

INVENTORY

Over the past six months, an inventory was created of potential brownfields sites in the Lewis and Clark County (LCC) Planning Area. Sites were identified from a number of sources, including: a community survey, the Montana Department of Environmental Quality's list of Underground Storage Tanks, and from a windshield survey of sites which appeared under-utilized, for sale, and/or blighted. A total of 70 potential brownfields sites were identified for initial screening.

The Brownfields Task Force discussed the merits of each site and ranked them using a matrix which assigned points for a number of criteria including the following:

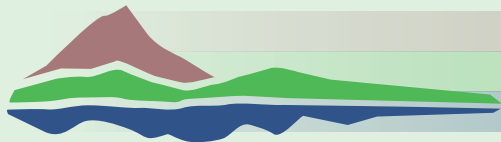
SCORING

- Is the site currently blighted, under-utilized, vacant, or for sale?
- Does the site have a viable business on it?
- Is the potential contaminant petroleum, hazardous substances, or both?
- Is the site an in-fill location and/or would its development reduce sprawl?
- Are there utilities at the site?
- Does the site have good access at the present time?
- Will redevelopment of the site promote public benefits?
- Is the redevelopment vision for the site consistent with a city or county growth policy?

Once the matrix scoring was complete, the Task Force identified the top 10 sites in the Helena area they felt should move into the assessment phase. These sites were assigned discretionary points which added to their previous scores. Below is the final ranking for the Helena sites:

SITES IN HELENA

POTENTIAL BROWNFIELDS SITES IN HELENA				
Site No.	Name	Address	Town/Area	Status
E-26	Formerly Montana Beverages	1439 N. Harris	Helena-East	Contacted owner. Not for sale. Delisted
E-12	Formerly Helena Sand & Gravel Shop	900 Gibbons	Helena-East	Phase I site.
C-09	LCG Former HATS/Gas Station	630 Last Chance Gulch	Helena-Central	Contacted owner. Not for sale. Delisted
C-19	LCG Vacant Lot	908 Last Chance Gulch	Helena-Central	Redevelopment is underway.
E-13	Synness Auto Wrecking	3165 Hwy 12	Helena-East	Phase I site.
W-07	The Edge Casino	3108 Highway 12 W	Helena-West	Redevelopment has occurred.
W-10	Former Chinese Restaurant	1306 Euclid	Helena-West	Ownership dispute. Possible future site.
E-29	Pattern House	1229 Lyndale	Helena-East	Phase I site.
C-04	Great Northern Quonset	814 Front Street	Helena-Central	Phase I site.
N-47	Reynolds Shop	606 W. Custer	Helena-North	Contacted owner. No response.
W-08	Former Qwik Signs/Gas Station	1031 Euclid	Helena-West	Possible future site.
N-01	G & L Transit	1310 Birch St.	Helena-North	Owner interested. Hasn't yet signed consent.
C-26	Rodney Garage	17 N. Rodney	Helena-Central	Contacted owner. Not for sale. Delisted
E-28	Formerly Elkhorn Meat Processing	1623 Prospect	Helena-East	Contacted owner. No response.
C-20	LCG Green Building	626 Last Chance Gulch	Helena-Central	Property not for sale.
C-25	Former Independent Record Building	NW 6th and Cruise	Helena-Central	Possible future site.
N-28	Merganthaller Transfer & Storage	1414 N. Montana	Helena-North	Property not for sale.
W-06	Former State Nursery/MT Cannabis	3790 Highway 12 W	Helena-West	Contacted owner. No response.
E-25	Former Louis/Antique Shop	1801-11th	Helena-East	Owner responded that property not for sale.
N-29	Former Bulk Plant	1514 N. Montana	Helena-North	Not eligible as brownfields site.
E-15	School Dist. Warehouse	N. Montana south of Caird	Helena-East	Property not for sale.
E-30	Vacant Lot Next to Pattern House/Foley Mill	1301 Lyndale	Helena-East	Contacted owner. No response.
C-06	Former Armored Security	739 Getchell	Helena-Central	Not yet contacted for brownfields.
E-27	Vacant Warehouse and Lot to South	1488 Hannaford & Lot to South	Helena-East	Not yet contacted for brownfields.
N-48	Formerly Toppers Custer Ave./Volume One Books	607 W. Custer	Helena-North	Contacted owner. No response. Not eligible.
N-53	Warehouse	1422 National	Helena-North	Contacted owner. No response.
N-56	Blighted House	902 Lyndale	Helena-North	Contacted owner. No response.
N-45	Old Van Orsdale School	Sierra Rd, east of N. Montana	Helena-North	Not a good BF candidate - blight/not environmental
W-09	Lot Next to Exxon	1120 Euclid	Helena-West	Owner responded that property has been sold.
W-02	Former Gas Station	1901 Euclid	Helena-West	Phase I site.



ELIGIBILITY

Once the top sites were identified, landowners were contacted to determine if they were interested in having their properties assessed under the brownfields project. The next step was submitting the sites to EPA and MDEQ for an eligibility determination. Sites with continuing responsibility for remediation under MDEQ's petroleum release program were deemed ineligible for brownfields funding. Sites associated with active MDEQ LUST-TRUST investigations were also ineligible. These eligibility criteria disqualified several sites in Augusta and Lincoln. Sites within the boundaries of federal superfund sites were also ineligible which disqualified the East Helena sites. EPA and MDEQ have determined that seven of the sites submitted for their consideration are eligible for brownfields funding, and one site is still pending their determination. These sites are undergoing Phase I Environmental Site Assessments, as discussed below.

