

EE&SBG Case Study #2

Redevelopment of a Brownfield Site in the Coeur d'Alene Basin, Idaho – Integration of Sustainable Development

You are the Executive Director of the Panhandle Health District, Shoshone County, in the Coeur d'Alene Basin in Idaho. Heavy metal mining and ore-processing began in the Basin in the late 1800. By the 1980s the silver industry was in sharp decline and the mines and smelters began to shut down. The Silver Valley sub-basin saw a decline in mining industry employment and a population decrease (48% population decrease between 1980 and 1988). In 1983 the Basin was added to EPA's list of hazardous waste sites needing remediation. There are human and ecological risks associated with heavy metals in the soils, sediments, and surface water and groundwater. EPA is conducting a Remedial Investigation/Feasibility Study (RI/FS).

EPA had selected your District for a \$100K grant under the Superfund Redevelopment Initiative Pilot (SRI). You have decided to focus this pilot on the community of Kellogg, with a population of 3000. It is economically depressed with the loss of mining related jobs. Immediately adjacent to Kellogg is a 200 acre tailings pile. Next to the site is a acid mine drainage treatment plant. An 8 acre sludge pond for the by-product of treatment sits on top of the tailing pile.

The community is very anxious to have this area cleaned up and available for uses that will support the economic development of the town. They are concerned that the remediation will not impact the long term planning and economic sustainability of the area. A nearby ski area brings some winter recreationists to the scenic mountainous area, but there is little year round tourism.

The resort city of Coeur d'Alene, Idaho is just 50 miles east of Kellogg, has a relatively strong economy, a well-developed and varied shopping district, and has captured most of the existing tourism in the area, including having a world-class golf course. In addition, Coeur d'Alene is within 15 miles of the region's major airport (Spokane).

Both EPA and the town's elected officials agree that the cleanup of the tailings pile and the future redevelopment of the 200 acres should be done in a sustainable fashion. Your responsibility as the grant recipient is to develop a plan for the cleanup and redevelopment of this 200 acre site that will meet these objectives:

- 1) Remediate the site to minimize the health and ecological risks in as sustainable fashion as is technically and economically feasible.
- 2) Propose a future redevelopment plan for the site that bring economically, socially, and environmentally sustainable jobs to the community.
- 3) Propose a remediation and redevelopment process that use local resources both natural and human wherever possible
- 4) Ensure full involvement of the stakeholders in the Silver Valley and the town of Kellogg, as well as other Federal, State, and local agencies.

Your primary mission is to fully meet these objectives for the Health District, the community of Kellogg and EPA. What is your plan?