



Idaho Department of Environmental Quality

# Brownfield Assessment Request

## Applicant/Owner Information

Applicant/owner must be able to secure DEQ the right to access the site to perform the requested assessment.

Name	<input type="text" value="City of Coeur d'Alene"/>		
Address	<input type="text" value="710 E. Mullan Ave."/>		
Contact Person	<input type="text" value="Mike Gridley, City Attorney"/>		
Phone	<input type="text" value="208-769-2330"/>	Fax	<input type="text" value="208-769-2349"/>

## Site Information

In addition to the information below, please attach a site map and photo that indicates the site's location in the community, adjacent land uses, and areas of known or suspected contamination.

Name (how is property commonly identified?)	<input type="text" value="Stimson Atlas Mill"/>		
Address	<input type="text" value="2722 W. Seltice Way"/>		
Acreage	<input type="text" value="47.0"/>	Zoning	<input type="text" value="Commerical/Residential"/>
Types of Buildings	<input type="text" value="All buildings have been demolished."/>		

## Current and Past Site Use

Provide a brief summary of the site's past uses and current use (abandoned, underutilized, fully utilized, etc.). Provide all known ownership information and potential or known contamination issues.

The 47-acre property was first developed as the Atlas Mill Company in 1909. Prior to that the property was undeveloped land. The property is located in Kootenai County at the edge of Coeur d'Alene city limits. The Spokane River bounds the property to the south and Seltice Way, a major east-west thoroughfare, is the northern boundary. The BNSF Railway Company (formerly Northern Pacific) mainline tracks and spurs bisected the property from the Spokane River. The Atlas Mill operated under various ownerships from 1909 to 2000 when Stimson purchased the mill. Atlas Pellet (a.k.a. Coeur d'Alene Fiber Fuel), a wood pellet manufacturer operated on the northwest corner of the property under a lease from the mill owners (various owners over the years). Prior to closing the mill in December 2005, Stimson used the property for sawmill activities, log storage and lumber storage. In 2006, Stimson demolished all buildings and structures associated with the mill and the pellet manufacturing. All of the asphalt and concrete roads, staging areas and parking lots were crushed and piles on the northwestern portion of the property. Log waste and soil was placed in large piles located on the northeastern portion of the property. BNSF removed the mainline and spurs in 2005 and sold the 60-foot right-of-way and former mainline to the City of Coeur d'Alene in May 2015. The BNSF ROW is currently in DEQ's Brownfields program.

## Regulatory History

Is the applicant or any other party under an order from DEQ or EPA to conduct a site assessment and/or cleanup? If the answer to this question is yes, please describe.

☐ Yes

☒ No

## Redevelopment Potential

Provide a brief discussion of the redevelopment potential of the property and the importance of the property to the community. How will the public benefit from this assessment? What is the estimated site value absent contamination issues? Is there a planned reuse for the site?

The Atlas Mill site represents one of the last, large undeveloped waterfront parcels in Coeur d'Alene. The city of Coeur d'Alene wants to buy the 47-acre former sawmill site on the Spokane River for a public park and future business development. The \$7.85 million property is the previous home of the Atlas Mill, which closed in late 2005. Several developers have looked at the property, but it has lain vacant because of some complexities including: 1) the city owns a former BNSF Railway right-of-way through the property, which is a complication for future owners, and 2) the parcel also is outside of city limits and would need to be annexed before development could occur.

The city's initial concept calls for a 10-acre city park on the eastern end of the property, with 1,800 feet of waterfront access. The city would annex the parcel and sell the remaining property to Ignite-CDA, Coeur d'Alene's urban renewal agency, which would find a buyer for it. The 37 acres could support about \$100 million worth of housing and commercial development. The acreage sold to a private developer would contain about 1,900 feet of waterfront.

The city would have until mid-September to conduct due diligence on the property before making a final purchase decision. If the sale of the 47 acres closes before Oct. 25, Bad Axe will sell the property for \$7.85 million, but the price increases to \$8 million if the sale closes by Dec. 1. Bad Axe LLC represents Holly Lahti, a former bank teller from Rathdrum who split a \$380 million Mega Millions jackpot in 2011. She later moved to California.

## Local Government Commitment

Is there a strong local commitment--either financially, or through commitment of municipal resources--for other components of the project?

Yes, the city of Coeur d'Alene wants to buy the 47-acre former sawmill site on the Spokane River for a public park and future business development. The city would annex the parcel and sell the remaining property to Ignite-CDA, Coeur d'Alene's urban renewal agency, which would find a buyer for it.

## Prior Site Assessment Activities

Provide or describe the results of all previous assessments conducted at the site (if any).

All of the following records are in the Brownfields TRIM folder: 2017BBC3  
1989: IFI Lumber closed USTs on site, DEQ has records.  
2006: Stimson Lumber hired Weston Solutions to complete 4 Phase II site assessments across the entire 47-acre post-demolition of the mill. Of the 4 Phase IIs, the only one with COCs above regulatory standards was on the "Phase 1 Sale Area" consisting of 21.34-acres located in the western portion of the property and a 1.4-acre area located on the eastern portion of the property.  
2006: Removal actions completed and final Phase II received by DEQ in Dec. 2006  
2007: DEQ issued NFA on the "Phase 1 Sale Area"  
2014: AllWest completed nontechnical analysis on the log waste piles - no COC analysis was completed.

