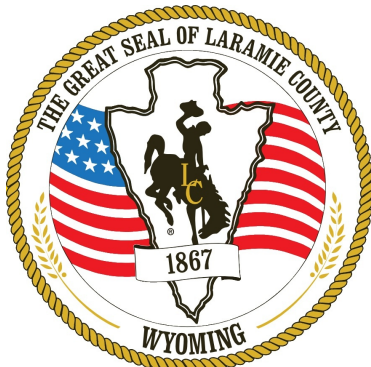
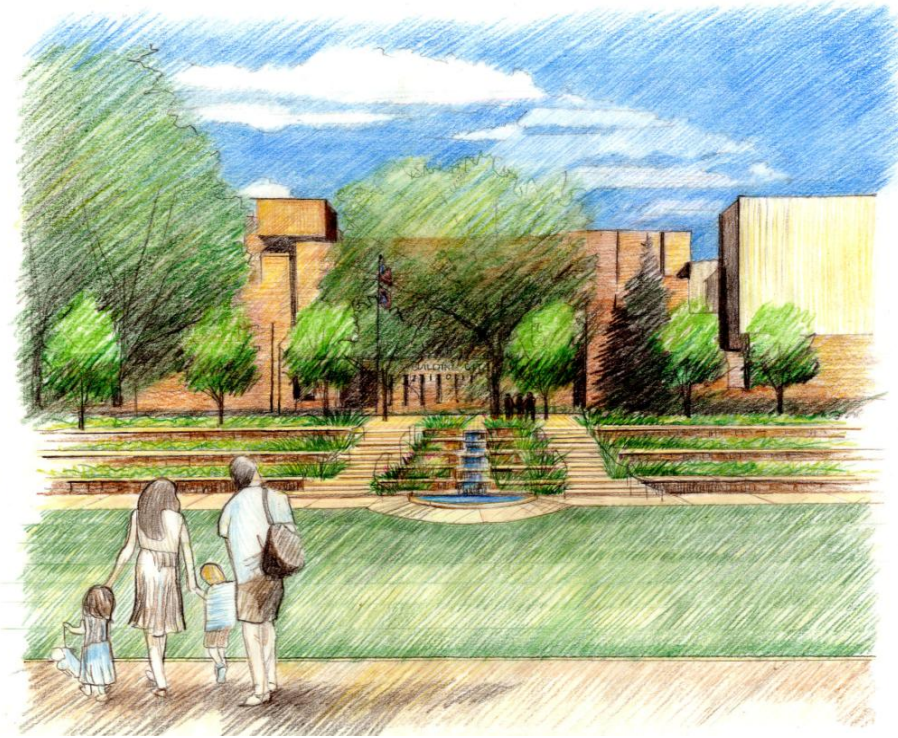


Capital Basin Flood Control & Public Improvements Project

City of Cheyenne
Laramie County
Cheyenne DDA

Start with the end in mind

“Safety - Beauty - Attractability”



What are Brownfields?

Abandoned, idle, or under-used properties
where development is hindered by
real or perceived environmental contamination



BROWNFIELD MYTHS & FACTS

Common Myths

- Brownfields are big, abandoned industrial/manufacturing plants in large, urban communities
- Only contaminated properties are considered Brownfield sites
- Superfund sites are BF sites and all BF sites are Superfund sites
- Brownfields are urban problems and not in rural communities

Facts about Brownfields

- Most are small sites like dry cleaners, gas stations, auto repair and rail yards
- Perception of contamination is the key. ~ 33% of all BF sites are clean
- EPA excludes all Superfund, CERCLA, and RCRA sites
- BF sites are in every community; rural and urban communities

BROWNFIELD MYTHS & FACTS

Common Myths

- Brownfields are strictly an environmental issue and do not involve other community benefits.

Facts about Brownfields

- Brownfield solutions usually involve broader issues, including economic redevelopment, job creation, green/public space creation, infrastructure improvements, storm water mitigation, crime prevention, & environmental injustice.

Economic Development

- Effective brownfield redevelopment should lead to long-term economic revitalization strategies



Why are Brownfields Important? What are their Benefits?



