

Trinidad, CO Brownfield Success

EPA Brownfield Grant Writing Workshops September 2023

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Trinidad's history – a story of opportunity

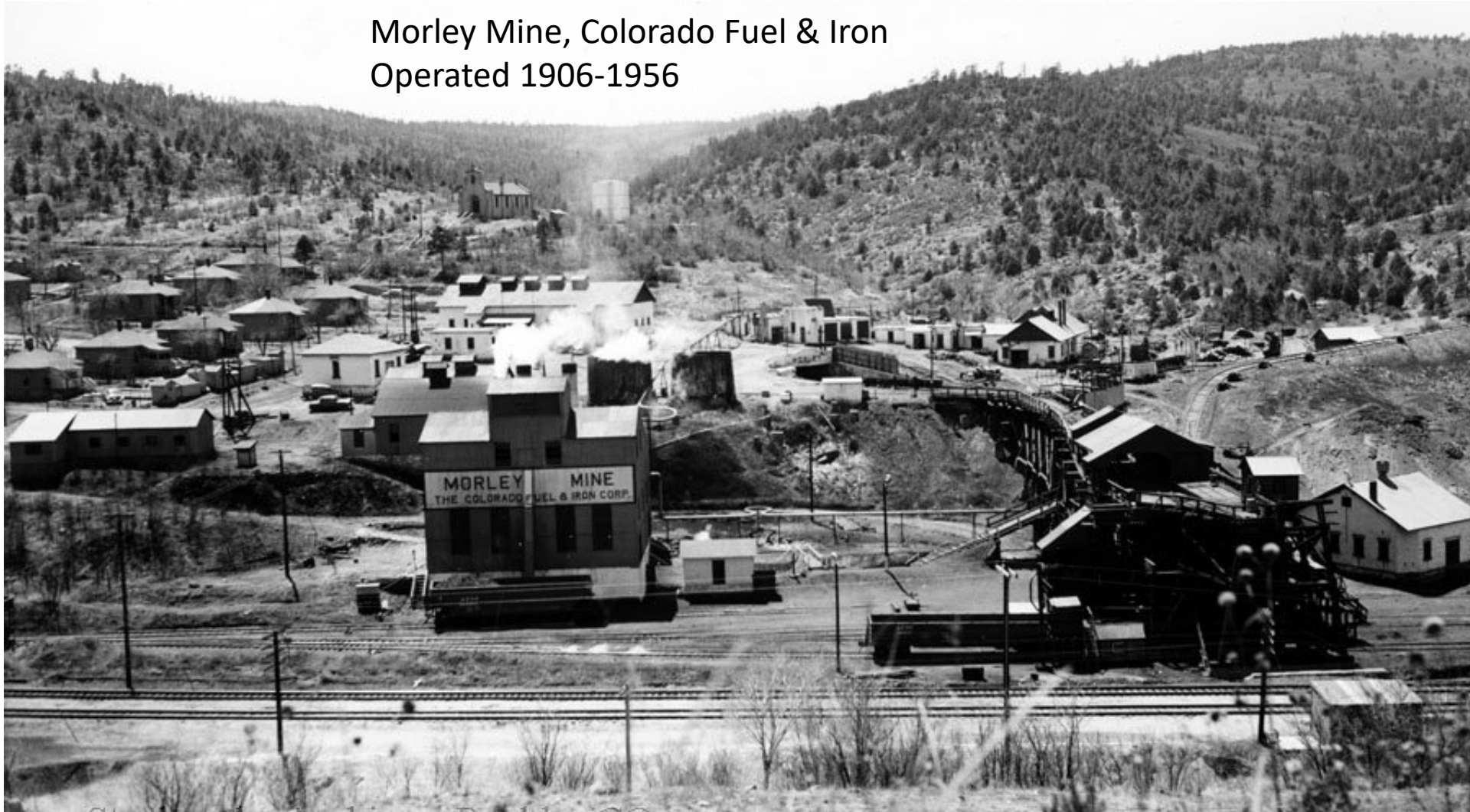


At the base of Raton Pass, along the Santa Fe trail

Established 1861/1862
Coal mining 1871
Incorporated 1876
Railroads arrived 1878
1880s cattle and the wild west

Trinidad - History, economics, and buildings

Morley Mine, Colorado Fuel & Iron
Operated 1906-1956



Trinidad – Coal Mining Wealth

Trinidad was one of the West's most significant mining cities.



