

## How to Participate



You are invited to become an active participant in the CCDC brownfield project. As the project progresses, CCDC will host public open houses for property owners, developers, neighbors and other stakeholders. To get progress updates and information, check the CCDC web site at [www.ccdcboise.com](http://www.ccdcboise.com). If you would like to be on a mailing list to receive future information about the CCDC brownfield project, please contact CCDC or Maxim Technologies at the addresses shown below.



Brownfield sites can be prime redevelopment properties.

Scot Oliver  
CCDC  
P.O. Box 987  
Boise, Idaho 83701  
(208) 384-4264  
[soliver@ccdcboise.com](mailto:soliver@ccdcboise.com)

Nancy Linscott  
Maxim Technologies  
P.O. Box 7777  
Boise, Idaho 83707  
(208) 871-2191  
(208) 389-1030  
[nlinscott@maximusa.com](mailto:nlinscott@maximusa.com)

Brownfield redevelopment tools are not limited to properties within the CCDC urban renewal districts. The City of Boise and IDEQ have options available that can be used outside the CCDC district boundaries.



CAPITAL CITY DEVELOPMENT CORP.

P.O. Box 987  
Boise, Idaho 83701



CAPITAL CITY DEVELOPMENT CORP.  
SPRING 2005 NEWSLETTER

## Brownfield Redevelopment Program

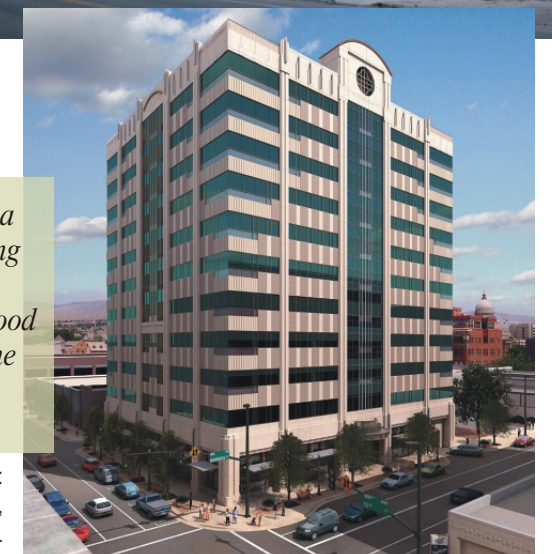
### Project Schedule

- ▶ June 1, 2005 - Kickoff meeting at the Idaho Environmental Forum Luncheon
- ▶ June 1, 2005 - Public Open House
- ▶ Spring-Summer 2005 - Develop Inventory of Potential Properties
- ▶ Fall 2005 - Conduct Phase I Assessments
- ▶ January 2006 - Public Meeting on Project Status
- ▶ Winter 2005/2006 - Conduct Phase II Assessments
- ▶ Spring 2006 - Cleanup Planning

Capital City Development Corporation (CCDC), Boise's redevelopment agency, was awarded a \$200,000 Brownfield Petroleum Assessment Grant from the United States Environmental Protection Agency (EPA). The grant money will be used to identify underused, potentially contaminated properties within CCDC's three urban renewal districts. Site investigations will be conducted on selected properties with willing landowners and, if necessary, cleanup strategies will be created so the properties can be redeveloped into community assets. CCDC will use the awarded funds to inventory properties in its jurisdiction that may have contamination, conduct environmental assessments on selected sites from the inventory and facilitate public outreach.

### What are Brownfields?

**Brownfields are abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.** Environmental problems, or even just the perception of a problem, can be a significant barrier to property redevelopment. The goals of EPA's Brownfield Program are to facilitate redevelopment of property through removal of environmental uncertainties, restoring the environment, and reducing human health risks. The program has grown significantly since inception and federal appropriations for brownfield programs have consistently been supported by Congress.



*"I have supported the EPA Brownfield Program because it represents a common-sense approach to the problem of how to get underperforming properties back into productive use. Brownfield redevelopment is an example of something that's good for people, good for business and good for the environment. Congratulations to CCDC for receiving one of the first EPA Brownfield grants awarded in Idaho!"*  
- U.S. Senator Mike Crapo

Before-after:  
Artist view of the Banner Bank project in downtown Boise,  
an example of redevelopment of an underused property.

## How Does the Brownfield Program Work ?



## Benefits of Participating in the CCDC Program

Assessment grants, like the one received by the CCDC, can be used on properties **where access is granted voluntarily by the owner.** Under the CCDC brownfield program, assessments of selected properties are completed at no cost to the participant by CCDC's contractor, Maxim Technologies. Any reports, data, or other documents generated during the assessments are provided to the owner or other stakeholders. Data acquired through assessments are also kept at CCDC and are available to the public on request. And even more importantly, the EPA and the Idaho Department of Environmental Quality (IDEQ) have adopted policies prohibiting use of data generated through brownfield programs for enforcement purposes.

