



**COLORADO**  
Department of  
Labor and Employment  
Division of Oil and Public Safety

## Petroleum Brownfields Programs

IT IS  
**POSSIBLE**

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We Protect the Public and the Environment

## Division of Oil and Public Safety (OPS)

The Division of Oil and Public Safety regulates those who own or operate amusement rides and devices, commercial boilers, conveyances (elevators and escalators) and retail fueling facilities and those who are permitted to use high explosives.



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## ☐ Petroleum

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State Lead Program

## Petroleum Brownfields Program

The core objective of the OPS Petroleum Brownfields Program is to promote environmental protection, provide economic benefits, create jobs and support community revitalization through the assessment, cleanup and reuse of abandoned and underutilized petroleum storage and dispensing sites throughout the State of Colorado.

Petroleum brownfields are often abandoned gas stations with known or perceived contamination that complicates the future sale, reuse or redevelopment of the property. These stations are found in almost every Colorado community, and many are visible on the Main Streets of our towns.

### Petroleum Cleanup and Redevelopment Fund: Now Accepting Applications

The Petroleum Cleanup and Redevelopment Fund (Redevelopment Fund) has been created to support the investigation and cleanup of contamination at abandoned former gas stations and other petroleum storage tank properties that have been unaddressed for decades, mainly because these unregulated former storage tank sites were not eligible for reimbursement from the [Petroleum Storage Tank Fund](#).

OPS is now accepting applications to the Redevelopment Fund and has created a guidebook that is designed to assist property owners in understanding the application process and how the Redevelopment Fund can assist in reducing the risk and uncertainty that has previously



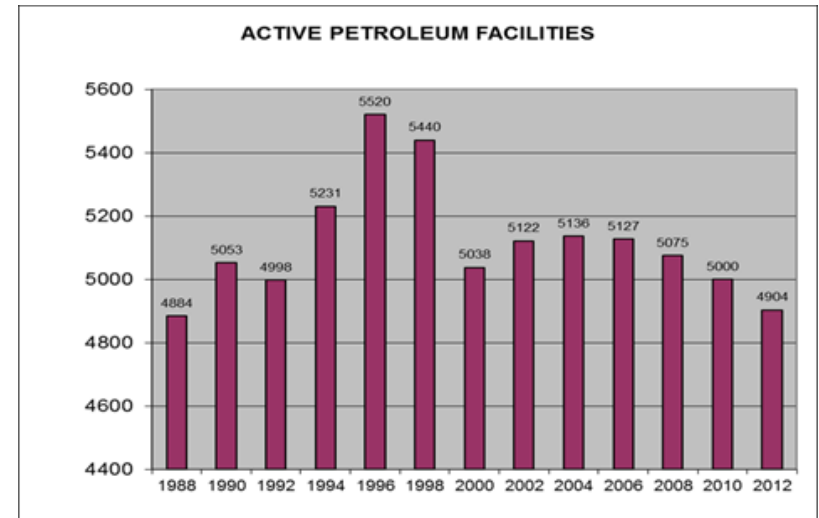
# Critical Program Elements

- Leverage staff knowledge
- Think beyond cleanup
- Support the redevelopment of abandoned gas stations
- Work collaboratively to creatively solve roadblocks
- Provide funding for assessment and cleanup
- Be creative, and open to change
- Keep processes simple



# OPS Cleanup Program

- ~ 12,000 release events reported
- Cleaned up and closed over 90%
- Utilize Risk-Based Cleanup Criteria
- What happens to closed gas stations?
- Awareness of redevelopment component?





