

WELCOME BROWNFIELD ASSESSMENT OPEN HOUSE

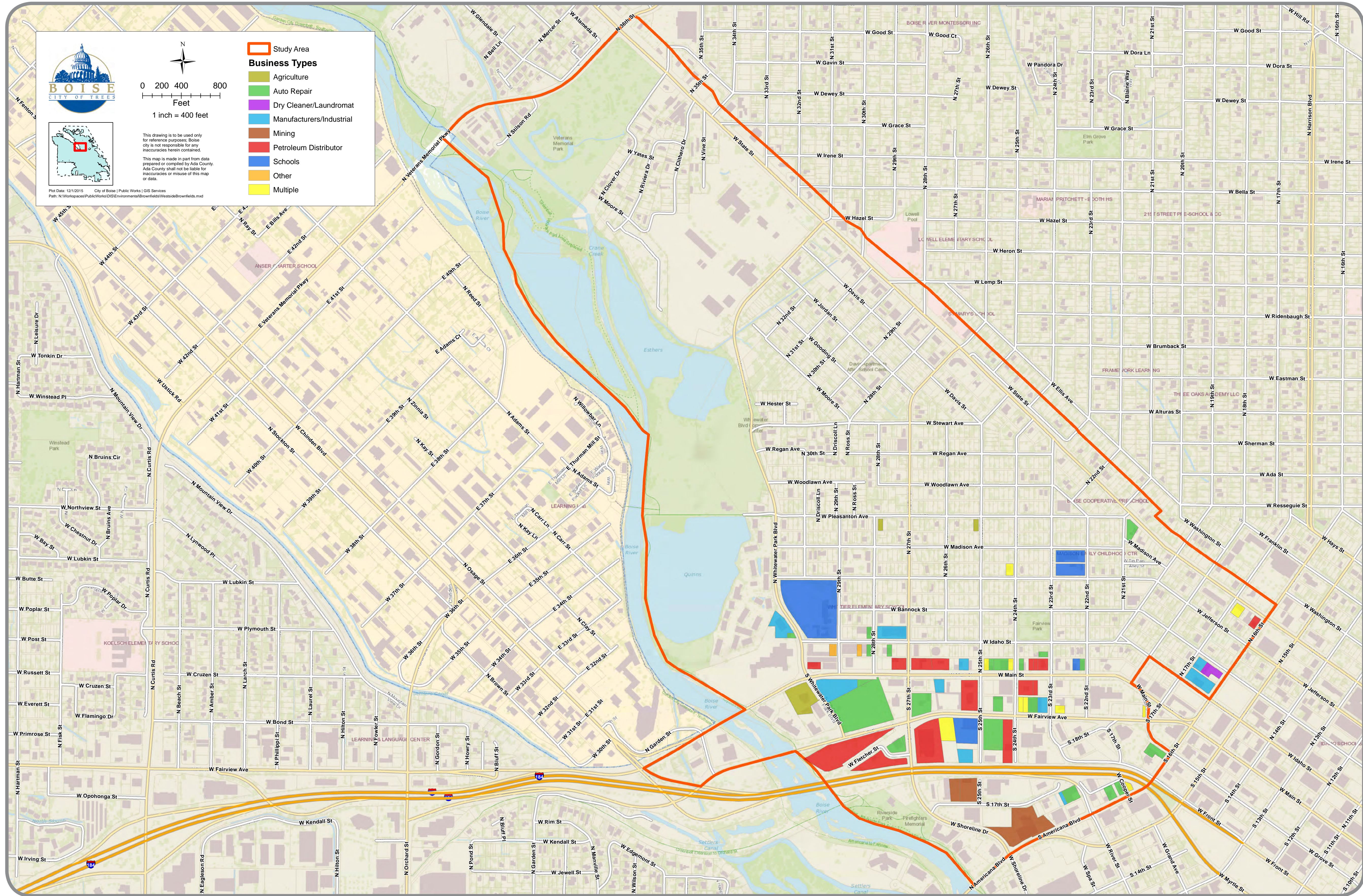
Capital City Development Corporation (CCDC), in partnership with the City of Boise, Idaho Department of Environmental Quality and many other organizations is applying for a grant for Environmental Protection Agency to conduct brownfield assessments in the 30th Street/West End Area. As part of this process, CCDC is hosting this open house to inform the public and provide an opportunity to comment.



WHAT IS A BROWNFIELD?

A brownfield is a property, where the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.





BROWNFIELD ASSESSMENT GRANT

The EPA grant would provide up to \$400,000 (\$200,000 each for petroleum and hazardous materials) to inventory, characterize, assess, and conduct planning and community involvement related to brownfields in the 30th Street/West End Area.

By reducing the uncertainty in brownfield redevelopment, this effort will promote development of brownfield sites and other underutilized land thereby leading to improved neighborhood health, welfare, and vitality.

WHAT HAPPENS NEXT?

- December 18: Grant application due to EPA
- Spring 2016: Grant awards announced
- June 2016: Work plan due to EPA
- Fall 2016: Assessment work begins
- 3 years to complete



CASE STUDY: AMERICAN LINEN BUILDING



↑ Before 2004

After 2010 ↓



Prior Uses: Linen supply & industrial laundry

Potential Contamination: Underground storage tanks, dry-cleaning solvent contamination

Cleanup/Findings: Underground storage tank removal, soil remediation; investigation found site was not source of solvent contamination

Disposition: DEQ No-further-action letter

Current Use: Event venue

Current Value: \$1.1M



CASE STUDY: ASSOCIATED WAREHOUSE / THE AFTON



↑ Before 2004

Future 2019 ↓



Prior Uses: Machine shop, foundry, warehouse, rail yard, bus depot

Potential Contamination: Asbestos, lead-based paint, mercury, petroleum, PCBs

Cleanup/Findings: Low levels of hydrocarbons in soils will be cleaned up during construction

Disposition: Enrolled in DEQ Voluntary Cleanup Program in 2015

Future Use: 67 residential condominiums, ~5000sf retail space

Forecasted Value: \$24-27M

CASE STUDY: EYES OF THE WORLD



↑ During 2008

After 2010 ↓



Prior Uses: Commercial laundry & dry cleaning

Potential Contamination: Underground storage tanks, dry-cleaning solvent, volatile organic compounds

Cleanup/Findings: Underground storage tank removal and backfill under Phase II assessment

Disposition: Risk Evaluation conducted, nothing actionable found; property cleared for residential

Current Use: Retail Store

Current Value: \$360,000

CASE STUDY: SABALA BROS / CITY SIDE LOFTS



↑ Before 2003

After 2008 ↓



Prior Uses: Food brokerage and delivery with onsite fleet fueling

Potential Contamination: Leaking underground storage tanks, petroleum

Cleanup/Findings: Tanks removed

Disposition: Ground water monitoring determined contamination levels to be safe

Current Use: 77 residential condominiums

Current Value: \$16 M



CASE STUDY: PARCEL C / SIMPLOT OFFICES & JUMP



↑ Before 2009

Future 2016 ↓



Prior Uses: Oregon Shortline/Union Pacific rail yard, petroleum facilities, coal storage & distribution, warehouses & lumber yard

Potential Contamination: Petroleum, volatile organic compounds, polycyclic aromatic hydrocarbons, heavy metals, PCB

Cleanup/Findings: Nothing actionable found in Phase II assessment

Disposition: Redevelopment underway; excavation activities require precautions and monitoring

Future Use: JR Simplot corporate offices, JUMP civic venue

Forecasted Value: \$200M

