



In 2014, the MURA entered into the IDEQ Voluntary Cleanup Program (VCP) which encourages innovation and cooperation between the state, local communities and private parties to revitalize properties with hazardous substances or petroleum contamination. A Limited Phase II ESA revealed elevated soil and groundwater concentrations of nitrate, ammonia, arsenic and Total Kjeldahl Nitrogen (TKN).

In 2015, on behalf of the MURA, the City sought an Analysis of Brownfields Cleanup Alternatives (ABCA) and Work Plan for the site. Funded by a separate MURA EPA Cleanup Grant, remediation of the site included a combination of soil removal and installation of a

## Conclusion and Benefits

The redevelopment and reuse of the six properties within the greater Moscow area have been aided with the help of the Greater Moscow Brownfields Coalition Assessment Project, transitioning them from community liabilities to community assets. Benefits include:

- Reduced contamination risk to human health and promotion of the redevelopment and use of existing brownfield properties.
- The evaluation and cleanup planning of these sites serve as significant renewal opportunities for redevelopment with a high potential for creating jobs and revenue building for the greater Moscow area.
- Two of the sites (Dumas Spur and Tribble Property) have been cleaned up and have been successfully transitioned into a public park and a commercial business contributing to the local economy.
- One of sites (Sixth and Jackson) secured an EPA Cleanup grant and is undergoing environmental cleanup with a new, mixed-use development slated for construction in 2017.
- Three sites (Dumas Property, Fountain Property and Sharpe Oil Site) have been cleared for reuse and revitalization and have proposed redevelopment plans underway.

shallow groundwater pump and treat system. Three extraction wells capture shallow groundwater containing concentrations of nitrate above the federal Maximum Contaminant Level (MCL). The wells continuously pump the shallow ground water to the sanitary sewer where it travels to the City's waste water plant for treatment. Once nitrate concentrations meet the cleanup objectives, the system will be evaluated for closure. Remediation of the site is still ongoing and it is anticipated the clean up grant will close in early summer 2017.

In 2016, the MURA solicited proposals for the redevelopment of the property and selected Sangria Downtown, LLC's proposal to develop a mixed-use project on the property. MURA and Sangria are currently in negotiations related to the development of the property with construction anticipated in summer of 2017. The current proposed mixed use project includes 6,500 square feet of ground floor commercial use and 10 residential dwelling units on the second floor intended to create a sense of place, and attract people to downtown Moscow.

## Greater Moscow Brownfields Coalition Assessment Project

# A PATH to Community Renewal



## Project Overview

Brownfields exist in many forms – as abandoned industrial properties, gas stations, dry cleaners and any other agricultural or commercial sites where chemicals or other environmental contaminants were spilled or released during operations.

In 2010, the U.S. Environmental Protection Agency (EPA) awarded the City of Moscow (as the lead agency), the Moscow Urban Renewal Agency (MURA) and Latah County as the "Greater Moscow Brownfields Coalition" (Coalition) a grant in the amount of \$475,000 to conduct environmental site assessments (ESAs) and cleanup planning for brownfield sites in and around the Moscow area.

Brownfields grant funding provides many community benefits, including:

- Improved human and environmental health
- Protection of water quality
- Improved neighborhood quality
- Increased tax base
- Reduced sprawl spurring economic development, job creation and fair housing projects
- Increased green spaces and parks



## Environmental Site Assessments

A total of six sites have been evaluated in the greater Moscow area under this grant. Their historical uses was one of the measures for selecting these sites for initial assessment. A Phase I Environmental Site Assessment (Phase I ESA) is generally considered the first step in the process of environmental assessment and consists of a records review, site investigation, interviews and a report of the findings and recommendations. A Phase I ESA is used to determine if a Phase II ESA is needed. A Phase II ESA includes collection of sample soils and groundwater or building materials to analyze for various contaminations.