Our current brownfields grant has funding for 12 Phase I Environmental Site Assessments (ESAs); 6 petroleum and 6 hazardous substance sites. We are currently working on the following eight sites.

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

3 - Silver City Sawmill, 7286 Birdseye Road, Helena Petroleum Site (Inventory SC-1)

Three different sawmills operated on this property which occupies both state and private land. The property was originally developed with the Marysville Branch Railroad, Silver City railroad depot, and corrals used for shipping livestock. Champion International occupied the property from the 1960s through the early 1980s and operated a stud mill and teepee burner.



8 - Former Gas Station, 1901 Euclid Ave., Helena Petroleum Site (Inventory W-02)

Currently a vacant lot, a Texaco gas station, grocery store and tourist cabins operated from 1940 through 1960 on this property. Underground storage tanks (USTs) were filled with sand and remain buried at the site, as was customary during this period.



6 - Great Northern Quonset, 814 Front St., Helena Hazardous Substance Site (Inventory C-04)

This site is located on the east side of the Great Northern Railroad yard. In the 1960s, the Quonset building was moved to the site from Canyon Ferry. It was used by the General Services Administration as their motor pool until the early 1980s and has been used for storage since that time.



1 - Kenck Welding & Machine Shop, 206 Main Street, Augusta Petroleum Site (Inventory A-04)

A blacksmith shop and auto repair facility occupied this property in the early 1900s. It was later a hardware store and implement dealership. Currently, the store front is vacant and a machine shop operates at the rear of the property.



7 - Caird Engineering Works Update, 1200 Boulder Ave., Helena Hazardous Substance Site

Caird Engineering Works, located at the malfunction junction intersection, is a metal fabrication business which operated a foundry and machine shop and was served by the Great Northern Railroad. Areas of soil across the property have been impacted by metals, primarily arsenic and lead, and poly-cyclic aromatic hydrocarbons (PAHs) associated with the railroad. The Caird property was assessed in 2009 under the LCC brownfields project. The Phase I update was requested by prospective purchasers.



5 - Pattern House, 1229 Lyndale Ave., Helena Hazardous Substance Site (Inventory E-29)

The Pattern House occupies the northeast corner of the Caird property and was also accessed by the railroad. The building served as a storage warehouse for patterns used in the foundry and was later remodeled into a coffee shop and roasting facility. Potential contaminants include metals and PAHs, similar to the Caird site.



2 - Helena Sand & Gravel Shop, 900 Gibbon St., Helena Hazardous Substance Site (Inventory E-12)

The Helena Sand and Gravel property was established in the early 1960s and operated a concrete batch plant on the premises through the 1990s. Equipment maintenance was performed on the premises in a large shop equipped with a sump.



4 - Synness Auto Wrecking East, 3175 Highway 12 East., Helena Petroleum Site (Inventory E-13)

The Synness Auto Wrecking facility has operated on the east end of Helena since the late 1950s. The east portion of the facility is currently for sale and is being cleared of salvaged vehicles. A large drainage feature bisecting this property has become more active in recent years with the extensive development around the hospital.

Helena Area

Potential brownfields sites in the outlying communities were not ranked against the Helena sites; instead, they were ranked against each other. The top scoring sites outside Helena are listed below. No potential brownfields sites were identified in Craig or Marysville. We have contacted landowners for permission to conduct Phase I ESAs at several additional properties, including sites in Lincoln and Wolf Creek. We hope to identify the remaining four Phase I ESA sites within the next several months.

TOP SCORING POTENTIAL BROWNFIELDS SITES OUTSIDE OF HELENA				
Site No.	Name	Address	Town	Status
A-04	Kenck Welding & Machine Shop	206 Main Street	Augusta	Phase I site.
A-05	Vacant Lot - Former Gas Station 1	Main Street next to Lazy B	Augusta	Contacted owner. No response. Probably not eligible.
A-06	Vacant Lot - Former Gas Station 2	201 Main Street	Augusta	Owner has already had Phase I report completed.
CF-2	Vacant Building at Kim's Marina	8001 Canyon Ferry Road - East Side	Canyon Ferry	Contacted owner. No response.
EH-17	Old Gas Station	201 E. Main Street	East Helena	Not eligible as brownfields site.
EH-02	Formerly Schillers Auto	319 E. Main Street	East Helena	Not eligible as brownfields site.
L-09	Former Husky Gas Station	Highway 200	Lincoln	Not eligible as brownfields site.
L-03	Formerly Chris' Repair	3778 Stemple Pass Road	Lincoln	Contacted owner. No response.
L-10	Vacant Lot Next to Fire Hall	Stemple Pass Road	Lincoln	Contacted owner. No response.
SC-1	Silver City Sawmill	7286 Birdseye Road	Silver City	Phase I site.
WC-4	Old Trailer & Building	155 Recreation Road	Wolf Creek	Contacted owner. No response.



To keep updated on the brownfields project check the blog on our project website at: www.lcc-brownfields.com

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New EPA Brownfields Coordinator

We want to congratulate Wendy Thomi on her new position as the Brownfields Coordinator for the U.S. EPA, Region 8. Wendy was a Superfund Community Involvement Coordinator for EPA for 17 years, managing a variety of Superfund and watershed protection activities throughout Region 8 including mining sites in Butte, Anaconda, East Helena and Great Falls. Wendy replaces long-time Brownfields Coordinator Stephanie Wallace who retired in mid-July. We look forward to working with Wendy and wish Stephanie the best in her retirement.

PUBLIC MEETING

Mark your calendars for the next brownfields public meeting:

Thursday March 15, 2012 at 7:00pm
 Lewis & Clark County Library
 Large Meeting Room
 Helena, Montana