

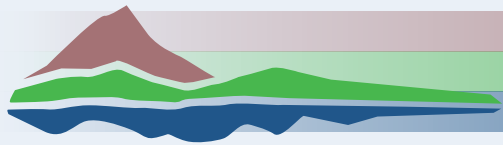
Final Stage of the Lewis and Clark County Brownfields Project

Lewis and Clark County was awarded a \$400,000 Brownfields Hazardous Substance and Petroleum Assessment Grant from the United States Environmental Protection Agency (EPA) in September 2010. To date, 80 percent of the funds have been spent on projects with another 9 months to complete remaining assignments. Assessment work completed to date includes 12 Phase I Environmental Site Assessments (ESAs) and three Phase II ESAs. One Phase II ESA and two Cleanup Plans are still pending. A Cleanup Plan for the Caird Engineering Works property is currently underway and a Phase II ESA will be completed during spring 2013 at the Synness Auto Wrecking East property with a Cleanup Plan to follow. Below is a summary of the sites that were identified during the brownfields inventory, and where assessment monies have been spent.

Project	Address	Work Completed
Caird Engineering Works	1200 Boulder Ave., Helena	Phase I and Phase II ESA completed. Cleanup Plan is underway.
Fairgrounds Shop	97 West Custer Ave., Helena	Phase I ESA
Great Northern Quonset	814 Front St., Helena	Phase I ESA
Helena Motor Repair	1513 National Ave., Helena	Phase I ESA
Former Helena Sand & Gravel	900 Gibbon St., Helena	Phase I ESA
Joslin Furniture	301 Euclid Ave., Helena	Phase I ESA
Pattern House	1229 East Lyndale Ave., Helena	Phase I and Phase II ESA
Former Schulte Frame Shop	631 and 633 Helena Ave., Helena	Phase I ESA
Synness Auto Wrecking East	3175 US Hwy 12, Helena	Phase I ESA has been completed and a Phase II ESA is pending.
Vacant Lot/Former Gas Station*	1901 Euclid Ave., Helena	Phase I and Phase II ESA was completed with brownfields.
Kenck Welding and Machine Shop	206 Main St., Augusta	Phase I ESA
Former Silver City Sawmill	7286 Birdseye Rd., Silver City	Phase I ESA

* See article on the next page to read about 'A Brownfields Success Story.'





Ongoing Work at Caird Engineering Works

Caird Engineering Works located at 1200 Boulder Avenue in Helena has been an ongoing topic of discussion throughout the local brownfields community. As a landmark at Helena's malfunction junction, Caird has been an operating business for over a century. Like many industrial properties across the country, Caird has seen a decline in use over the last few decades and the environmental impacts from years of operation has made redevelopment difficult. Over the past four years, Tetra Tech has completed multiple phases of assessment work to characterized the hazardous substances present in the buildings and in soil.



The next step at Caird is to determine the best way to mitigate the environmental risks and estimate a baseline cleanup cost. Tetra Tech is currently developing a Cleanup Plan that will outline a design for contaminated soil excavation and building demolition. What buildings are left in place and how much soil will be removed will be based ultimately on the redevelopment plan. Tetra Tech's Cleanup Plan will include a soil removal scenario for both residential and commercial/industrial redevelopment of the property. Cleanup of the site can proceed outside of the purview of the Montana Department of Environmental Quality because the site is not a regulated facility and groundwater is not contaminated. Montana Business Assistance Connection (MBAC) has stepped in to help find a developer for the property. We are anxious to do whatever possible to facilitate this effort.



