler 303.318.8173	Petroleum			Implementing CAP; ongoing groundwater monitoring
Go Fer Foods of Craig	Go Fer Foods of Craig/Jason Farrington 970.245.3440	923 E. Victory Way	State contact: Murray Brown 303.728.4849	Petroleum			Site Assessment (SCR) request
Craig Auto Service	Craig Auto Service	140 W. Victory Way	State contact: Patrick Lawler 303.318.8173	Petroleum			Site Assessment (SCR) request
M&M Standard Gray Co.	State-Lead Site	430 W. Victory Way	State contact: Hannah Williams 303.318.8519	Petroleum			State-lead cleanup; on going quarterly monitoring reports
CDPHE (VCUP)							
Craig Property 1 and 2		175 Clay Avenue	Fonda Apostolopoulos State Project Manager 303.692.3411 fonda.apostolopoulos@state.co.us				Search on 11/23/21 does not show any VCUP sites on the CDPHE website
Craig Refinery ?	Chevron Site		Fonda Apostolopoulos State Project Manager 303.692.3411 fonda.apostolopoulos@state.co.us				

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ENVIRONMENTAL



Environmental

The City of Craig was immensely successful in utilizing their Assessment Grant in Phase I and Phase II Environmental investigations. The City assessed 13 properties through Phase I investigations and 4 properties through Phase II investigations. The following pages provide brief overviews of the subject properties and the type of environmental investigations that took place. The environmental work on the brownfield properties paved the way for many of the site redevelopment alternatives and reuse visualizations. All properties have been reported in ACRES and individual Phase I and II Assessments have been retained for records. AAI checklists have also been filed and copies forwarded to the EPA.



221 W. VICTORY WAY

Environmental Findings

The building structure has four levels. The structure is approximately 49,928 square feet and divided by administrative use, courtrooms (two), archive storage, and a maintenance department. The exterior walls are listed as masonry (brick) and sandstone (blocks) with wood frame and drywall for interior walls.

The subject property is and has been the center of Moffat County's Courthouse and Administrative building since it was built and developed in 1917. The sandstone block original building underwent major renovations in 1962. These renovations included the addition of several offices, the relocation of the jail and law enforcement (to a separate facility), and the installation of an elevator.

The subject property was not identified on standard environmental records. Additional adjoining or nearby properties were identified on standard environmental records but appear unlikely to result in a REC on the subject property based upon a review of available information.

Limited asbestos surveys were conducted in 2014 and 2015. The surveys were part of small renovation projects within the building. A limited asbestos survey was conducted during the site reconnaissance for the Phase I ESA (7/26/2022). This focused on targeted areas for future demolition activities.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» None

Environmental Work

- SED
- Phase I
- Phase II (Asbestos Report)



221 W. VICTORY WAY CONT.

Phase II Findings

A limited asbestos survey was conducted to supplement asbestos surveys completed in 2014 and 2015. These surveys were part of past repair and renovation projects within the building at the time. Resampling of those specific areas was not conducted during this Phase II ESA.

Plateau collected sixteen (16) samples on July 26, 2022, and submitted them for PLM analysis under chain of custody to the laboratory. The laboratory reported the exterior plaster panels to contain a trace amount of asbestos. CDPHE requires samples all Trace samples to be re-analyzed via point count methods to determine the exact quantity of asbestos content, see Section 4. If over 1%, this point count result will require abatement of this material according to Colorado Reg. 8, Part B. All other samples are non-detect for asbestos.

Next Steps

- Abatement of asbestos containing materials
- Building will be razed
- City of Craig is considering options for the property including affordable housing



288 RANNEY STREET

Environmental Findings

The subject property is and has been associated with retail hardware, lumber yard, and a feed and seed store since 1916.

The maintenance shop and appliance repair and maintenance room store various cleaning supplies and equipment chemicals. Volumes are limited and generally 2-gallons or less in manufacturers containers. Overall, the shop area and building are maintained and kept.

The subject property was not identified on standard environmental records. Two aboveground storage tanks (ASTs) were observed on the property. One 500-gallon gasoline tank and one 1,000-gallon diesel tank. The tanks were used to fuel service maintenance vehicles and equipment. The tanks have been out-of-service for a number of years.

Inside the original feed store, bird (pigeon) feces were observed, covering much of the upper floor. Additional adjoining or nearby properties were identified on standard environmental records but appear unlikely to result in a recognized environmental condition (REC) on the subject property based upon a review of available information..

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» None

Environmental Work

- SED
- Phase I



403 TAYLOR STREET

Environmental Findings

The subject property has three structures. The main structure is approximately 1,882 square feet. The adjoining structure is approximately 1,466 square feet. There is a separate detached garage structure measuring 576 square feet. The exterior walls are listed as wood frame, drywall for interior walls, and a metal roof. The subject property has been used as a residential, multioccupational (bed and breakfast), and office/commercial use. The property is currently vacant.

The subject property was part of a greater agricultural property from 1938 to 1962. The first structure was built in 1962 and used as a residential property and boarding house. From 1998 to 2018, the current owner operated the property as a bed and breakfast. In 2018, the owner financed the sale of the property to a mining company for office and corporate operations. Shortly thereafter, the mining company abandoned the property. Vagrants and homeless occupied the property until eviction notices were executed in 2020. The owner has since regained ownership. The property is on the market. The subject property was not identified on standard environmental records or additional relevant environmental records.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» None

Environmental Work

- SED
- Phase I
- Phase II (Asbestos Report)



403 TAYLOR STREET CONT.

Phase II Findings

Plateau collected thirty-nine (39) samples on July 26, 2022, and submitted them for PLM analysis under chain of custody to the laboratory. Twenty-two samples were taken from the upper level and seventeen (17) samples were taken from the main and lower level.