Riches that flowed out of the mines built a substantial business district.

Trinidad – Economic BOOM!



Kress 5 & 10
cent building



Grand Union/
Columbian Hotel



First National Bank

WESTERN MINING HISTORY



135 E Main St.

Trinidad – historic buildings = opportunity

While most of America saw buildings torn down in the 1950s and 60s, Trinidad saw little/no “urban renewal” – literally a time capsule of great architecture



Champions Building
formerly Trinidad
National Bank

Freight terminal
at La Puerta
campus



Holy
Trinity
School

Marty Feeds
complex



Timeline of Cool Things

- 1972: El Corazon de Trinidad National Historic District
- 2015: Trinidad Urban Renewal Authority
- 2015: Space to Create Colorado
- **2015 1st EPA Brownfield Assessment Grant**
- **2021: 2nd EPA Brownfield Assessment Grant**
- **2021: EPA Brownfield Cleanup Grant – Fox West Theatre**
- 2022: “Housing Now” incentive program
- 2023: City/Stantec Downtown Trinidad Area Wide Plan
- **2023: EPA Brownfield Cleanup Grant – Holy Trinity Convent & School**

Trinidad Brownfield Program

2015: 1st EPA Brownfield Grant

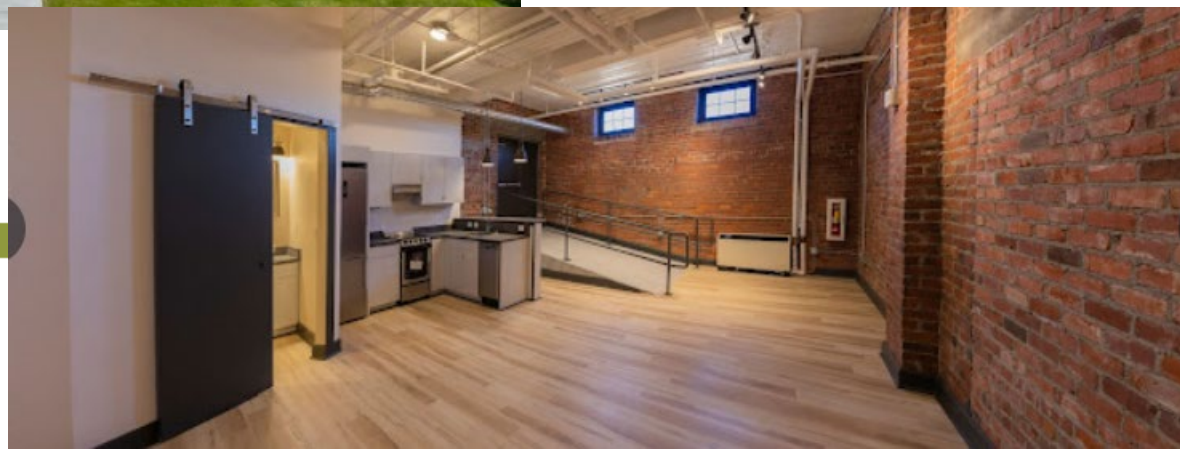
- \$500,000
- Coalition: Las Animas County & Aguilar
- Strong relationship with EPA PO Ted Lanzano
- Establish program – inventory, outreach, partners



