

Dry Gulch Stream Restoration at Lamar Station Crossing

Lakewood, Colorado



EPA brownfields assessment and cleanup funds, in addition to technical assistance provided by EPA Region 8 were important catalysts for the creation of a new transit-oriented arts district in Lakewood, Colorado. The development includes 176 new affordable green housing units located 400 feet from the Lamar Station on the West Corridor Light Rail, as well as a brand new Head Start facility. Green infrastructure elements will be key in creating a new neighborhood amenity and linkages to a future greenway.

The West Corridor Light Rail project follows the Dry Gulch channel alignment from its confluence with Lakewood Gulch at Lakewood/Dry Gulch Park to Lamar Station. EPA's Office of Brownfields and Land Revitalization provided funding for the development of a green infrastructure stream restoration plan at Dry Gulch in 2013 and 2014. The plan will improve access to the station from the surrounding community, protect and improve streambanks, and improve vegetation and water quality. Native landscaping will be used. The project design complements the existing development and access to the station.

The development effort began with a 2010 EPA Brownfields Assessment grant. EPA Region 8 helped the City of Lakewood, Rocky Mountain College of Art + Design, and numerous community stakeholders embark on a neighborhood visioning process that resulted in the creation of the 40 West Arts District. The visioning process produced a plan that included a set of strategies to reduce blight, clean up and redevelop more than 40 brownfields, reuse existing infrastructure, and incorporate sustainable community concepts into future development along the West Corridor Light Rail. The plan was adopted by the Lakewood City Council in 2012 and won the Denver Regional Council of Governments' 2012 Gold Medal for "Planning with Vision."

In 2011, Metro West Housing Solutions was awarded a Brownfields cleanup grant to clean up 5.5 acres in the center of the 40 West Arts District. This spurred additional cleanup of area brownfields and served as the hub of the new, transit-oriented arts district. In early



Community members visit an affordable housing unit. Source: U.S. EPA Region 8

2012, Region 8 assisted by conducting a Targeted Brownfields Assessment that found additional contamination, which was then cleaned up by Metro West. A total of 4,200 cubic yards of contaminated soil was excavated. Work proceeded quickly. The new housing development, which followed specifications for Leadership in Energy and Environmental Design (LEED) Neighborhood Development, opened in 2013. For a look into the construction of Lamar Station, please see the video to right.

Video:

Lamar Station Crossing
Construction Timeline

<https://www.youtube.com/watch?v=6Pm-X-GKmqA>