Four sheet vinyls (floor tile) in the upper level contained 15% to 20% chrysotile asbestos. The remaining samples in the upper level and all of the samples in the main and lower level reported non-detect for the presence of asbestos.

Next Steps

- Abatement of limited asbestos containing materials (floor tile)
- Remodeling/rehabilitation of the property
- Future property use

\$4.25 Million for 20 Affordable Housing Units Secured

785 RUSSELL STREET

Environmental Findings

The subject property is and has been associated with the Moffat County Memorial Regional Hospital since 1949. Prior to 1949, the property was undeveloped. The Hospital relocated to another property in 2009. Demolition activities of the former structures were conducted between October 2021 and November 2022. Prior to demolition, asbestos abatement was completed, and the Colorado Department of Public Health and Environment (CDPHE) issued an approval (closure) letter for the remedial activities in 2021. The subject property is currently vacant.

The subject property was identified on standard environmental records. The former hospital was listed as a RCRA non generator since 1996. Database records also indicates the hospital generated F003 hazardous waste (chlorinated solvents) but no quantity was listed. The former hospital had an operating air permit with the CDPHE. Both listings do not apply to the vacant lot. The environmental records have moved to the new location of 750 Hospital Loop in Craig, CO. Additional adjoining or nearby properties were identified on standard environmental records but appear unlikely to result in a recognized environmental condition (REC) on the subject property based upon a review of available information.

The planned development of the site will contain affordable housing.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» None

Environmental Work

- SED
- Phase I



520 - 524 YAMPA AVENUE

Environmental Findings

The subject property(s) is the combination of two parcels (520 & 524 Yampa Avenue) approximately 0.15 acres. The structures are single story. Exterior walls are listed as concrete block with wood frame and drywall for interior walls. The structures are adjoining which allowed for expansion of the restaurant operation. The structures extend to the alleyway which allows access for waste disposal. The parcel at 520 Yampa Avenue has a record of having a structure since 1898; the parcel at 524 Yampa Avenue has a record of having a structure since 1927.

Recognized Environmental Conditions:

- » During the historical site records review, a print shop used to be present at the subject property. Potential solvents associated with the historical operation of the print shop is considered a REC. The Fire Insurance Maps (FIM) from 1914 indicated a print shop had occupied the lot historically. Further investigation of the REC is recommended.
- » The subject property(s) have been recently used as a restaurant.

Controlled Recognized Environmental Conditions:

- » None

Significant Data Gaps:

- » Significant data gaps were encountered during the Phase I ESA. Between the 1914 Fire Insurance Maps and the 1998 City Directories there is little to no record(s) of specific property information. No ownership questionnaire was received, or ownership interview conducted.

Environmental Work

- SED
- Phase I
- Phase II (Asbestos Report)



520 - 524 YAMPA AVENUE CONT.

Phase II Findings

Plateau collected forty-one (41) samples on January 19, 2023. All samples were submitted for PLM analysis under the chain of custody to the laboratory.

The laboratory reports one asbestos-containing material that is friable in nature, SS-1, popcorn textured ceilings in the main entry eating area, bar, and kitchen office area. The estimated quantity is 1000sf. Prior to any renovation or demolition activities, a Colorado Licensed General Abatement Contractor must abate the popcorn ceiling material according to Colorado Reg. 8, Part B.

Next Steps

- Abatement contractor to remove ceiling tiles
- Repairs to structural damage from leaking roof
- Remodel and repurpose



1111 W. VICTORY WAY

Environmental Findings

The subject property has been a retail and commercial mall (Centennial Mall) since 1980. Before the purchase in 1979, the subject property was used for agricultural purposes at least as far back as 1938.

The subject property has one large structure with 25 zoned units (Moffat County Assessor's Office). These units vary in square footage. The building exterior has concrete walls and floor, but the interior is finished with drywall, tile, carpet, or wood flooring. The total square footage occupied of space is 32,605 square feet.

Cleaning supplies and equipment are stored in the mall office maintenance room. Volumes are generally limited to two gallons or less in manufacturers' containers. A third-party vendor is contracted for janitorial and larger-scale maintenance tasks. Overall, the building is well maintained.

The subject property was not identified on standard environmental records. However, it was identified on a non-standard database that indicated 680 square feet of asbestos was abated during a building renovation in October 2012.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» None

Environmental Work

- SED
- Phase I



406 YAMPA AVENUE

Environmental Findings

The structure has one level. The structure is approximately 7,860 square feet and divided into three different commercial businesses. The businesses include a construction company, two separate salons, and a new creamery. The exterior walls are listed as masonry (brick) with wood frame and drywall for interior walls.

Two 55-gallon drums of a wood resin product were observed outside of the back of the building. Drum labeling was worn and faded. Chemical-specific information was not legible to read. No evidence of damaged drums or spills of the product.

The subject property has been a central part of downtown Craig since 1958. Prior to 1958, the property was vacant. The subject property has been used for commercial and/or retail businesses. The City Directories have the property with three or four tenants going back to at least 2000. The tenants have been a construction company, a salon/barber, and a sign manufacturing company (2000 – 2012), or a pet grooming service (2012 to 2020).

Recognized Environmental Conditions:

- » None

Controlled Recognized Environmental Conditions:

- » None

Significant Data Gaps:

- » None

Environmental Work

- SED
- Phase I
- Phase II (Asbestos Report)



406 YAMPA AVENUE CONT.

Phase II Findings

Plateau collected twenty-eight (28) samples on January 19, 2023. The laboratory reports three asbestos-containing materials that are non-friable in nature, M-1, M-4, and BB. This included floor tile with mastic and vinyl flooring. In addition, the laboratory reports three asbestos-containing materials that are friable in nature, SS-1, SF-1, and JC. These included popcorn ceiling tiles, joint compound, and vinyl flooring.