## Site Assessment Needs

Specify the requested assessment activities--Phase I, Phase II, Risk Evaluation, and/or Cleanup Options. Also, please indicate the time frame in which this work is needed.

Phase I ESA to include an on-ground elevation contour survey using Trimble GPS units to place into CAD for the city planner's office.  
Potential Phase II, unknown.

## Form Completed by:

Name	Mike Gridley		
Address	710 E. Mullan Ave, Coeur d'Alene, ID 83814		
Phone	208-769-2330	E-mail	mgridley@cdaid.org

Submit completed application along with **pictures**, a **map of the site**, and a **signed site access agreement** to Eric Traynor via e-mail or mail:

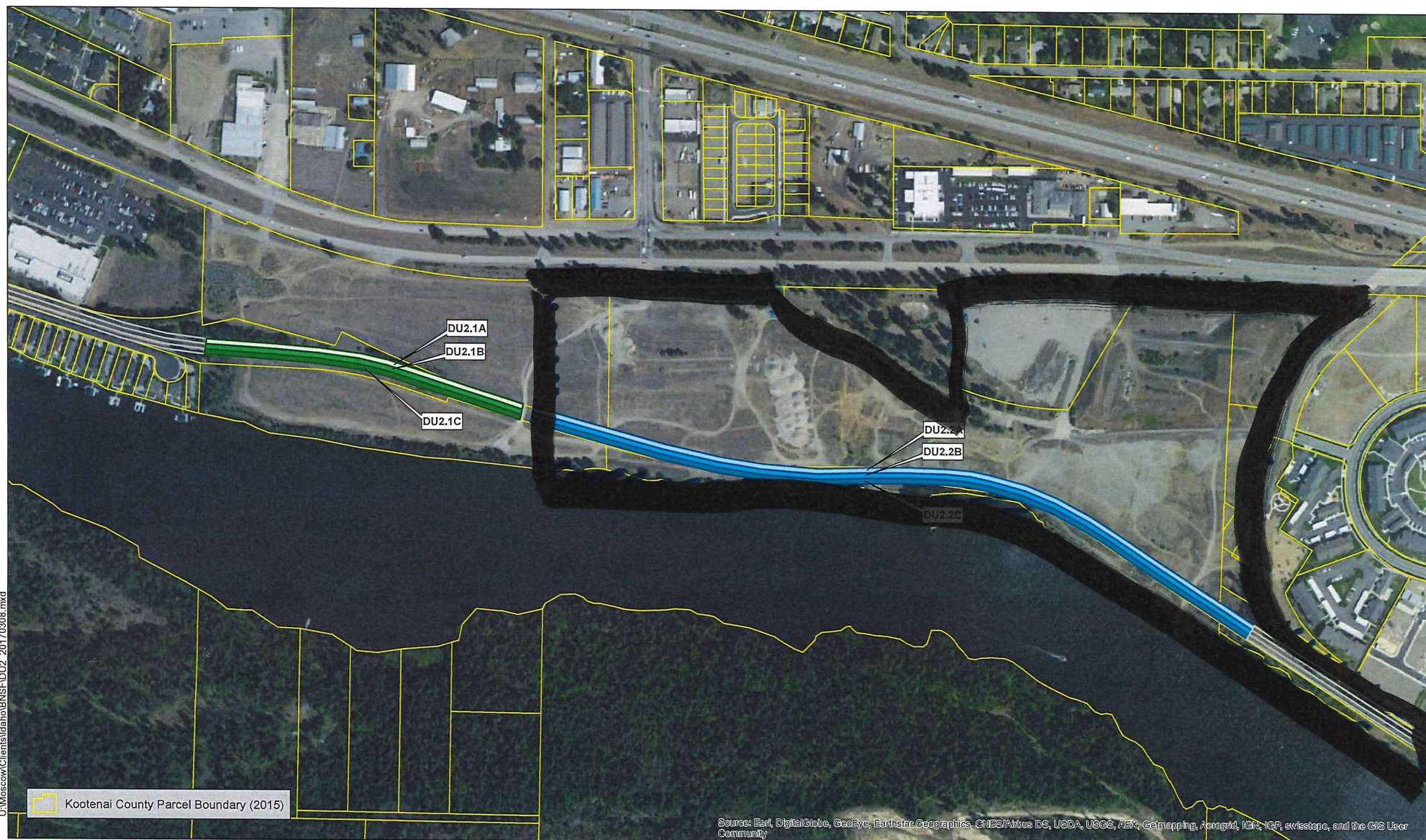
E-mail: [eric.traynor@deq.idaho.gov](mailto:eric.traynor@deq.idaho.gov)

Phone: (208) 373-0565

Mail: Idaho Department of Environmental Quality  
ATTN: Eric Traynor  
1410 North Hilton  
Boise, ID 83706-1255



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PRINT DATE  
March 8, 2017  
PROJECT NUMBER  
15029-01

REQUESTOR  
M. Studer  
PROJECT MANAGER  
M. Studer  
CARTOGRAPHER  
B. Bailey

PROJECT NAME  
ROW R2R  
Coeur d'Alene, Idaho

This map was produced using information obtained from several different sources that have not been independently verified. These sources have also not provided information on the precision and accuracy of the data. Information on this map is not a substitute for survey data.