A Brownfields Success Story

Brownfields are described by the EPA as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.” The Lewis and Clark County Brownfields Project set out to do just that, and in the process found several properties that could overcome the hurdles of redevelopment with the use of brownfields funding. One such property is located on Helena's west side, the vacant lot at 1901 Euclid Avenue which formerly operated as a gas station. A Phase I and Phase II assessment were completed through the brownfields project which led to the removal of an underground storage tank (UST) and ultimately a real estate transaction



The property is located on the west end of Helena at the southwest corner of Euclid Avenue and Linden Street. It was a Texaco gas station, grocery, and tourist cabins beginning in the 1930s. The Ryan family ran the business from the 1940s through the mid-1960s. In the 1950s an addition was built onto the gas station where oil changes were performed. The station closed down in the mid-1960s when the Highway Department condemned a portion of the site to widen Euclid Avenue/Highway 12. There were reportedly two underground storage tanks (USTs) at the site which were not removed when the station closed. Several businesses operated in the run-down buildings remaining on the site from the late-1970s through the mid-1990s, after which time the buildings were razed. The lot has remained vacant for the past 15 years.

During the inventory phase of the project the site was identified as a good candidate for brownfields assessment because it was “for sale” and appeared underutilized. The owner, who inherited the property, was living out of state and although aware of the property's past use as a gas station didn't have the resources to perform the environmental assessment needed to attract a viable purchaser. The Lewis and Clark County Brownfields Project stepped in and offered a Phase I ESA and then a Phase II ESA to determine whether the USTs were still in the ground, whether the tanks had leaked while in service, and/or whether automotive maintenance activities had impacted surface soils. If soil impacts were detected a groundwater investigation was to be performed.

During the Phase II ESA, 12 soil borings were installed in the northwest portion of the property where the tanks were believed to have been located, and along the areas that were previously dirt driveways. The fill pipe for an UST was observed along the northern boundary. Some of the deeper boring locations were adjusted to determine whether fuel had leaked from the tank and a water sample was collected from within the tank. No contaminated soil or water was found and this was confirmed by laboratory results.

Tetra Tech recommended to the owner that the UST be removed, as this would aid in the resale and receiving market value for the property. The owner proceeded with the tank removal under a private contract, with the understanding that if another tank was found or that contaminated soil was observed there could be further regulatory requirements by the Montana Department of Environmental Quality. Thankfully, the tank came out of the ground without evidence of contamination and a second UST was not discovered. It is believed that the second tank was removed during the right-of-way expansion of Euclid Avenue. The property has since sold and the Helena community can't wait to see what new business pops up next!



County Explores Future Brownfields Opportunities

Lewis and Clark County is considering applying for several new EPA brownfields grant programs in the coming years; an Environmental Workforce Development and Job Training Grant and a brownfields Cleanup Grant. EPA provides funds to eligible entities to deliver environmental workforce development and job training programs focused on hazardous and solid waste management, assessment, and cleanup associated activities, chemical safety, and wastewater management. These grants are provided to recruit, train, and place, unemployed and under-employed residents historically affected by hazardous and solid waste sites and facilities with the skills needed to secure full-time, sustainable employment in the environmental field and in the assessment and cleanup work taking place in their communities. With a number of "superfund" cleanup activities underway in Lewis and Clark County (i.e. Ten Mile Creek, East Helena), this brownfields grant opportunity could be an asset to our community.

A brownfields Cleanup Grant is something Lewis and Clark County may decide to pursue with regards to the recently acquired Fairgrounds Shop property. This property, located between the existing Fairgrounds and Ryan Ball Fields, comes with restrictive covenants mandated by the Montana Department of Environmental Quality that do not

Brownfields Website Enhanced With Inventory Data

A web application has been developed to access inventory information compiled during the Lewis and Clark County Brownfields Project. Check out the Inventory page on the project website at www.lcc-brownfields.com to find details on the sites we've inventoried since 2008 for brownfields consideration.



allow the use of groundwater or municipal water for irrigation. The County has a five year agreement with the Department of Transportation letting them continue to occupy the site. After this time, the County may decide to clean up the property so that the restrictive covenants can be lifted allowing the property to be landscaped for future public use. A brownfields Cleanup Grant could provide the funding to achieve this purpose.



Lewis & Clark County

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

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