Next Steps

- Abatement of asbestos containing materials
- Property is being developed into a distillery

Development Concept Created



FRONTIER INDUSTRIAL PARK

Environmental Findings

The subject property is a vacant lot located within a light industrial zoned area of the City of Craig. The past use of the subject property was primarily grazing for livestock. There is no record of structures being built past or present. There is a utility (sanitary sewer) easement on the subject property.

The adjoining and surrounding properties are a mix of residential use (west) and light industrial/commercial (north, south, and east). There is a railroad easement adjacent to the north (Union Pacific) in operation. Prior to 1977, except for the railroad easement, the surrounding properties were primarily farmland and agriculture.

The Phase I did identify fuel storage tanks found on nearby properties. However, none of the adjacent sites listed are likely to have current or former releases of hazardous substances or petroleum products with the potential to migrate to the subject property. They appear unlikely to result in a REC on the subject property based upon a review of available information.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» An interview of the owner(s) was not conducted during the Phase I ESA.

Environmental Work

- SED
- Phase I



Recreation Opportunity

LOUDY SIMPSON BOAT RAMP

Environmental Findings

The subject property consists of a part of parcel of land (Parcel ID# 065736429015) measuring approximately 4.46 acres and located in the Northwest ¼ of the Northwest ¼ of Section 12, Township 6 North, Range 91 West, Moffat County, Colorado.

The subject property has been an open space and rangeland with recreational access to the Yampa River, now part of the Loudy-Simpson Park. The Loudy-Simpson Park was developed between 1977 and 1982 (aerial photo review). The proposed boat ramp area is currently used to access the Yampa River.

No indications of releases of petroleum products or hazardous substances to the environment at the subject property were observed.

The subject property located at the proposed Loudy-Simpson Boat Ramp was not identified on environmental records.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» None

Environmental Work

- SED
- Phase I



Redevelopment Brochure Created

Next Steps

- Conduct additional assessment for asbestos containing materials
- Remodel/rehabilitate location – damage due to leaking roof

538 YAMPA AVENUE

Environmental Findings

The subject property consists of one parcel of land (Parcel ID# 065736429015) measuring approximately 6,750 square feet (0.15 acres) and the parcel address is recorded as 538 Yampa Avenue. The structure has two levels. The lower level is the former Golden Cavy Restaurant and is approximately 4,050 square feet. The upper level is a residential rental space and is approximately 1,776 square feet. The exterior walls are listed as concrete block with wood frame and drywall for interior walls.

The subject property has been a central part of downtown Craig since approximately 1900. The earliest resource reviewed indicates that the property was the Baker House hotel and sleeping rooms circa 1914, and the date of first development is unknown. More recent ownership records and city directory listings indicate that the subject property has been a commercial and/or retail business with apartment units attached since at least the early 1990s. The City Directories have the property as the Golden Cavy Restaurant going back to at least 1998. The property was operating as a restaurant and was closed in 2012.

Due to historical data failure encountered during this assessment, additional investigation of subject property history is appropriate to detect the presence of hazardous substances or petroleum products at the subject property. A Phase II ESA was recommended; however, property access has not been granted to perform the Phase II ESA.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