Historic Sites



East Street School



Trinidad Brownfield Program

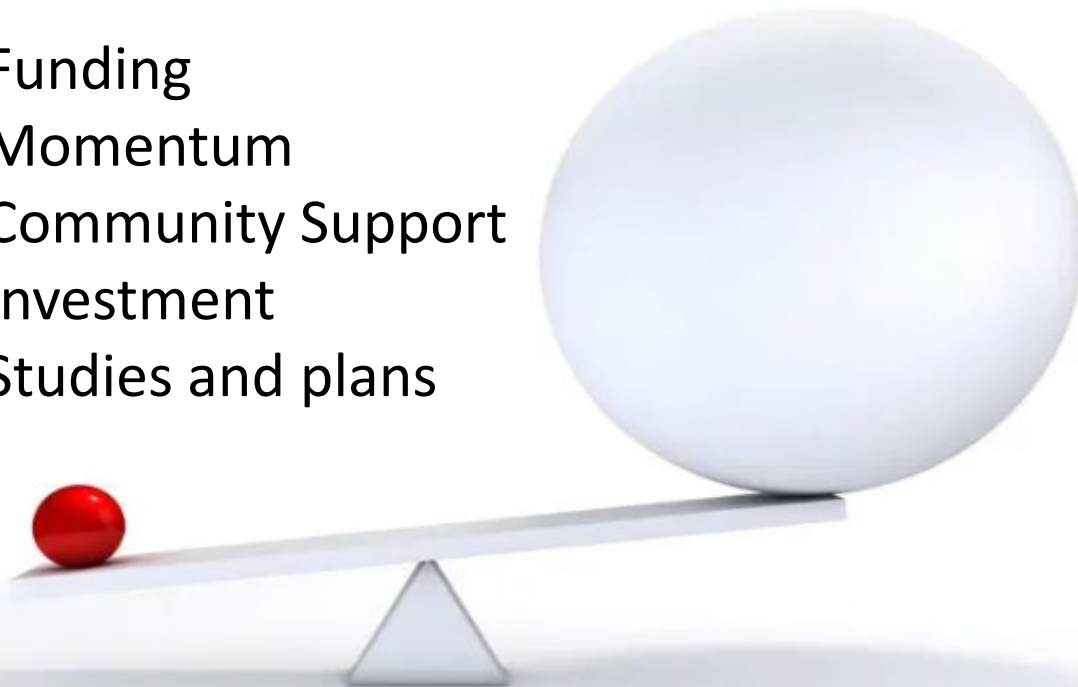
2015 Grant Key Takeaway - Programmatic Approach!

- 14 brownfield properties
- Community support
- Sampling, abatement RFPs and bids = ready for next steps
- Planning studies
- Grant spent, readiness, support, momentum!
- Waiting list – eligibility approved

Trinidad Brownfield Program

2015 Successes: Leverage!

- Funding
- Momentum
- Community Support
- Investment
- Studies and plans



Trinidad Brownfield Program

2021: 2nd EPA Brownfield Grant \$600,000

- In progress
- Programmatic – more tools
- Holy Trinity Convent & School
- Eagles Hall
- Downtown Planning



Trinidad Brownfield Program – Fox West Theatre

**2021: EPA Brownfield Cleanup Grant
\$500,000**

Leverage:

2018 - 2020:

- Lead paint & asbestos surveys
- Abatement RFP & bids
- ABCA

2020: \$109K CDPHE cleanup grant
(used portion as EPA grant match)

Retail spaces = income







ASBESTOS.



THE
TRINIDAD TEA
CO.

HAPPY
Holidays

Sorry we're
CLOSED

BUSINESS HOURS

Monday	10am - 5pm
Tuesday	10am - 5pm
Wednesday	10am - 5pm
Thursday	10am - 5pm
Friday	10am - 5pm
Saturday	10am - 5pm
Sunday	10am - 5pm

TRINIDAD
TEA CO.
BEST
WINNER

Trinidad Brownfield Program – Fox West Theatre



www.foxwesttheatre.com

Holy Trinity Convent & School

Even more leveraging!

2023: \$1 million EPA Brownfield Cleanup
Grant to Trinidad nonprofit Mt. Carmel
Community Health and Wellness

Cleanup of Holy Trinity Convent and School

...

Trinidad Brownfield Program – Holy Trinity School

Located in downtown across the street from Holy Trinity Church
Former convent and school, dating to late 1800's, closed in 2012
Purchased by non-profit Mt. Carmel Wellness & Community Center
mtcarmelcenter.org

Adaptive reuse plans:

- Workforce housing
- Hostel
- Restaurant



Trinidad – Holy Trinity School project



Public/private financing solutions

\$20+M budget – in design now

Historic Tax Credits – CO & Fed(?)