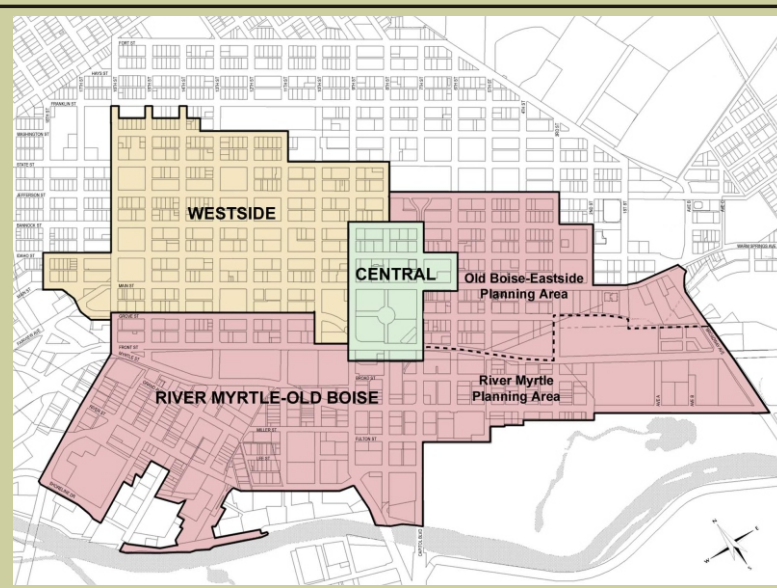


Environmental problems, whether real or perceived, devalue property. Such properties often remain underused and contribute to neighborhood blight, which can affect the overall economic prosperity of a neighborhood or the city. By participating in the CCDC brownfield program, an owner or developer of a property that may be affected by environmental contamination associated with past uses may be able to determine what, if any, contamination exists, and how best to address it. Benefits of involvement in the program to a landowner or developer may include:

- ▶ Completing an environmental assessment necessary to finalize a property sale;
- ▶ Demonstrating property value for financing;
- ▶ Dispelling a perceived environmental problem that is holding back investment in a property; and
- ▶ Taking a proactive approach to satisfying the regulatory requirements associated with potential contamination on a property.



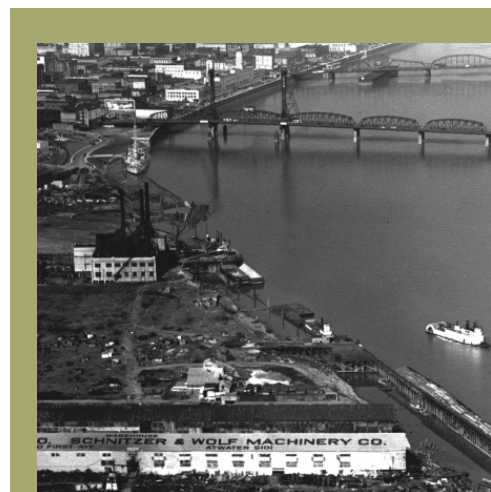
### CCDC Urban Renewal Districts



### CCDC and Brownfields

CCDC facilitates redevelopment projects in downtown Boise with the goal of supporting social well-being and long-term economic vitality. One significant part of this work is the Smart City initiative, launched by the Boise mayor's office and CCDC in 2000. This initiative supports downtown Boise's emergence as a vibrant urban village, attractive to the creative workers and cutting-edge businesses of the evolving new economy. The Smart City vision is a downtown characterized by high-quality urban design, a rich intellectual and cultural climate, and economic growth guided by sustainable development strategies. CCDC's involvement takes several forms, including investments in off-street parking, public spaces, transportation improvements, urban housing, and arts and culture. Brownfield redevelopment is another important component in creating a healthier environment and economy.

In addition, by participating in the CCDC program, landowners and developers may have preferred access to grants and low-interest loans to pay for cleanup of any contamination. For instance, EPA just announced the availability of a statewide \$3 million revolving loan fund for brownfield cleanup. Ultimately, the goal is to enhance or restore vitality and economic well-being to area properties that have sat idle due to environmental uncertainty.



*“Landowners face unique challenges and risks when aiming to revitalize a property with environmental concerns. The IDEQ Brownfield Program's philosophy is to help manage these challenges and risks through incentives, funding opportunities, and liability protections, enabling brownfield renewal projects to move forward voluntarily, rather than putting pressure on undeveloped greenfields. Even when contamination is discovered, we've been able to avoid enforcement by analyzing risks, formulating reuse plans to minimize those risks, obtaining funds to conduct necessary cleanup, using institutional controls to eliminate risks, and by other cooperative means. To date, not one site entering into the Brownfield Program has ended up in the enforcement realm; we work very hard to maintain this record of a voluntary, cooperative approach to renewal.”*

*- Keith Donahue, IDEQ Brownfield Response Program Manager.*

Before-after: South Waterfront brownfield redevelopment in Portland.