The properties in the greater Moscow area, which participated in this project, have common classifications of potential contaminants as described below:

## Common Assessment Terms

- **Contaminants of Concern (COCs)** chemicals, found at concentrations higher than those considered to be safe, and must be cleaned up and/or monitored.
- **Recognized Environmental Conditions (RECs)** means the presence or likely presence of any hazardous substances or petroleum products in, on or at a property.
- **Polycyclic Aromatic Hydrocarbons (PAHs)** are a group of more than 100 different chemicals that are formed during the incomplete burning of coal, oil and gas, garbage, or other organic substances like tobacco or charbroiled meat.
- **Volatile Organic Compounds (VOCs)** are a class of chemicals that are volatile (evaporate easily) and are organic compounds (contain carbon atoms). Some common VOCs include acetone and automotive gasoline. VOCs are everywhere in both indoor and outdoor environments.
- **Nitrates** are nitrogen-oxygen chemical units which combine with various organic and inorganic compounds. The major sources of nitrates in drinking water are runoff from fertilizer use, leaking from septic tanks, sewage and erosion of natural deposits.

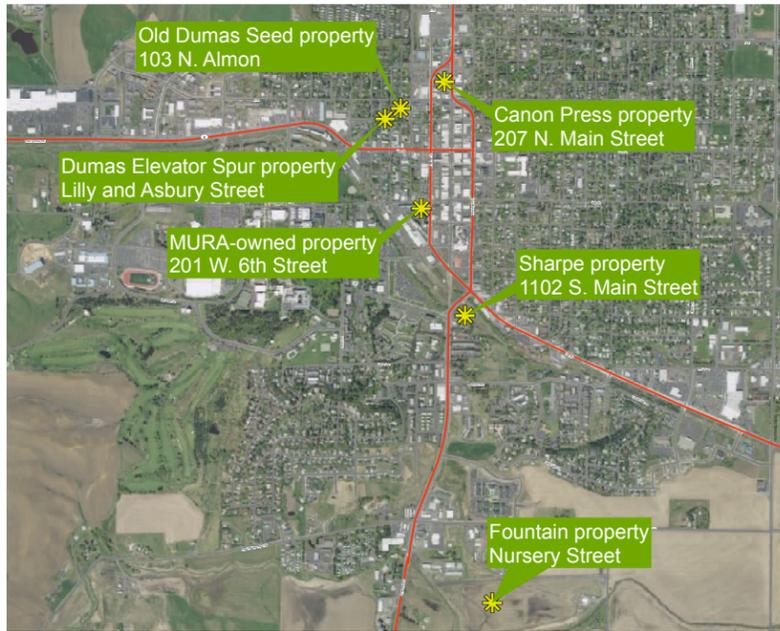
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## Project Assessment Sites



### Site 1: Dumas Seed Property

The Dumas Seed Warehouse property is approximately 1.89 acres located in a densely-populated area of Moscow near Hog Creek on the corner of West “A” and North Almon streets. For approximately 100 years, the site operated as a grain, pea, and lentil processing and storage facility. During this time, insecticides, pesticides, rodenticides, fumigants, and possibly fungicides were repeatedly applied to the structures and throughout the site.



A Phase I and Extended/Supplemental Phase II ESAs were conducted between 2013 and 2015, which identified a small portion of the site not meeting residential standards due to the presence of contaminants in shallow soils. The impacted surface soils were excavated by the owner and transported to an approved disposal location. Buildings on the site have been removed and most of the lumber from the once-existing structures were recycled for future use. A portion of a remaining building called the “Power Plant” constructed of brick and mortar, including a 60-foot tall smoke stack, still remains on site. An updated Phase I ESA was completed in September 2016 after remediation occurred. The site has since been cleared for future residential development with some potential future requirements such as soil capping.

### Site 2: Dumas Spur

The Dumas Spur property is approximately 0.53 acres and was a former railroad spur constructed during the mid-1880’s. The property was purchased by the City in 2010 for the purpose of developing a neighborhood park. A Phase II ESA was completed in May 2013 which identified PAHs as a COCs. The impacted surface soils were removed through remediation and the site has been redeveloped and successfully transitioned into a new public space named Lillian Woodworth Otness Park.



