

Community Relations Plan Brownfields Cleanup and Redevelopment of the Crowley Building

311 W. Main, Lewistown, Montana

October 2019



Prepared by:



Snowy Mountain Development Corporation
613 N.E. Main Street, Lewistown, MT 59457

**Crowley Building
Community Relations Plan
311 W. Main St., Lewistown, Montana**

Prepared by: _____
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Snowy Mountain Development Corporation

Date

Approved by: _____
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U.S. Environmental Protection Agency, Region VIII

Date

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LIST OF ABBREVIATIONS AND ACRONYMS

ABCA	Analysis of Brownfields Cleanup Alternatives
ACM	Asbestos Containing Materials
COC	Contaminants of Concern
BGS	Below Ground Surface
CRP	Community Relations Plan
MT-DEQ	Montana Department of Environmental Quality
QEP	Qualified Environmental Professional
Site	Crowley Building 311 W. Main St. Lewistown, Montana
SMDC	Snowy Mountain Development Corporation
U.S.	United States

OVERVIEW

The purpose of this Community Relations Plan (CRP) is to describe Snowy Mountain Development Corporation's (SMDC) strategy to address the needs and concerns of its residents and visitors who may potentially be affected by the proposed environmental remediation and redevelopment activities conducted at the Crowley Building property located at 311 W. Main Street in Lewistown, Montana (hereafter referred to as the Site). This CRP outlines how SMDC has involved, and will continue to involve its residents and visitors, the Montana Department of Environmental Quality (MT-DEQ), the United States Department of Environmental Protection Agency (US EPA), and local organizations in the process of remediation for activities at the Site.

SPOKESPERSON AND ADMINISTRATIVE RECORD

The spokespersons for the project are Kathie Bailey, SMDC Executive Director, Cathy Barta, SMDC Regional Director and WWC Engineering Project Manager Greg Reid, who is the acting Qualified Environmental Professional (QEP) for SMDC under contract.

Ms. Bailey may be contacted at: bailey@snowymountaindevelopment.com or (406) 535-2591.

Ms. Barta may be contacted at: info@snowymountaindevelopment.com or (406) 535-2591.

Mr. Reid may be contacted at: greid@wwcengineering.com or (406) 894-2210.

The administrative record files are located at SMDC at 613 N.E. Main Street, Lewistown, Montana and includes the following documents related to environmental assessment and remediation of the project site:

- Community Relations Plan (CRP);
- Phase I Environmental Site Assessment;
- Phase II Environmental Site Assessment;
- Analysis of Brownfield Cleanup Alternatives (ABCA);
- Any public comments received along with SMDC's response to those comments; and
- Any assessment documents, MT-DEQ work plans and cleanup completion documentation outlining the cleanup standards post-cleanup.

SITE DESCRIPTION AND HISTORY

SITE LOCATION

The Site consists of one property locally known as the Crowley Building located at 311 W. Main St, in Lewistown, Montana (Figure 1). The legal description for 311 W. Main St. is: Lewistown Original Townsite, Section 15, Township 15 North, Range 18 East, Block D-13, Lot 010, & SW 30' of Lot 009.

This three story commercial structure was designed by architects Wasmansdorff & Eastman and constructed by W.F. Hagen in 1913 for Annie Crowley. The parapet is made of brick and terra cotta and has a rectangular posted pediment with the date "1913" displayed. The name "Crowley Block" is stamped into the frieze. The building has been designated as a "contributing property" and is listed as Site No. 155 on the Montana MPS Lewistown Historic Central

Business District of the National Register of Historic Places.

SITE HISTORY

Annie Crowley hired architects Wasmansdorff and Eastman to design a business block to be located on Main Street between Third and Fourth Avenues in Lewistown. This would later be known as the Crowley Block (Building). The contract for general work went to W.F. Hogan who completed the building in 1913. The building has a frontage on Main Street of 80 feet by 90 feet deep and is constructed of Lewistown pressed brick.