EPA assessments via City grant

EPA remediation funding - \$1M award

Trinidad Housing Now program

Exploring CO Division of Housing programs

Private donations to non-profit



Trinidad Area Wide Planning

- **Funding Source:** EPA Brownfield Assessment Grant
- **Consulting Services:** Stantec Consulting Services
- **Purpose:** Reimagining Trinidad's Central Business District
- **Focus Area:** Established downtown core with adjacent neighborhoods/districts overlay

Trinidad Area Wide Planning

- **Visioning and Community Engagement**
- **Existing Conditions Analysis:** strengths, weaknesses, opportunities, and threats
- **Property/Brownfield Inventory**
- **Urban Framework Plan:** land use, transportation, and design guidelines
- **Catalyst Projects & Strategic Initiatives:** attract investment and development
- **Revitalization Strategies & Action Plan:** strategies and actionable steps

Grant Writing Success

- Tell a unique story
- Create a real sense of the place

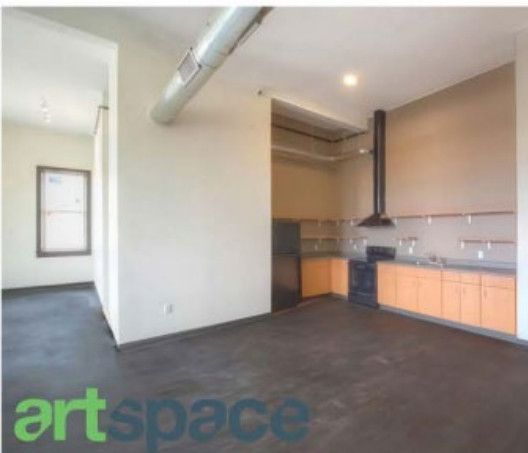
Tillamook County is known as the land of **cheese, trees, and ocean breeze.**

Trinidad's brick-paved streets are lined with the best examples of western Victorian architecture in the US, **giving the City a European feel in a distinctly western setting.**

The Treasure Valley is an **agricultural oasis in the high desert of eastern Oregon's remote and rural Malheur County.** Ranching and agriculture are the historical foundations of our economy, now supplemented by the government and retail sectors. Potatoes, beets, and peppermint grow in the valley, and we supply about 30% of US onions.