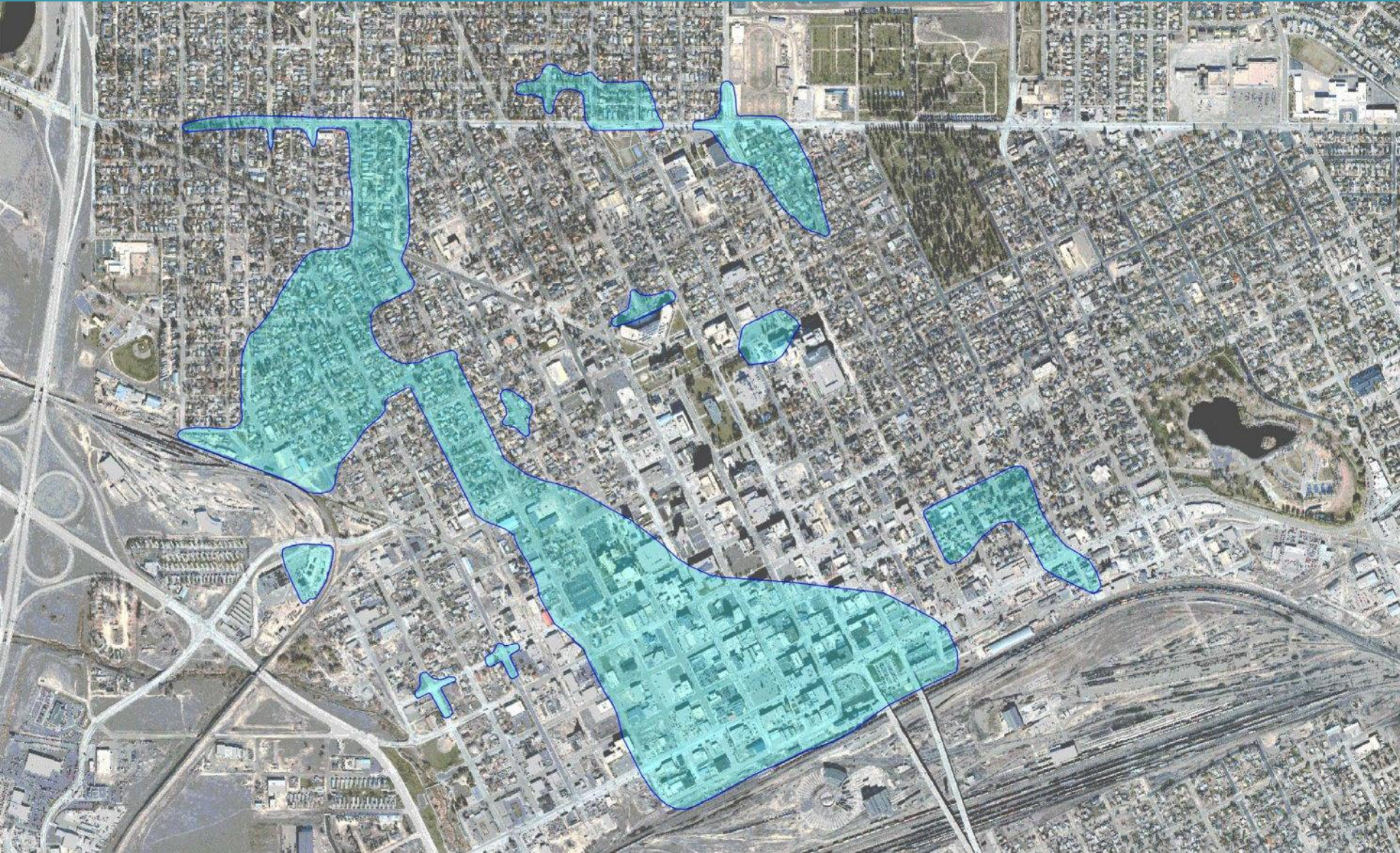
- **Infrastructure Advantages:** redevelopment takes advantage of existing infrastructure
- **Economic Development:** serves as a catalyst for economic development, creates urban renewal jobs and increases tax base.

Why are Brownfields Important? What are their Benefits?



- **Leveraged Investments:** Monies invested in brownfield developments usually leverage major investments with a ROI of \$3 - 5/\$1 grants
- **Job Creation:** serves as a catalyst for economic development.

The vitality of our downtown is currently at risk due to potential flood damages



Why So Important?

- The next major storm may cost our community more than \$70 million directly and more than \$100 million, including indirect costs.
- The economic impact will affect us all.
- An efficient drainage system will address the health and environmental concerns.
- We can incorporate flood control and water quality into brownfield assessment and cleanup

Lower Capital Basin Redevelopment Opportunity

- Build on the foundation of PlanCheyenne the Market-Based Downtown Plan and Vision 2020
- Create a safe, attractive, pedestrian-friendly place
- Host events, create attraction/amenity
- Provide a catalyst to surrounding mixed use redevelopment

Revitalizing Our Downtown and Near West Side



- Making our downtown a “Showcase Community”
- Leveraging public investment

Capitol Basin Flood Control & Public Improvements Project

Brownfields are the link to “New Urbanism”



US Conference of Mayors

***Washington, November 2010* survey highlights:**

- ✓ 172 cities estimate they have more than 23,810 brownfields
- ✓ Average size: 5 to 15 acres
- ✓ 96,039 acres total
- ✓ >75% requested more money for:
 - Infrastructure upgrades
 - Demolition of buildings
 - Tax incentives

US Conference of Mayors

Washington, November 2010 survey highlights :

- ✓ **\$1 to \$2.2 billion** estimated increase in annual tax revenues for 105 cities
- ✓ Brownfield redevelopment created more than **161,880 jobs** on 2,118 sites

USEPA Brownfields Program creates economic and environmental benefits

Typical Benefits include....