Mrs. Crowley leased the ground floor to Sweitzer's who established a department store. The first floor store provided three entrances with the front comprised all of glass. The second floor was leased office space and the third was designated for lodge functions and community dances. The building continued to be used primarily for retail purposes throughout its history until it became vacant in 2016.

Snowy Mountain Development Corporation applied to the Federal Environmental Protection Agency (EPA) for a Brownfields Grant to assess for hazardous substances and asbestos-containing materials in the building. WESTON® Solutions, Inc. performed a Phase 1 Environmental Site Assessment at the Site in July of 2017 and a Phase 2 Environmental Site Assessment in September of 2017 to investigate for suspected contaminants of concern. The results of the Phase 2 sampling confirmed the presence of contaminants of concern (COC's) at the Site.

The purpose of this project is to eliminate the potential exposure of the public, clinic personnel, and contractors to these materials, and to facilitate the renovation of the building by lowering the cost of remediation for the Community Health Clinic. This Brownfields grant will be used to provide project coordination; provide community outreach services; secure an environmental engineering consultant to oversee and monitor the removals; and to pay for the removal and disposal of the materials.

COMMUNITY PROFILE

The Crowley Building property is located in Lewistown, Montana, the Fergus County Seat. Lewistown's population is 5,942¹ with a median age of 43.4 years² and an estimated median household income of \$40,612.³ The Site is located in the heart of the downtown commercial area of Lewistown.

NATURE AND THREAT TO PUBLIC HEALTH AND ENVIRONMENT

The current threat to public health is the exposure to hazardous substances and asbestos by individuals entering the building. Certain asbestos-containing materials and lead paint in the building are in poor condition that could cause the release of asbestos fibers to the air, and lead paint chips to building floors and surfaces.

PROPERTY REDEVELOPMENT PLANS

The Crowley Building property is located in the downtown historic Central Business District, across from the historic Power Mercantile Building recently renovated and purchased by the American Prairie Reserve to serve as a Visitor Discovery Center and adjacent to the historic Warr-Lane Building recently renovated into the Studio Milan Salon.

Bighorn Valley Community Health Clinic is working with High Plains Architects experienced in historic preservation to renovate the building. This will allow them to move from their current location to expand the community health clinic providing additional medical, behavioral and dental services to the Central Montana area while preserving the unique historic character of the Central Business District in their design. In addition, they are discussing the possibility of renovating the upper stories into potential office space lease or upper level residential housing. The clinic is a non-profit organization and to leverage funds for the renovation, they plan to apply for Historic Tax Credits and the Revitalizing Montana's Rural Heritage Grant through the Montana Historical Society. Preserving the historical integrity of the building is a key factor in their redevelopment plans.



Figure 1: Crowley Building located at 311 West Main Street in the Lewistown Historic Central Business District

BENEFITS TO THE COMMUNITY

Currently, the building sits abandoned. This has led to the deterioration in the condition of the building which is progressively becoming an eyesore. The deterioration has led to hazardous conditions in the interior of the building. Asbestos materials are becoming deteriorated leading to the possible disbursement of asbestos fibers into the air, lead paint is chipping and peeling off of the woodwork causing a dispersion of lead, and mold is growing on the interior of the buildings. The mold is facilitated by wet conditions in many of the buildings due to rainwater getting into the buildings and seepage of groundwater from a naturally high groundwater table.

The Lewistown community will benefit from this project in four primary ways. First, the removal of the hazardous substances and asbestos-containing materials from the buildings will halt the release and spreading of these substances within the buildings; second, the removal of the hazardous substances and asbestos-containing materials from the buildings will reduce threats to human health in that the threat of exposure to individuals entering the building by authorized or illegal means will be eliminated; third, the cleanup will facilitate the redevelopment as it will lower the cost threshold for the renovation planned for the clinic; fourth, the cleanup of the

building will advance the conversion of the site from a community eyesore into a community asset.

PUBLIC COMMUNICATION

Overall, the current landowner and general public, through various landowner correspondence and meetings, have stated that they would like to see the Site remediated to permit redevelopment to safeguard human health.