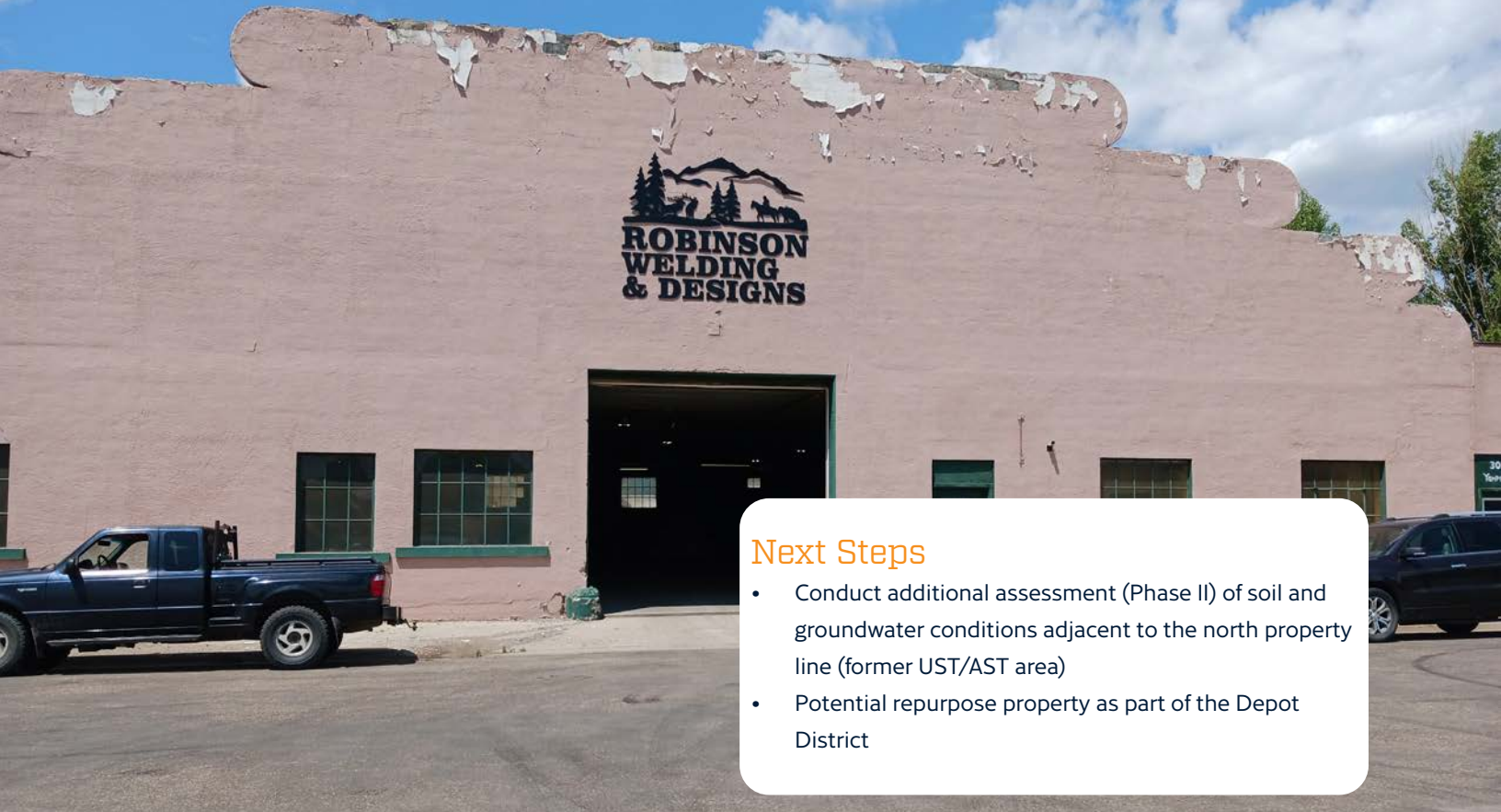
» None

Significant Data Gaps:

» Due to historical data failure, historical resources did not identify the first developed use of the subject property prior to 1914 or between 1914 and approximately 1998.

Environmental Work

- SED
- Phase I



Next Steps

- Conduct additional assessment (Phase II) of soil and groundwater conditions adjacent to the north property line (former UST/AST area)
- Potential repurpose property as part of the Depot District

308 YAMPA AVENUE

Environmental Findings

The subject property is improved with one single-story structure. The building houses a welding and powder coating design shop with approximately 9,959 square feet of internal space. The exterior walls are concrete block, and the interior is finished with drywall.

Historical records identified an aboveground storage tank (AST) and an underground storage tank (UST). Records show that an 11,000-gal diesel AST was installed in 1960 and permanently closed and removed in 1988. Records did not list the installation date of the UST nor its capacity, but the UST stored gasoline and was also removed in 1988. Aerial photos indicate that both tanks were likely located on the lot to the north adjoining property, which was a part of the subject property in the past. Additional investigation is warranted. The investigation should assess the presence of petroleum in soil vapor, soil, and groundwater along the north side of the subject property near the former AST and UST.

Recognized Environmental Conditions:

- » Records identified an 11,000-gal diesel AST and a gasoline UST between 1960 and 1988. Although regulatory records did not identify the location of the tanks, aerial photos indicate they were located on a north adjacent lot that was previously part of the subject property. The longterm operation of these storage tanks likely resulted in undocumented releases of petroleum products to the subject property and is considered a recognized environmental condition.

Controlled Recognized Environmental Conditions:

- » None

Significant Data Gaps:

- » None

Environmental Work

- SED
- Phase I

Proposed Workforce Housing



WOODBURY PARK

Environmental Findings

The subject property is a recreational park for the City of Craig. The subject property had been a portion of Woodbury Park since 1991. Prior to 1991, the subject property was undeveloped and owned by the First Christian Church of Craig and the Moffat County School Board. The 3.1 acres at the southwest portion of the park is under consideration for a housing project by the City of Craig.

The subject property or adjoining properties were not identified on standard environmental records.

Surrounding properties were identified on standard environmental records but appear unlikely to result in a recognized environmental condition (REC) on the subject property based upon a review of available information.

Future development of the subject property includes affordable housing.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» None

Environmental Work

- SED
- Phase I

Recreation Opportunity



WHITEWATER DIVERSION PARK

Environmental Findings

The subject property is open space and rangeland bordering the southern bank of the Yampa River.

A Historical Recognized Environmental Condition (HREC) was noted on the standard environmental records. This was the presence of an oil well recently operated by Jetta Operating. The oil well was plugged and abandoned with removal of the associated equipment and tanks in 2019. Clearance soil sampling was conducted and the COGCC approved regulatory site closure. During the site reconnaissance, a large stockpile of gravel was observed on the former well pad location.

Recognized Environmental Conditions:

» None

Controlled Recognized Environmental Conditions:

» None

Significant Data Gaps:

» None

Environmental Work

- SED
- Phase I

4

OUTREACH

Outreach

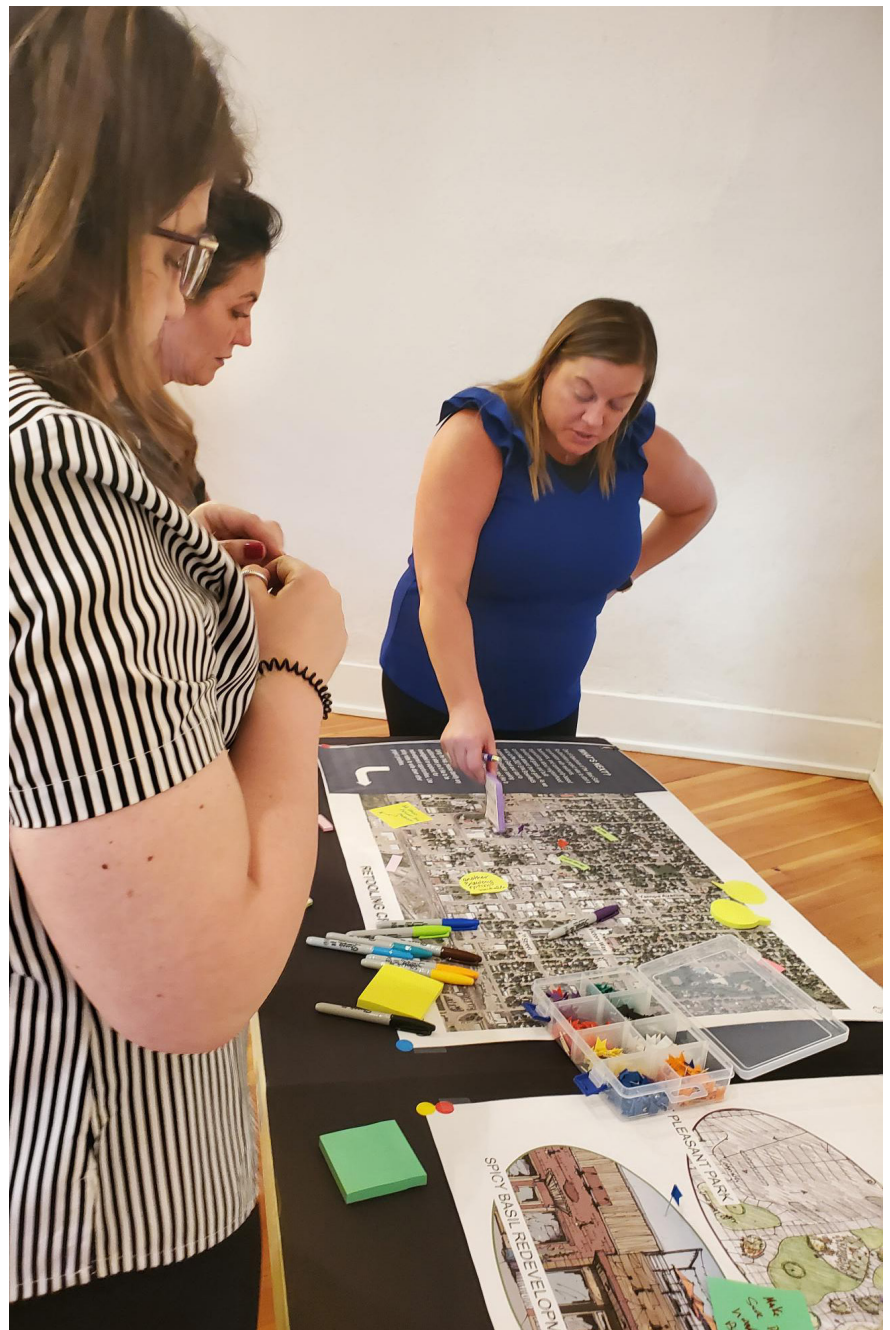
The Craig Community-wide Assessment Grant completed outreach and engagement through a three different measures. These measures included the Core Team, the Steering Committee, and two Public Outreach Meetings; all of which will be detailed in the following sections. The overall approach to community involvement is outlined in the Public Engagement Plan; which is provided in Appendix A of the closeout report. Ayres approach centered around the concepts of *Assess*, *Shape*, and *Deliver*. The purpose of the *Assess* phase of engagement was to share information about the City's brownfield program and gather feedback on areas needing reinvestment. This phase involved work tasks that will give a clear picture of opportunities and potential obstacles, including the development of a brownfields inventory. The *Shape* phase moved the project from the inventorying and visioning phase into strategy development and implementation. This phase was used to discuss larger district-wide visions, such as the Depot area. Lastly, the *Deliver* phase of engagement shared the final planning recommendations and illustrated how public input influences the outcomes and strategies.

The impetus of involving the public was to allow residents to:

- Provide significant and meaningful input and feedback throughout the planning process.
- Become interested in and excited about Craig's Brownfields Initiative and feel motivated to participate in engagement activities.
- Feel that they have been heard and see how their input is used.
- Understand why some recommendations do not reflect their input.
- Support and advocate for the project.

The engagement throughout the grant cycle was critically important in the planning process. Over 100 individuals participated in the public meetings, which helped shape the final concepts crafted for the reuse sites.

In addition to the Brownfield specific Public Engagement efforts, the Project Team was able to gather input on the Brownfield project through related project outreach. These events included the Whittle the Wood event for the Alice Pleasant Park and various outreach events related to the Colorado Department of Local Affairs 1071 Affordable Housing Grant Assessment.



Core Team

The Core Team consisted of key members of Craig City Staff and the Ayres Project Team. Members of the team can be found to the right. The purpose of the Core Team was to:

- Advise on organizations, individuals, and interested people to engage and provide assistance in contacting them;
- Provide assistance in getting interested people and groups (with special efforts being made for underrepresented groups) to participate in engagement activities and events; and
- Review and commenting on the draft deliverables for the project.

The Core Team met six times over the duration of the project and provided significant support to brownfields efforts.

Steering Committee

The steering committee was comprised of stakeholders that reflect or understand diverse values, perspectives, and needs of the community and are in some way connected to the community. The individuals selected had were all motivated to advance the community's vision. Members of the Steering Committee acted as a "sounding board" for thoughts and ideas related to the project, and vetted ideas prior to them being brought to the larger public. Committee members helped guide the consultant team in synthesizing public input, in addition to providing advice and recommendations throughout the process. Members of the Steering Committee can be found to the right.

The Steering Committee met five times throughout the project.