# Petroleum Storage Tank Fund

- Serves as financial assurance instrument for most regulated tank owner/operators.
- Provides ~ \$36 million/year in cleanup reimbursement
- 20% for Non-Responsible parties (~ \$7 million/year)
- Non Responsible Party - Brownfields
  - No deductible applies
  - Eligible for up to \$2,000,000 per occurrence
- Over half a billion dollars reimbursed to date



# Petroleum Brownfield Evolution

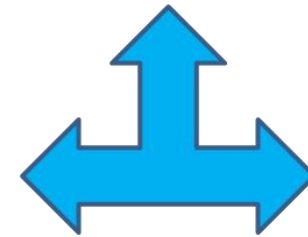
- 2002 - EPA USTfields Grant - \$100K USTfields Pilot Project, Partnership with City and County of Denver (CCD). CCD agreed to match funds
- 2005 - Historic Byways Revitalization Initiative - \$200K Brownfields Assessment Grant. Assessment and cleanup for communities located along Colorado's Scenic Byways and Historic Districts





# Petroleum Brownfield Evolution

- Facilitated coalition formation
- 2012 Colfax Mainstreet Coalition - DURA
- Redevelopment plan along Colfax Avenue
- 26 miles, connects Aurora, Denver, Lakewood, Golden
- \$900K EPA Brownfields Assessment Grant award
- 20 community organizations involved

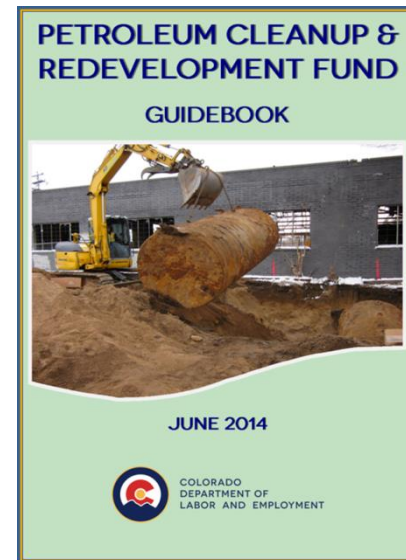






# Redevelopment Fund

- Created by HB13-1252
- Revenue from industry-paid settlements and fines
- Sustainable redevelopment/reuse of former petroleum storage tanks properties
- Open to owners of petroleum storage tanks sites that are not eligible to the Petroleum Storage Tank Fund
- Funding for tank removal, environmental site assessments, characterization and cleanup



## Level I

- Up to \$20,000 for site assessment (10% from owner)
- \$2,000 per tank removal

## Level II

- Up to \$30,000 to characterize (10% from owner)

## Level III

- 50% of cleanup costs up to \$500,000



# Building the Redevelopment Fund

- Basis and purpose driven by community need and internal commitment
- Commit resources
- Create the fundamental structure
- Stakeholder meetings





# Key Process Elements

- Institutionalize
- Streamline
- Avoid regulatory delays
- Reimbursement-driven
- Create a brand



"That's a good corner"



# What Works – Keys to Success

- Partnerships
- Technical support
- Effective outreach
- Foster cross-program coordination





# What Works – Strategic Partnerships

- Be active in your brownfields community or create a community – be a champion
- Work with developers that have an end use in mind
- Engage stakeholders to build trust
- Legislative Partnership – find a champion
- Interagency collaboration



# What Works – Technical Support

- Coordinated Voluntary Cleanup and Tanks Programs
- Experienced staff
- Assessment Grant Steering Committee participation
- Extensive environmental property database





# What Works – Effective Public Outreach

- Communications and marketing:
  - Showcase success
  - Use multiple formats
  - Take the show on the road
- Seek out motivated parties and champions
- Success depends on team commitment





# What Works – Protective Cleanup Standards



- Consistent application of *SMART* cleanup goals tied to the property end use
- Risk-based and site-specific corrective actions
- Interstate Technology & Regulatory Council (ITRC) redefining assessment techniques
- Cleanups less expensive