1:4,000  
1 inch = 333 feet  
0 200 400 Feet



Decision Units 2.1 and 2.2

Figure 3

## Steve Gill

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**From:** GRIDLEY, MIKE <MGRIDLEY@cdaid.org>  
**Sent:** Tuesday, May 09, 2017 12:31 PM  
**To:** Steve Gill  
**Subject:** RE: Atlas Mill site - CDA

Hi Steve,

I can't remember if I emailed you after we talked but the City Council approved the Purchase and Sale Agreement for the Atlas Mill site on May 2, 2017. As we discussed, the City would request that DEQ proceed with performing a no-cost Phase 1 ESA on the property.

Please let me know if you need any information from the City. Thank you for DEQ's ongoing support of City brownfields projects!

Mike

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**From:** GRIDLEY, MIKE  
**Sent:** Wednesday, May 03, 2017 4:06 PM  
**To:** 'Steve.Gill@deq.idaho.gov'  
**Subject:** RE: Atlas Mill site - CDA

OK I'll give you a call at 10 tomorrow. Thanks.

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**From:** [Steve.Gill@deq.idaho.gov](mailto:Steve.Gill@deq.idaho.gov) [<mailto:Steve.Gill@deq.idaho.gov>]  
**Sent:** Wednesday, May 03, 2017 4:05 PM  
**To:** GRIDLEY, MIKE  
**Subject:** RE: Atlas Mill site - CDA

Either day works for me Mike,

Regards,

Steve Gill | Brownfields and VCP Specialist

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**From:** GRIDLEY, MIKE [<mailto:MGRIDLEY@cdaid.org>]  
**Sent:** Wednesday, May 03, 2017 4:04 PM  
**To:** Steve Gill  
**Subject:** RE: Atlas Mill site - CDA

Thanks Steve! Do you have time tomorrow morning or Friday to talk about this?

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**From:** [Steve.Gill@deq.idaho.gov](mailto:Steve.Gill@deq.idaho.gov) [<mailto:Steve.Gill@deq.idaho.gov>]  
**Sent:** Wednesday, May 03, 2017 9:52 AM  
**To:** GRIDLEY, MIKE  
**Subject:** RE: Atlas Mill site - CDA

Mike,

If you want DEQ can provide a no-cost Phase I for this: <http://www.cdapress.com/article/20170503/ARTICLE/170509951>



DEQ can provide a no-cost Phase I ESA in order for the City to claim Bona Fide Prospective Purchasers (BFPP) defense to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Liability.

Regards,

**Steve Gill | Brownfields and VCP Specialist**

Idaho Department of Environmental Quality  
2110 Ironwood Parkway  
Coeur d'Alene ID 83814  
Phone: 208.666.4632  
Cell: 208.215.5986  
Email: [steve.gill@deq.idaho.gov](mailto:steve.gill@deq.idaho.gov)  
DEQ Web Page: [www.deq.idaho.gov](http://www.deq.idaho.gov)

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**From:** GRIDLEY, MIKE [<mailto:MGRIDLEY@cdaid.org>]  
**Sent:** Monday, March 27, 2017 4:41 PM  
**To:** Steve Gill  
**Subject:** RE: Atlas Mill site - CDA

Yes Steve. Do you have a form for the PRR or can I just reference the site and documents and request them in an email?

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**From:** [Steve.Gill@deq.idaho.gov](mailto:Steve.Gill@deq.idaho.gov) [<mailto:Steve.Gill@deq.idaho.gov>]  
**Sent:** Monday, March 27, 2017 4:08 PM  
**To:** GRIDLEY, MIKE  
**Subject:** RE: Atlas Mill site - CDA

Hi Mike,

Yes, we do have two Phase II reports that were completed for the sale in 2007. We also have DEQ's "no Further Action" (NFA) letter regarding the investigation/limited cleanup (attached).

Do you want to make it official and request a PRR for the report or I can email them to you to look at now?

Regards,

**Steve Gill | Brownfields and VCP Specialist**

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**From:** GRIDLEY, MIKE [<mailto:MGRIDLEY@cdaid.org>]  
**Sent:** Monday, March 27, 2017 2:55 PM  
**To:** Steve Gill  
**Subject:** Atlas Mill site - CDA

Hi Steve, The city has made an offer to buy the old Atlas Mill site. Would DEQ have any records of any environmental investigation or review that has been done on that site? Thanks for your help. Mike