COMMUNICATION OUTREACH

SMDC updates Site and project status information on its organizational website: www.snowymountaindevelopment.com. In addition, Brownfields projects are summarized in SMDC’s Executive Director’s Reports, which are discussed at SMDC’s Board Meetings, and uploaded to its electronic publishing platform on ISSUU:

<https://issuu.com/snowymountaindevelopment>.

SMDC staff also upload photos and project information on its Facebook page:

www.facebook.com/snowymountaindevelopment and LinkedIn page:

<https://www.linkedin.com/company/snowy-mountain-development-corporation>.

SMDC staff provide Media Releases to local newspapers and radio stations informing them of newsworthy project updates.

CONTACTS

Entity	Name	Title	Address	Phone Number	Email Address
Media Contact	Lewistown News-Argus	Advertising Department	521 W. Main P.O. Box 900 Lewistown, MT 59457	(406) 535-3401 1-800-879-5627	editor@lewistownnews.com
Town of Lewistown	Holly Phelps	City Manager	305 West Watson Lewistown, MT 59457	(406) 535-1760	hphelps@ci.lewistown.mt.us
State of Montana Fire Marshal	Sally McKenna	Deputy State Fire Marshal, Area 4	P.O. Box 31094 Billings, MT 59107	(406) 896-1094	smkenna@mt.gov
MDEQ	Jason Seyler	MT DEQ Brownfields Lead	P.O. Box 200901 Helena, MT 59620-0901	(406) 444-6447	jseyler@mt.gov

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REFERENCES

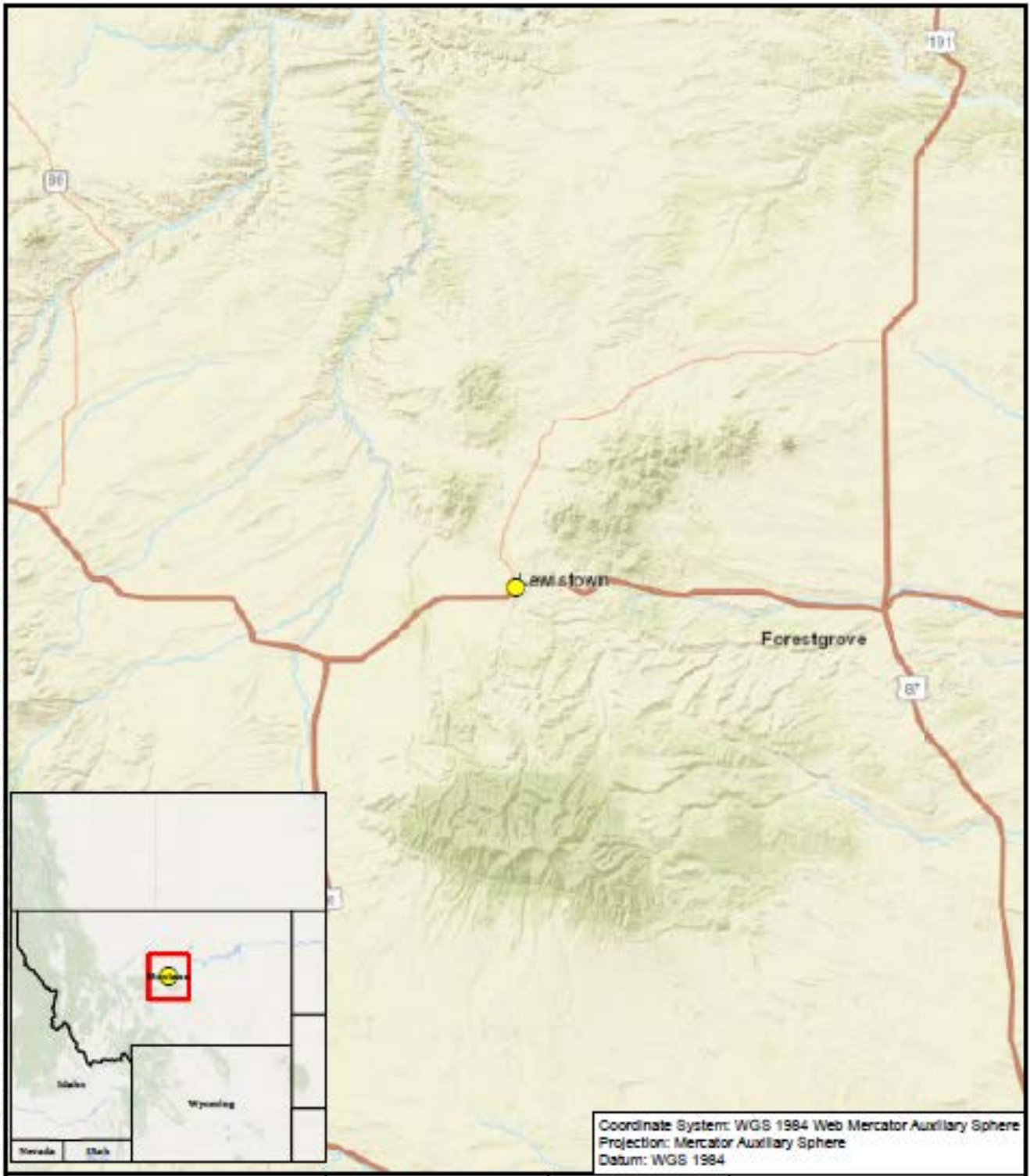
Phase I Environmental Site Assessment for the Crowley Building, Lewistown; prepared by Weston Solutions, Inc., July 2017 – Document Control No. W0487.1A.01346 (392 pgs.)