Core Team Members

City of Craig

Peter Brixius
Melanie Kilpatrick
Shannon Scott

Ayres Associates

Charlie Jensen
Matt Ashby
Christina Hiegel

Steering Committee Members

Stacey Eriksen – *EPA Brownfield Project Officer, Land Revitalization Program, Green Coordinator*
Peter Brixius – *City of Craig*
Melanie Kilpatrick – *City of Craig*
Shannon Scott – *City of Craig*
Ray Beck – *Former Moffat County Commissioner and Mayor/City Council*
Jonathan Flint – *Steamboat Transit*
Dr. Lisa Jones – *CNCC*
Jennifer Holloway – *Craig Chamber of Commerce*
Susan Hope – *Moffat County Housing Authority*
Kirstie McPherson – *Downtown Business Owner*
Scott Pankow – *Moffat County School District*
Jennifer Riley – *Memorial Regional Health*
Kristen Vigil/Olson – *United Way of Moffat County*
Melody Villard – *Moffat County Commissioner/Ag Producer*
Tammy Villard – *Moffat Mercantile*

Public Engagement Meeting 1 - May 2022

The City of Craig, CO conducted a Public Meeting as part of the “Retooling Craig” Brownfield Project Initiative on May 3, 2022. The meeting was held at the Center of Craig (601 Yampa) and consisted of a brownfield 101 presentation and discussion and multiple activities including:

- » Preferred Land Uses
- » Redevelopment Mapping
- » Opportunity Sites
- » Depot District Character
- » Housing Character and Scale
- » Infrastructure and Streetscape Priorities
- » Alice Pleasant Park Redevelopment Concept
- » Cavy Redevelopment Concept
- » Spicy Basil Redevelopment Concept

A tour was also scheduled but was cancelled because of bad weather.

In total, approximately 40 people attended the public meeting. Some of the results of the public meeting can be seen on the surrounding images. A complete inventory of the results can be found in Appendix A.



Public Engagement Meeting 2 - May 2023

The City of Craig held a second public meeting on the Brownfield Project Initiative on May 25, 2023. The meeting was held at the Center of Craig (601 Yampa). This iteration of public engagement was held to overview the success of the Grant and prepare for a subsequent Assessment grant, which is anticipated to be submitted in November of 2023. The project team asked the public to consider community priorities and future projects for the next grant cycles.

In total, approximately 20 people attended the public meeting. The photos below are from the May 25 meeting and show the variety of prompts the public was asked to respond to. A complete inventory of the results can be found in Appendix A.



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RETOOLING CRAIG

BROWNFIELDS AND HOUSING
PUBLIC WORKSHOP

YOU'RE INVITED

Please join us from 4:30 to 7:30pm on Thursday May 25th for a public open house where we will highlight what activities were accomplished under the brownfields grant and lay out next steps. For more information, visit https://www.cicraig.co.us/residents/brownfield_grant_program.php

AS WE WRAP UP THE EPA BROWNFIELDS ASSESSMENT GRANT AND START TO PREPARE OUR APPLICATION SEEKING ADDITIONAL EPA FUNDING, WE'D LIKE TO KNOW WHAT YOUR PRIORITIES ARE FOR FUTURE PROJECTS AND WHERE WE SHOULD BE HEADING FROM HERE.

HOUSING OPPORTUNITIES

Information will be shared on the progress of the 1271 housing grant and feedback will be gathered on the Housing Authority's 8th Street Redevelopment Project. We will also discuss and explore several strategies needed to strengthen and improve the local housing market.

JOIN US: MAY 25TH, 4:30 - 7:30 PM AT CENTER OF CRAIG (601 YAMPA)



5

AREA WIDE PLANNING

Area Wide Planning

The environmental investigations and public outreach informed the area-wide planning portion of the Assessment Grant. In total, Ayres Associates produced five redevelopment plans, sketches, or concepts for the City of Craig. The following pages depict the redevelopment vision produced by Ayres along with a short description of the potential project.

538 Yampa Avenue - Cavvy Redevelopment



As part of the EPA Brownfields grant, Ayres developed a redevelopment analysis 528 Yampa Street in downtown Craig, known as the Cavvy. The redevelopment vision included renderings, zoning information about the property, information about the condition of the building, environmental conditions, and cost estimates for the redevelopment of the property. All of this information was incorporated into a redevelopment brochure that is available for the City of Craig to distribute to interested developers. The rendering of the redevelopment can be seen above along with the existing facade below.



Depot District



The Ayres team developed the above concept for the Depot District as part of the Brownfields Assessment. The Depot District embodies an opportunity to revitalize several brownfield sites into an active and vibrant reuse district. The sketches were produced by the Ayres landscape architect team through visioning and outreach with City staff and members of the public. The sketch above shows a variety of improvements and mixed-use opportunities between School Street on the west, Russell Street on the east, the Union Pacific Railroad on the south, and W. 4th Street on the north. The concept will take cooperation between a variety of property owners but established a vision for redevelopment of several brownfields sites moving forward.



INDUSTRIAL BUSINESS PARK, CRAIG, CO

Industrial Business Park

The Frontier Industrial Park Phase I ESA led to the site being identified as a potential redevelopment opportunity. With the Governor’s Just Transition Grant program, an opportunity was identified to explore a concept for a light-industrial high tech industrial park development. The Ayres design team working with the City Staff to identify market potential and approximate office spaces, created a preliminary site plan development concept. This plan organized the space for innovative collaborations, centralized buildings with parking around the perimeter. A bird’s eye perspective was also created to illustrate the general aesthetic and character of the development.




INDUSTRIAL BUSINESS PARK, CRAIG, CO

520-524 Yampa - Spicy Basil

Ayres also developed a redevelopment analysis 520-524 Yampa Street in downtown Craig, known as the Spicy Basil. The redevelopment vision included renderings, zoning information about the property, information about the condition of the building, environmental conditions, and cost estimates for the redevelopment of the property. All of this information was incorporated into a redevelopment brochure that is available for the City of Craig to distribute to interested developers. The rendering of the redevelopment can be seen below. Excerpts from the redevelopment brochure can be seen below.

