



Department of  
Environmental Quality



# Superfund Redevelopment Initiative

## BEIPC Meeting Update

April 2019  
DRAFT For Discussion

Bunker Hill Mine  
Superfund Site

# Planning for the Future

Basin Environmental Improvement Project Commission  
Kellogg, Idaho  
May 22, 2019

Dan McCracken, P.E.

# Reuse Assessment Purpose

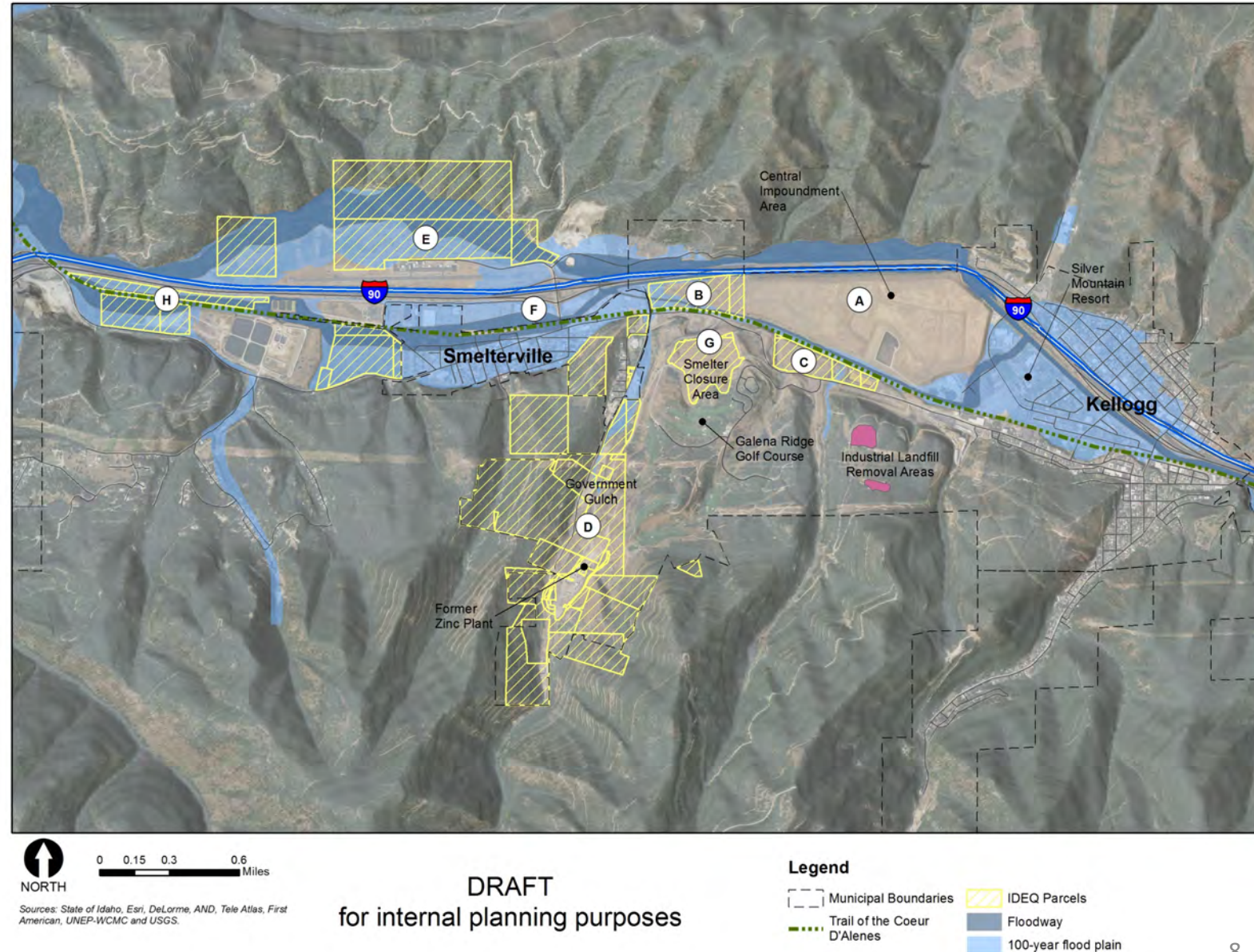
- Provides a tool to support local efforts to redevelop Superfund properties.
- Based on ideas shared by local representatives in August 2018, including Silver Valley Economic Development Commission and City of Kellogg during an August 2018 site visit and via existing planning documents.

Note: EPA does not decide or pay for the future land use of properties after a cleanup but supports the safe redevelopment of Superfund sites through tools and technical assistance.