Phase II Environmental Site Assessment for the Crowley Building, Lewistown; prepared by Weston Solutions, Inc., September 2017 – Document Control No. W0487.1A.01404 (85 pgs.)





National Register of Historic Places, Inventory Nomination Form – Montana MPS Lewistown Central Business Historic District, June 1985. (461 pgs.)

MAP 1: Overview of Site Location Area

Path: T:\0003-1705-13 Crowley Building Lewistown\3- Execution\2 - Maps\Figures\Map\8 AP\1705-13 Figure 1 Site Location.mxd



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
 Projection: Mercator Auxiliary Sphere
 Datum: WGS 1984




<p>Legend</p> <p> Site Location</p> <p>0 5 10 20 Miles</p> <p></p>	<p>Prepared for: U.S. EPA Region 8 </p> <p>Contract No.: EP-88-13-01</p> <p>TDD: 1705-13</p> <p>TO: 0003</p> <p>The source of this map image is Esri, used by EPA with Esri's permission</p>	<p></p> <p>Prepared By: Wecton Solutions, Inc. START IV</p> <p>Suite 100 1436 Garrison Street Lakewood, CO 80216</p>	<p>FIGURE 1 SITE LOCATION MAP CROWLEY BUILDING LEWISTOWN, FERGUS COUNTY, MONTANA</p> <p>Date: 6/20/2017</p>
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MAP 2: Historic Downtown Layout Map

Path: T:\0003-170E-13 Crowley Building Lewistown\3- Execution\2 - Maps\Figures\Map\170E-13 Figure2 SiteFeatures.mxd



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
 Projection: Mercator Auxiliary Sphere
 Datum: WGS 1984

<p>Legend</p> <p> Site Boundary</p> <p>0 50 100 200 Feet</p> <p>N</p>	<p>Prepared for: U.S. EPA Region 8 </p> <p>Contract No.: EP-S8-13-01</p> <p>TDD: 1705-13</p> <p>TO: 0003</p> <p>The source of this map image is Esri, used by EPA with Esri's permission</p>	<p></p> <p>Prepared By: Weston Solutions, Inc. START M</p> <p>Suite 100 1435 Garrison Street Lakewood, CO 80215</p>	<p>FIGURE 2 SITE FEATURES MAP CROWLEY BUILDING LEWISTOWN, FERGUS COUNTY, MONTANA</p> <p>Date: 6/20/2017</p>
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