

Current and Future Redevelopment



Promoting Redevelopment at the Silver Bow Creek/Butte Area Superfund Site

March 2004

Pushing for Redevelopment in Butte in the Early 1990s

In the early 1990s, EPA changed the way the Superfund law was applied. This action was in response to redevelopment obstacles (e.g. lender assurance for home loans) seen in places like Butte after the Superfund site was designated. Fear of being named a *Potentially Responsible Party* (PRP) and incurring potential cleanup costs scared away investors and made redevelopment extremely difficult.

In response to these obstacles, two National Policy changes were made:

- In some cases, individual land owners are exempted from liability as PRPs. Under certain circumstances, new land owners can take title to Superfund property and limit their Superfund obligations.
- Bankers and lending institutions have been largely removed from the list of liable parties if the institutions followed clear rules and guidance set out by the Agency.

These changes significantly reduced the obstacles to redevelopment and helped to ease lending restrictions in the Butte area. EPA continues to reassure lending institutions and investors that redevelopment in Butte does not present unacceptable environmental or liability risks.

For More Information....

If you have questions about redevelopment of a Superfund area in Butte, please call EPA Project Managers, Sara Sparks (782-7415) or Ron Bertram (406-457-5043) or BSB Planning Department Director, Jon Sesso (497-6250, email www.planning@co.silverbow.mt.us). You may also call Wendy Thomi, EPA Community Involvement Coordinator at 406-457-5037.

EPA resources on redevelopment can be found at: www.epa.gov/superfund/programs/recycle

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Redevelopment in the Cleanup Process

At large Superfund mining sites, it is often not feasible to remove all the contaminated mining waste. There is usually some combination of removal of waste and capping of waste in-place.

At the Butte Priority Soils Operable Unit (BPSOU), more than 2 million cubic yards of mine waste within the community have been removed to secure repositories. However, other areas of mine waste have been capped in place. If the final remedy leaves wastes in place, these caps must remain effective and permanent and must also not be restrictive towards future development needs of the community

This general approach is consistent with EPA's current redevelopment guidance and initiative. EPA's "Reusing Superfund Sites – Turning Toxic Wastelands into Productive Assets" features two nearby Superfund cleanups – the Warm Springs Ponds and the Old Works Golf Course – as examples of combining removal, in-place capping, and redevelopment ideas from the community to achieve notable success.

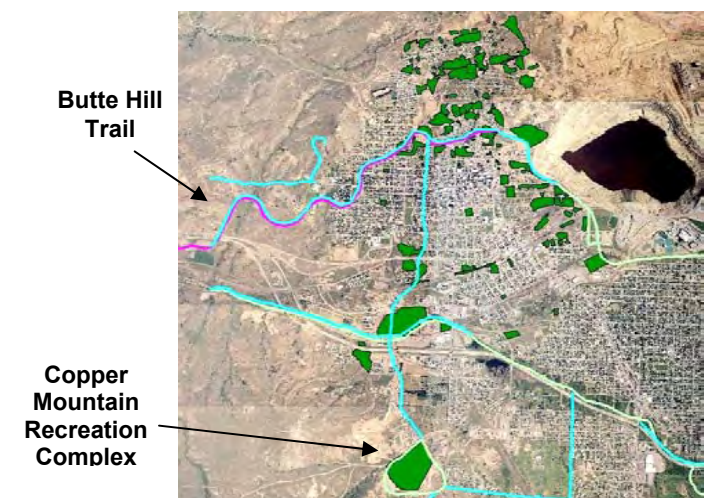
EPA tries to encourage this wherever possible! A number of site work plans have included redevelopment since 1990. This fact sheet illustrates how Superfund cleanup has been done in Butte over the past 13 years in a manner that has improved public health and the environment while allowing for many significant redevelopment projects.

EPA's Redevelopment Role

- Work with Butte residents on ideas
- Coordinate redevelopment with cleanup wherever possible
- Evaluate land use, address historic preservation issues, and comply with the Regional Historic Preservation Plan

Current and future redevelopment work at the Butte Area Superfund Site includes:

- **Montana's Copperway.** A system of historic sites in Butte and Walkerville linked by recreational trails. Amenities include interpretive signs and stations.
- **Butte Hill Trail.** A walking trail developed from an abandoned railroad bed.
- **Copper Mountain Recreation Complex.** A new park for the enjoyment of Butte's citizens, especially its youth.