Retooling Craig
Redevelopment Opportunity




520 and 524 Yampa
 Craig, Colorado

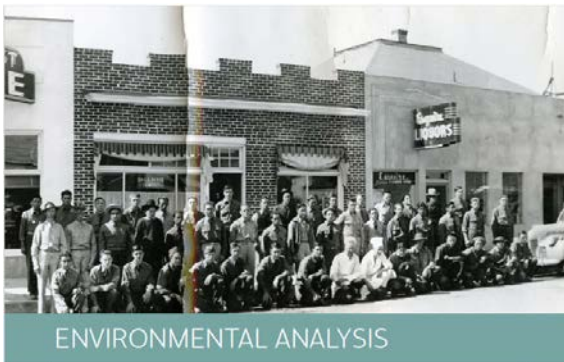
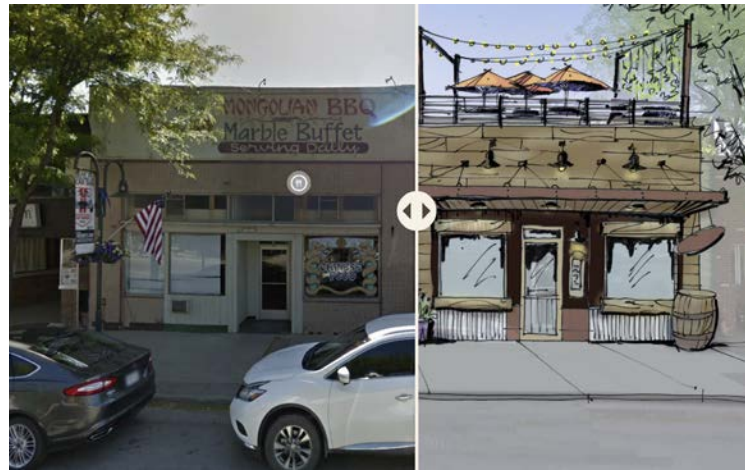
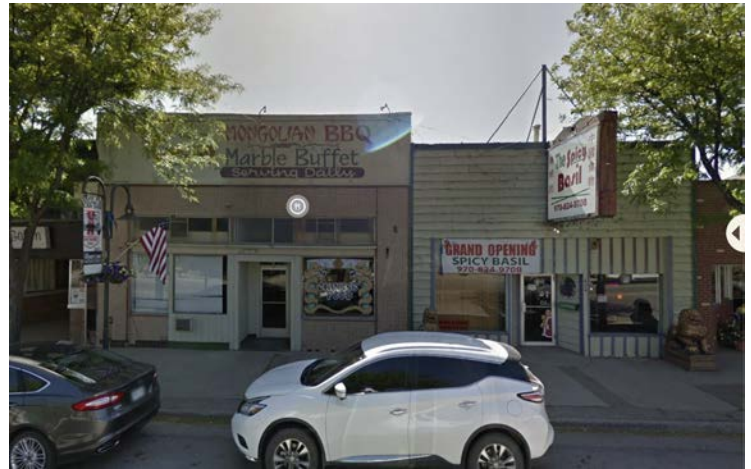
Located in the downtown core, the former Spicy Basil restaurant is ready to be purchased and redeveloped into a successful project that will enhance downtown's viability and long-term success. The subject property is a combination of two parcels with single-story buildings that are adjoining, which allowed for the expansion of the restaurant operation.

The site is located in Craig's newly formed Urban Renewal Authority District, making it eligible to receive financial assistance to redevelop the site. In addition to URA assistance, the City has utilized an EPA Brownfields Assessment Grant to gather environmental information in the form of a Phase I ESA. The grant has also funded preliminary design, future reuse, and financial information to help potential developers achieve the highest and best use of the property. Other incentives available are outlined on page 6.

The City of Craig, in partnership with the current property owner, is in search of interested development teams to purchase and redevelop the property. Provided in this report are property conditions, environmental information, and redevelopment options based on a financial analysis.



Zoned CD - 6362 Square Foot Lot - 6135 Square Feet of Commercial Space



Phase I and Phase II's
 A Phase I Environmental Site Assessment was conducted as part of the project. The objective of conducting a Phase I is to assess the environmental conditions on a subject property and surrounding area to identify recognized environmental conditions (RECs) that might adversely affect the subject property. Phase I reports are based on site reconnaissance, review of historical records, and interviews, and are meant to provide accessible information to potential developers. Further investigation of the RECs identified in the Phase I is recommended. A Phase II ESA will be completed at a future date as part of the grant activities. The environmental reports are available upon request.

Findings:

- Two Rusted 55 Gallon Drums of Kitchen Grease
- Potentially Asbestos-Containing Material was Observed
- Accumulation of Kitchen Grease in Building - de minimis
- Water Damage - de minimis



SHANNON SCOTT | CITY OF CRAIG, SSCOTT@CRAIG.US | 970-826-2000





Alice Pleasant Park

The design team created a conceptual site redesign plan for the existing Alice Pleasant Park on Yampa Avenue adjacent to the Cavy building. Preliminary concepts were generated for review with the City staff for initial input, which was incorporated and presented in the Public Open House meeting for additional feedback. The design team also met with members of the DBA, which utilizes the park for several large community events. The park design enhanced the event capabilities, formalizing space for market tent locations, flexible lawn space and areas for a temporary stage for concerts and other economic drivers. The City included the concept plan in a formal Request For Proposals process to take the concept through to for-construction drawings. Construction is anticipated to begin in 2024.