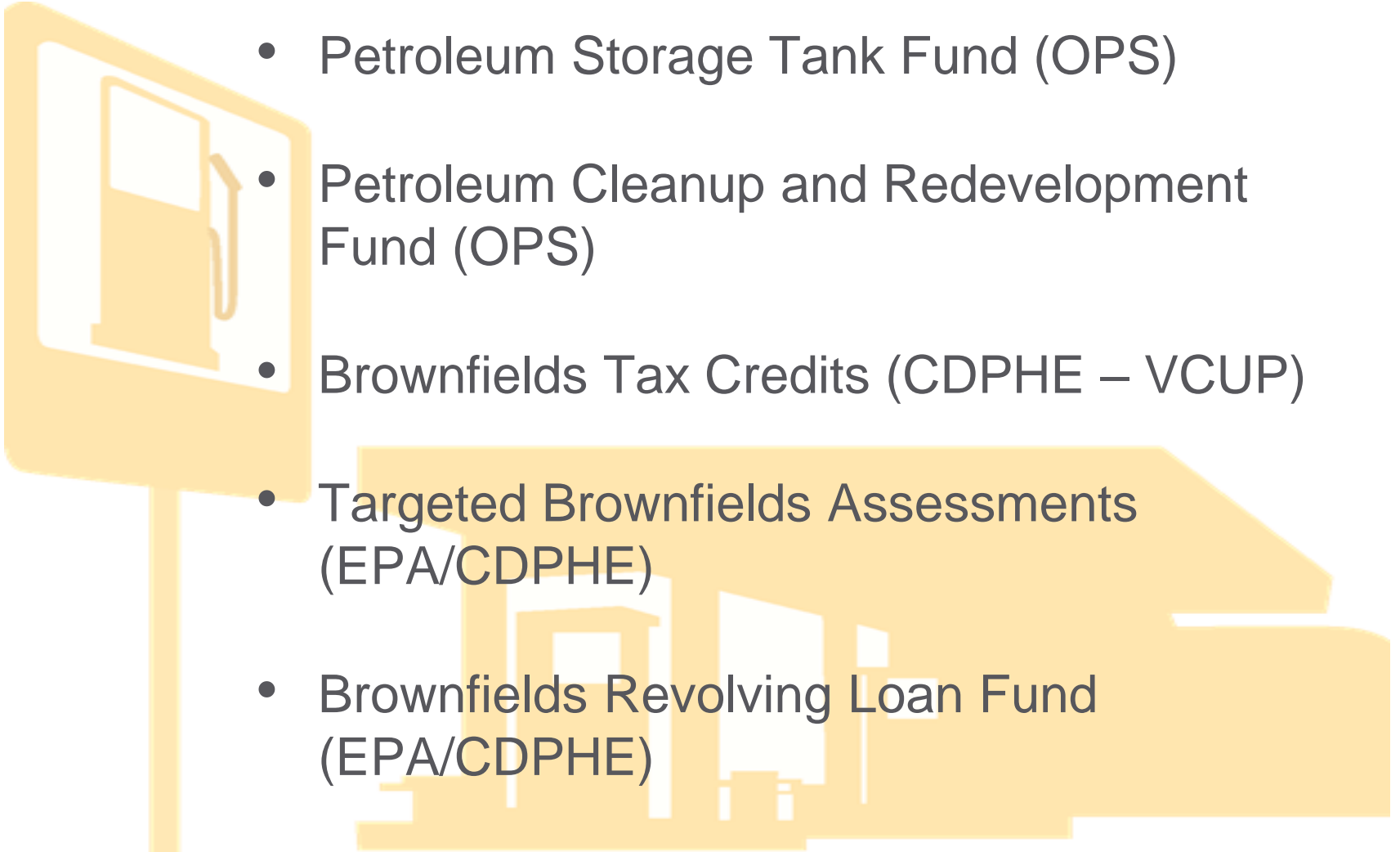
# What Works – Cross-Program Collaboration

