

## About Brownfields Sites

### What is a brownfields site?

A brownfields site is “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.” These abandoned or underutilized properties result in wasted infrastructure and blight in urban areas and neighborhoods.

### What are some examples?

While you may think of dirty, blighted, abandoned industrial property, that image is too narrow. Some brownfields sites are old industrial sites, but others are commercial buildings with little or no environmental contamination.

Brownfields sites could include the following:

- Former service stations
- Former dry cleaners
- Factories
- Warehouses
- Parking lots
- Hangars
- Lots where heavy machinery was stored or repaired
- Abandoned railroads
- Former railroad switching yards
- Air strips
- Bus facilities
- Landfills
- Former sewer lagoons



WheatHeart Station, formerly a service station, now a bakery/café, Emmett Idaho

## For More Information

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### Web Resources

**DEQ Brownfields Revitalization Homepage**

[www.deq.idaho.gov/waste-mgmt-remediation/brownfields/assessment-program.aspx](http://www.deq.idaho.gov/waste-mgmt-remediation/brownfields/assessment-program.aspx)

**EPA Region 10 Brownfields Homepage**

<http://yosemite.epa.gov/r10/CLEANUP.NSF/Brownfields/Brownfields+Cleanup+&+Redevelopment>



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## Do you have a brownfield?



Linen District building before revitalization



Linen District building after revitalization



Idaho Department of  
Environmental Quality  
[www.deq.idaho.gov](http://www.deq.idaho.gov)



## Entities Eligible for Brownfields Funding

In general, units of local government, quasi-governmental entities, government entities created by the state legislature, regional councils or general purpose groups, redevelopment agencies, development corporations, nonprofit organizations (including neighborhood associations), tribes, and states may apply for US Environmental Protection Agency (EPA) assessments, EPA-targeted brownfields assessments, Idaho Department of Environmental (DEQ) assessments, revolving loan funds, and EPA cleanup funds. Private parties can work with eligible entities to obtain funding for a site.

## Site Eligibility for Brownfields Funding

With a few exceptions, sites meeting the provided brownfields site definition are eligible for assessment and cleanup funds. These sites include former gas stations, mine sites, timber mill sites, bulk fuel storage and distribution sites, and landfills—generally any commercial or industrial site that may be contaminated with hazardous substances.

Sites not eligible for brownfields funding include the following:

- Properties listed on the National Priorities List
- Sites that are the subject of an ongoing state or federal enforcement action related to site cleanup
- Properties where the contamination is known to present a high risk to public health



## Brownfields Revitalization Opportunities

### DEQ Brownfields Assessment Program

At no cost to the applicant, DEQ contractors conduct an assessment to determine whether the site is clean, lightly contaminated, or heavily contaminated. The assessment identifies potential cleanup options and estimates cleanup costs (if any).

#### What is Needed to Proceed:

- Brownfields assessment request ([www.deq.idaho.gov/media/533799-AssessmentForm.pdf](http://www.deq.idaho.gov/media/533799-AssessmentForm.pdf))
- Access agreement from property owner ([www.deq.idaho.gov/media/1117707/brownfield-agreement-for-site-access-form.docx](http://www.deq.idaho.gov/media/1117707/brownfield-agreement-for-site-access-form.docx))

DEQ considers and responds to all assessment requests. If the request is eligible, DEQ's contractors will perform the requested assessment at no cost to the applicant and will produce a report that does the following:

- Determines the nature and extent of contamination
- Identifies potential cleanup options
- Provides a risk assessment, if needed
- Estimates cleanup costs, if any

If contamination is found, DEQ will work with the applicant to locate funding opportunities for cleaning up the property and returning it to productive use.

#### Brief Timeline for Assessments:

1. DEQ receives and ranks application—one week
2. DEQ works with consultants developing a task order for a Phase I Environmental Site Assessment (ESA)—two weeks
3. Contractor conducts a Phase I Environmental Site Assessment two months until final report
4. DEQ and Contractor conducts pre-phase II ESA activities—six weeks (federal requirements, scope of work, quality assurance project plan, task order)
5. Contractor conducts Phase II field work—one week to one month depending on site
6. Contractor conducts laboratory analysis of samples and development of ESA report—one to three months after field work is completed
7. Contractor provides risk evaluation and cleanup cost estimate—one to two months depending on complexity



Pend d'Oreille Bay Trail Brownfields Coalition Grant Project

## Other Funding Sources

In addition to DEQ's program, other resources are also available for brownfields assistance. To find out more, visit [www.deq.idaho.gov/media/1117706/other-brownfields-funding-sources.pdf](http://www.deq.idaho.gov/media/1117706/other-brownfields-funding-sources.pdf).

## Program Success Stories

Since its Brownfields Assessment Program began, DEQ has assisted over 70 entities by conducting environmental site assessments (ESAs), risk evaluations, cleanup planning, and cleanups.

Read more at <http://www.deq.idaho.gov/waste-mgmt-remediation/brownfields/success-stories.aspx>.

The Linen District building (seen on the cover) is a great example of how DEQ was able to assist with a Phase II assessment that involved a ground water quality investigation. DEQ determined the property was not a source of the contamination in question and provided a no-further-action determination for the property.

Capital City Development Corporation (CCDC) shared the results with interested developers and one decided to purchase the property. The revitalization of this property created a catalyst to redevelop other properties. Now the thriving Linen District is known for its creative businesses and entrepreneurs.



Linen District Building