Trinidad Sense of Place

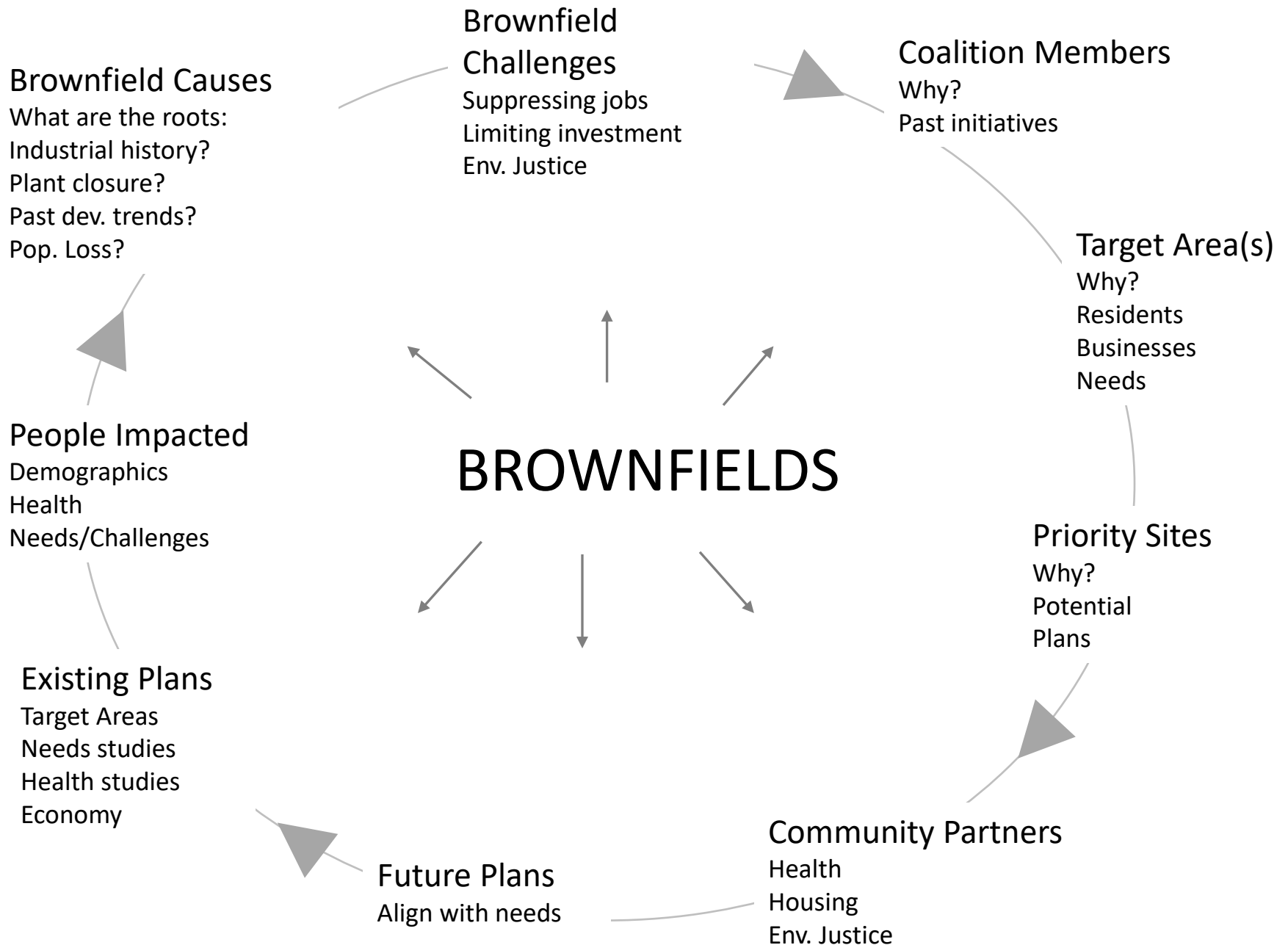
- Architecture
- Artists and galleries (live/work spaces!)
- Artocade
- Trinidaddio Blues Festival
- Recreation
- Historic preservation
- Theatre



Grant Writing Success

Cohesive Story Line

- Select “themes” – carry them throughout
- Describe area history, role of Target Areas, and Coalition partners
- Brownfield challenges – link these to the Area History
- Community impacts – align these with the Area History and Brownfield Challenges
- Align reuse and revitalization plans with the needs described and the groundwork already established.
- Be specific to your community story



Grant Writing Success

Answer the whole question:

“Include a **brief description of your city, town, or geographic area** to **provide background on its cultural and industrial history** that **demonstrates your brownfield challenges** and their **(brownfield challenges) impact on the community**. **Identify and describe the specific target area(s)** where you plan to perform assessment activities, such as a neighborhood, district, corridor, or census tract. Depending on the scope and design of your project, one or more target areas may be presented.”

There are 5 “questions” to address here . . .

Grant Writing Success

Be Specific

- At least 3, preferably 4 or 5 Priority Brownfields
- At least one in each Target Area and coalition community
- State why they are a Priority for assessment and reuse
 - Interested purchaser/developer
 - Blight impacting livability
 - Leveraged resources
 - Food desert
 - Catalytic potential
 - ID'd in local or regional plan
 - Health impacts
 - Healthcare desert

Align reasons with needs, communities, goals, plans throughout grant!

Grant Writing Take-aways

- ✓ Get inspired!
- ✓ It's a Business Plan – demonstrate return on EPA investment
- ✓ Tell YOUR community's story
- ✓ Align past/ongoing revitalization/planning/outreach efforts with grant plans
- ✓ Align needs/challenges with solutions
- ✓ Bring it all back to brownfields