The park, completed in 2015, is the newest addition to the City of Moscow’s park system. It consists of 23,471 square feet of green space with a new play area for 2-5 year old children. Lillian Woodworth Otness Park is an outstanding example of redevelopment in a low income area. The park is often occupied by young parents with kids playing in the green space or on the playground equipment. Many of these kids live in nearby high-density residential apartment complexes that do not otherwise have outdoor play space. The park is also a recreation place for adults and elderly living in the surrounding neighborhood.

### Site 3: Tribble Property

The 207 North Main property is approximately a 10,000 square foot site, previously known as Tribble property, and was the former location of Moscow Body and Glass—an automotive body and upholstery shop in business from



approximately 1952 to 2010. A Phase II ESA was completed in 2014 and identified metal COCs, VOCs and PAHs. Contaminant levels did not exceed risk thresholds associated with future commercial use of the property.

The building was sold and approximately \$250,000 of private development funds were spent to remodel the building. Repurposed and reclaimed building materials were used and the property successfully transitioned into a new space for a commercial business. Locally owned and operated as a publishing house, Cannon Press features online sales of greeting cards, posters, books, audio books and other educational materials.

### Site 4: Sharpe Oil Property

The site at 1102 South Main is the only petroleum property in this project. A half-acre in size, it is located near the University of Idaho. Historical uses at the site included railroad loading and receiving, auto repair, agricultural supply, and a bulk petroleum plant. A small portion of the site was a service station from the 1950’s to 1999 when it closed and all the tanks and piping were removed.



Petroleum-contaminated soil was discovered when the site warehouse building was demolished in 2008. A Phase II ESA was completed in early 2014 because of several RECs that were identified in a 2011 Phase I ESA.

The site was recently sold and the buyer has entered the property into the Idaho Department of Environmental Quality’s (IDEQ) Voluntary Cleanup Program. The upcoming intended use of the property includes a mixed use development with 132 living units and 3,000 square feet of retail space. The estimated project cost is \$24 million and

construction of the site is anticipated to begin in the spring of 2017. Remediation is expected to occur concurrently with construction and should be completed during summer 2017.

The MURA has committed to \$250,000 towards upcoming environmental remediation and \$100,000 toward access and roadway improvements through a long-term developer reimbursement agreement.

### Site 5: Fountain Property

The Fountain Property is a 14-acre site located in southeast Moscow just south of Nursery Street and west of Paradise Ridge Road. Adjoining the subject property to the southeast is the location of Fountain Flying Service, Inc., a crop dusting operation in business since 1946 currently working out of an on-site private airport. The crop dusting service uses an herbicide with a mix of 50 different fertilizers, herbicides, and pesticides which are stored at the adjacent airport.



Soil boring of surface soil and groundwater testing results from the Phase II ESA did not indicate pesticide or herbicide contamination at the site. However, nitrates exceeded IDEQ’s Initial Default Target Levels (IDTLs) in three test wells. The environmental consultant recommendation is to not use shallow groundwater as a drinking water source with no further action at the site. The site is adjacent to an existing light industrial park and is included in the City’s Southeast Moscow Industrial Park Master Plan. It is also being considered for a potential new urban renewal district.

### Site 6: Sixth and Jackson Site

The Sixth and Jackson site is approximately 0.87 acres in size and has historically been occupied by industrial agricultural businesses. The site is located on the southwest corner of the intersection between West 6th Street and Jackson Street between Moscow’s historic downtown and the University of Idaho campus. The Moscow Urban Renewal Agency (MURA) currently owns the property. Several buildings once occupied the site and were used for storage of agricultural chemicals. All buildings have been removed and site is currently vacant. Between 2008 and 2014 multiple assessments to characterize potential RECs have been identified preventing redevelopment.