The proposed *Copperway*

"Redevelopment is vital to the success of the environmental cleanups in Butte."

Sara Sparks,
EPA Project Manager

Butte Area Superfund Site Redevelopment Success Stories

Education

Maintenance of protective vegetative caps is important to the success of the Butte environmental cleanup. Unfortunately, each year these caps are damaged by motorized vehicle traffic. EPA provides funding to the Citizen's Environmental Technical Committee (CTEC) through a technical assistance grant. CTEC, local government officials, concerned citizens, representatives of law enforcement, and motor vehicle use group members make up the Butte Area Communication Advisory Committee (CAC). The CAC works to develop an educational program to deter people from activities that damage the caps.

Brownfields

EPA's Brownfields initiative encourages redevelopment of industrial areas that were once blighted by contamination. Since 2001, EPA has worked to obtain Brownfields money specifically for future development of the Butte Area Superfund Site:

- EPA awarded a \$100,000 grant to Butte-Silver Bow County (BSB) for geophysical work to determine structural integrity of vacant properties in Uptown Butte and Central Butte.
- EPA awarded a \$30,000 grant to develop a film on the history of the Butte area and the role Superfund has played in its redevelopment.

Property Transfer

Public and private cooperation is making it possible to transfer properties owned by the Atlantic Richfield Company and mining companies to local government for potential redevelopment.

Open Space

Storm water flow is a primary concern in the Butte area cleanup. It must be directed to appropriate locations to avoid damage to caps. Open space is needed in management of storm water, and is also desirable for aesthetic reasons. The Butte Hill Trail is an example of how cleanup can produce community benefits.

Walkerville Baseball Field

EPA collaborated with Potentially Responsible Parties (PRPs) and local governments in the creation of a new baseball field for Walkerville in 1988.

Geographic Information System (GIS)

In the early 1990's, the Atlantic Richfield Company purchased a GIS system to be used for Superfund activities. The system also now allows for a variety of other important tasks such as urban planning and redevelopment.

State Assistance

BSB has received RIT grant funds from the State of Montana to address other important issues on the Butte Hill, including underground subsidence and the restoration of historic head frames.

Source Area Redevelopment

In some areas, a large volume of contaminated material served as the source for migration of contaminants to other areas via wind, water, or other types of transport. To date, more than 420 acres of source areas have been addressed to stop or slow this migration and make these areas safe. EPA worked with the Atlantic Richfield Company, other PRPs, and landowners to combine removal, capping, and redevelopment in ways that met both public and private community redevelopment needs.

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Granite Mt. Memorial



Copper Mountain Complex



Missoula Street Complex



Knob Hill Park and Trail

P
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V
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T
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Storage Unit Facility



Chamber of Commerce



Aware, Inc



Tullamore Subdivision

Examples of redevelopment in source areas for both public and private use

EPA coordinated with many partners in facilitating the development of the East Side Redevelopment project which includes the Butte Central High School Gym and Belmont Mine Yard.

Mine Yard Redevelopment

Along with the previously mentioned source areas, there are several mine yards – areas where mining shafts were/are located – that are being redeveloped. Redevelopment work at these areas includes:

- **Anselmo Mine Yard.** Joint effort between state and local government for redevelopment of the historic mine yard for the public (tours and other activities)
- **Kelley Mine Yard.** Redevelopment into offices for the Atlantic Richfield Company.
- **Steward Mine Yard.** Cleanup for future redevelopment by Butte-Silver Bow County.
- **Syndicate Pit.** Montana Tech now uses this area as a training ground for students of underground mining.



Kelley Mine Yard

Why Are Some Reclaimed Areas Fenced?

People often wonder why many of the reclaimed areas are fenced, rather than open to the public. The primary reason is that many of these areas are private property and their **owners** want them fenced. At some locations, the property is fenced to ensure that the protective cap is not damaged by motorized vehicle or bicycle traffic. Finally, some locations are fenced because of safety concerns related to shafts and underground mine workings. EPA asks that you please respect these fences for your health and safety and for the good of the community.