- ✓ \$3.00 - \$6.00 private investment for every \$1.00 public funding
- ✓ 7.8 jobs created for every \$100,000 spent
- ✓ 44-88% reduction in stormwater runoff
- ✓ Residential property values rose 2 to 3%

Cheyenne Brownfield Approach

Vision: Seek sustainable and economical measures to reduce storm water flooding and create urban infill development opportunities involving creative place making.

Approach: Develop public/private partnerships to raise project awareness, capital, and resources to make Cheyenne a showcase community for urban renewal

Cheyenne Brownfield Approach

Needs:

- 1) Reduce downtown flooding by providing cost-effective storm water control;
- 2) Develop public gathering places in the downtown;
- 3) Assess and remediate contaminated / blighted property downtown; &
- 4) Abide by livability principles of livable and walkable neighborhoods

Wants:

- 1) Net increase in tax value from newly created parks and green spaces;
- 2) Leverage dollars to ease financial burden;
- 3) Public buy-in and participation in the revitalization process

Cheyenne Brownfield Grant Application Approach

- **Identify community need and evaluate competitiveness of application**
- **Create revitalization “Vision” for the community and evaluate its place within existing urban planning documents**
- **Integrate creative place-making and neighborhood connections into the narrative vision of the grant**
- **Developed a strategy to integrate storm water management and water quality improvement through brownfield redevelopment**
- **Forged partnerships (Cheyenne, Laramie County and DDA) with singular focus on downtown redevelopment and storm water mitigation**
- **Determined that an EPA Coalition Assessment Grant was the best fit**

Lower Capital Basin Existing Assets

- Major employers
- Historic, landmark buildings
- Schools/civic amenities
- Surrounding mixed use



Redevelopment Opportunities

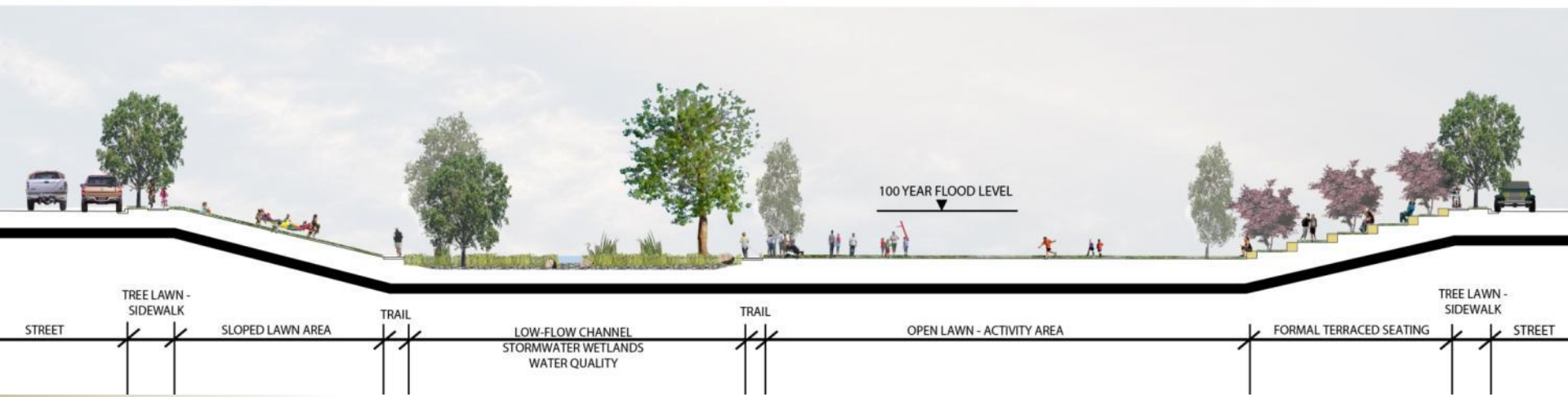


Revitalizing Downtown Cheyenne

- Making downtown Cheyenne and near West Side a “Showcase Community”
- Leveraging public investment



Safe, Attractive, and Accessible



- High visibility for safety
- Host events and activities
- Civic park design principles
- ADA accessibility

Living System

Multiple functions:

- Central gathering space
- Stormwater cleansing
- Native planting



Creative Placemaking

- A great public space will contribute to a vibrant urban center
- Recreating Cheyenne's Old City Park
- Responsible storm drainage management and stormwater quality
- Innovative, cost-effective approach for flood control and TMDL (Federal Clean Water Act) compliance

August 21, 2012 6th Penny Election Ballot

- The Lower Capitol Basin Flood Control project is a part of Proposition 6 on the August ballot.
- Funding from the Specific Purpose Sales Tax (6th Penny) of \$4.8 million is designated to be used for preliminary property acquisition costs and for matching grant funds.
- Matching grant funds will allow the community to pursue competitive grant opportunities and leverage the \$1 million already received from the EPA to the maximum extent possible.

Capitol Basin Flood Control & Public Improvements Project



“Make no small plans; for they have not the power to stir men’s souls...make big plans, aim high in hope, and then work hard.”

--- Daniel Burnham ---