- Interagency collaboration:
  - EPA Brownfields, CO Public Health and Environment (CDPHE), CO Department of Local Affairs and local governments
- Governmental partnerships – share institutional knowledge
  - Leverage fiscal and technical resources
    - Understand the activity and use limitations of different funding mechanisms
    - Identify and address funding gaps
  - Mixed-waste projects become more efficient
  - Establish common risk-based cleanup goals
    - Receptor-driven site assessments
    - Promote engineering controls



# Colorado Financial Incentives

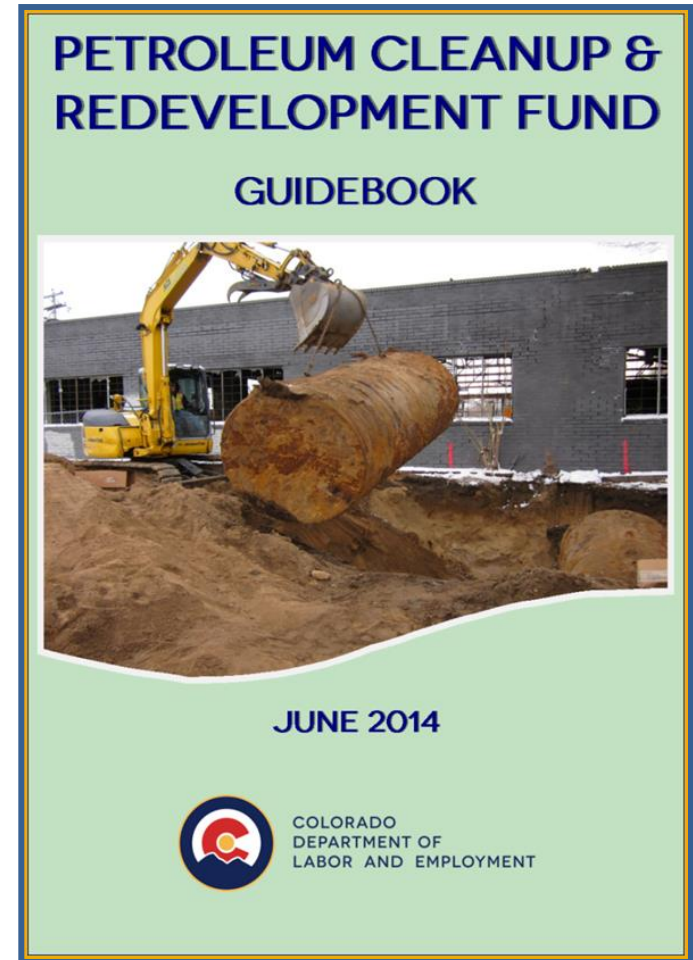
- Petroleum Storage Tank Fund (OPS)
- Petroleum Cleanup and Redevelopment Fund (OPS)
- Brownfields Tax Credits (CDPHE – VCUP)
- Targeted Brownfields Assessments (EPA/CDPHE)
- Brownfields Revolving Loan Fund (EPA/CDPHE)





# Final Product

- Application process
  - Discussion of redevelopment plan and outcomes
- Developed a guidebook
- Created a Site Selection Group
- Focus on outreach





# Redevelopment Fund \$\$

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# Redevelopment Fund Results

- 22 Approved Projects
- 16 Urban, 6 Rural
- \$457K Approved
- \$315K Reimbursed
- 28 Tanks Removed
- 6 Planned Removals
- 16 NFA Determinations



# Work Together to Get it Done!





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**[Colorado.gov/OPS/BrownfieldsProgram](http://Colorado.gov/OPS/BrownfieldsProgram)**

**[EPA.gov/swerust1/PetroleumBrownfields/index.htm](http://EPA.gov/swerust1/PetroleumBrownfields/index.htm)**

## PETROLEUM STORAGE TANK & REDEVELOPMENT FUNDS

PROVIDING REIMBURSEMENT  
FOR COSTS RELATED TO ASSESSMENT  
AND CLEANUP OF PETROLEUM  
CONTAMINATED SITES.



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