785 Russell Housing Redevelopment

The Craig Housing Authority (CHA) is constructing a 20-unit housing development at the old Memorial hospital site on 8th Street between Tucker and Russell Streets. This project stemmed from the environmental assessments and area wide planning completed for this site. The units will be for-sale and owners will have the opportunity to build equity in a quality home that is energy efficient. The Housing Authority is planning to build 12 two-bedroom units and 8 three-bedroom units. The three-bedroom units will be roughly 1,368 SF and the two-bedroom units will be roughly 1,152 SF. The project, started through the Brownfield Project, is constructed and received \$4.25 Million in grant funds from the following sources:

- » \$1.5 million Innovative Housing Opportunities Incentive through Colorado DOLA
- » \$2.75 million Transformational Affordable Housing Grant Colorado Division of Housing.



6

CONCLUSION AND ACKNOWLEDGMENT

Conclusion

Site-Specific Products

The following Site-Specific Products were developed:

- ◆ 17 Site Eligibility Determinations (SEDs)
- ◆ 1 Quality Assurance Project Plan (QAPP)
- ◆ 13 Phase I Environmental Site Assessments (ESAs) with All Appropriate Inquiry (AAI) forms
- ◆ 2 Sampling and Analysis Plans (SAPs) and Crosswalks (1 amendment)
- ◆ 4 Phase II Environmental Site Assessments

Project Funds Expended

The table below summarizes the overall expenses for the project.

Task Description	Budget	Total Expended	Budget Remaining	% Expended
Travel	\$5,000	\$5,000	\$0	100%
Contractual	\$295,000	\$295,000	\$0	100%
TOTAL	\$300,000	\$300,000	\$0	100%

Monthly Task(s)	Budget	Draw-Down	Remaining Funds
Grant Management	\$12,000	\$12,000	\$0
Site Inventory and <u>Community Outreach</u>	\$35,000	\$35,000	\$0
Area Wide Planning	\$90,000	\$90,000	\$0
Phase I and Phase II Assessment	\$154,000	\$154,000	\$0
TOTAL	\$291,000	\$291,000	\$0

Budget and Overall Project Status

The City of Craig has expended all funds of the project to date. The City of Craig has moved forward with redevelopment projects including affordable housing at the 785 Russell Street and Woodbury Park locations. The expansion of Yampa River access of a new Loudy-Simpson Boat Ramp and a Whitewater Diversion Park is also proceeding forward.

Schedule

The grant close-out is occurring ahead of schedule of the EPA's Assessment Grant BF #95811500-0 timeline of September 2024.

Minimum Reporting Requirements

All sites have been updated as necessary in the ACRES database.

List ALL Properties Associated with this Grant	Has this property been approved by EPA? (Y/N)	Has work started on this property yet? (Y/N)	Has this property been put into ACRES? (Y/N)
520-524 Yampa Avenue	Y	Y	Y
538 Yampa Avenue	Y	Y	Y
403 Taylor Street	Y	Y	Y
406 Yampa Avenue	Y	Y	Y
308 Yampa Avenue	Y	Y	Y
Frontier Industrial Park	Y	Y	Y
Loudy-Simpson Boat Ramp	Y	Y	Y
Whitewater Diversion Park	Y	Y	Y
1111 W. Victory Way	Y	Y	Y
785 Russell Street	Y	Y	Y
Woodbury Park	Y	Y	Y
288 Ranney Street	Y	Y	Y
221 W. Victory Way	Y	Y	Y
139 E. Victory Way^	Y	N	N
1103 W. Victory Way^	Y	N	N
338 W. Victory Way^	Y	N	N
625 & 629 Ranney Street^	Y	N	N
336 Ranney Street*	N	N	N

^Note: Locations have been tabled due to:

- ◆ Property transaction occurred during the process.
- ◆ Ownership changed their mind on access.
- ◆ Ownership could not be located/contacted.

*Note: Location was ineligible due to Colorado Department of Labor and Employment – Division of Oil and Public Safety (LUST program)

Next Steps

The City of Craig took an aggressive approach in the implementation of their EPA Site Assessment Grant. Not only did they evaluate over 60 acres of properties on the environmental side, but the planning and visioning elements have generated local excitement, laid the foundation for future grants, and garnered higher local visibility and community support. The City of Craig believes the work performed under this grant is just the start of some great future revitalization for the City. Having accomplished the goals set forth for this grant award, the following next steps are anticipated:

- ◆ Continue to develop grassroots support of redevelopment and revitalization in the community;
- ◆ Work with current and potential future property owners to identify end use;
- ◆ Confirm end use concepts are compliant with code and City plans;
- ◆ Leverage outcomes from this grant for other funding opportunities (infrastructure, planning, transportation improvements, etc.);
- ◆ Solicit development interest and work with developers on implementation plans; and
- ◆ Identify additional properties for future grant opportunities.
- ◆ Application of a Brownfield Assessment to continue to assess the four properties identified under this grant cycle and to identify additional locations;
- ◆ Application of a Brownfield Remedial Grant to address REC(s) at several identified property(s).
- ◆ Continue to promote strategies developed in the Depot District and other potential affordable housing projects

Acknowledgment

On behalf of the City of Craig, Colorado, Ayres Associates would like to extend its sincere appreciation to the U.S. Environmental Protection Agency (USEPA) for their funding support. The USEPA Brownfield Site Assessment Grant Program not only graciously awarded the City of Craig this grant to assist in funding the environmental activities outlined in this report but has continued to support the City of Craig's efforts as they move toward redevelopment. Without this funding support, these Brownfield sites may have laid idle indefinitely. We are indebted to the USEPA for making financial assistance available for this critical redevelopment project.