# Parcels of Focus

- A. Central Impoundment Area (CIA)
- B. Slag Pile Area (SPA)
- C. A4 Gypsum Pond
- D. 1. Government Gulch  
2. Former Zinc Plant
- E. Smelterville Flats
- F. Smelterville (Non IDEQ Properties)
- G. Smelter Closure Area
- H. Page Ponds
- I. Wallace Yard  
*(not shown on map)*



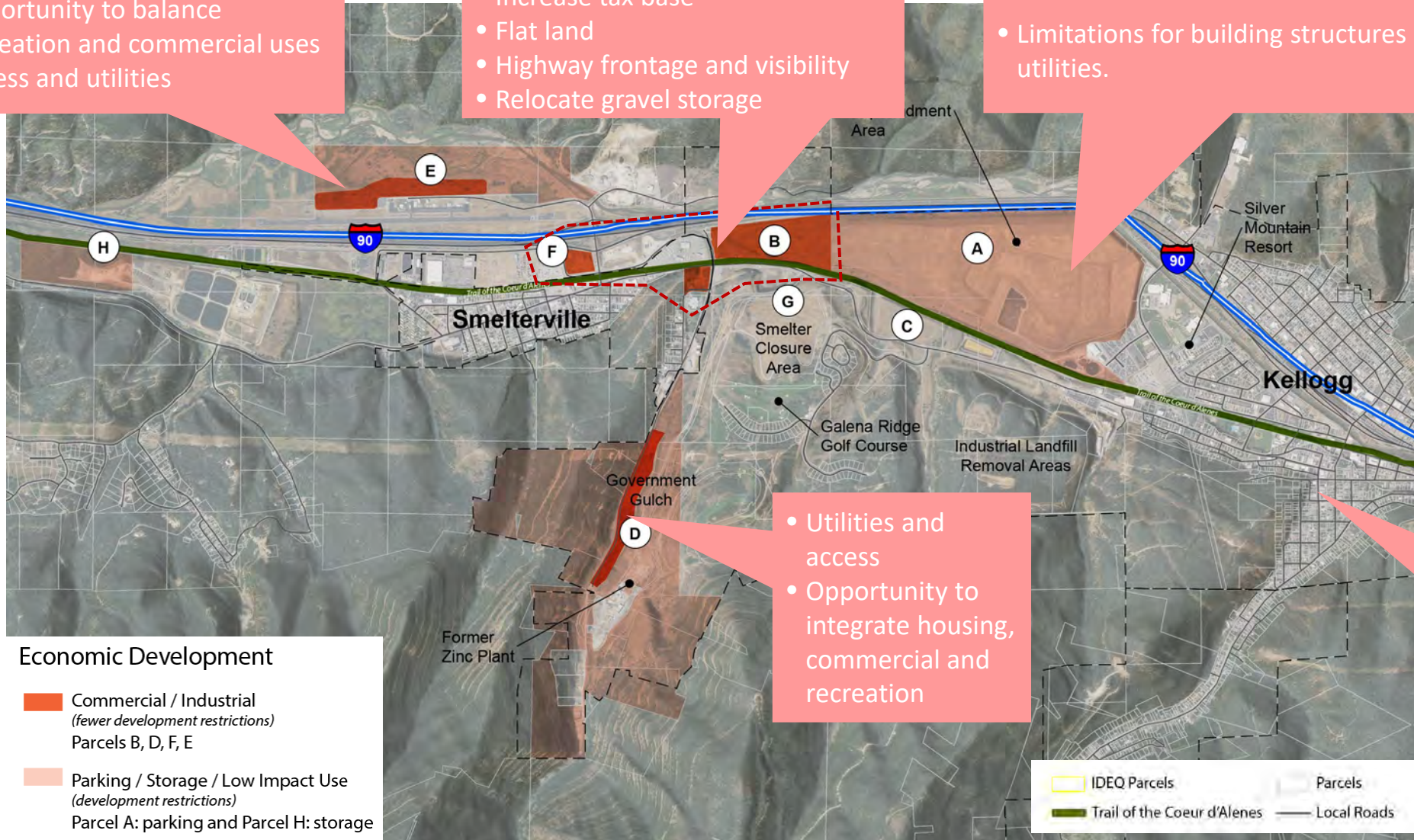


# Economic Development Suitability

- Located within floodplain
- Opportunity to balance recreation and commercial uses
- Access and utilities

- Commercial hub – coordinated local gov't effort
- Increase tax base
- Flat land
- Highway frontage and visibility
- Relocate gravel storage

- Limitations for building structures and installing utilities.



- Utilities and access
- Opportunity to integrate housing, commercial and recreation

- Increase access and connection to local businesses



# Economic Development

- County master plan to expand runway and hanger.
- Potential housing (above base flood elevation)
- Light industrial / manufacturing

- Capture through-travelers
- Lodging
- Conference space
- Recreational businesses (retail/manufacturing for ATV, mountain bikes, hunting)

- Parking (Silver Mountain Lodge or land swap with Dave Smith to open buildable areas in town)
- Multiuse Event space with supporting uses on adjacent property that can support buildings/utility access (ATV, concert, fairgrounds)
- Drone course

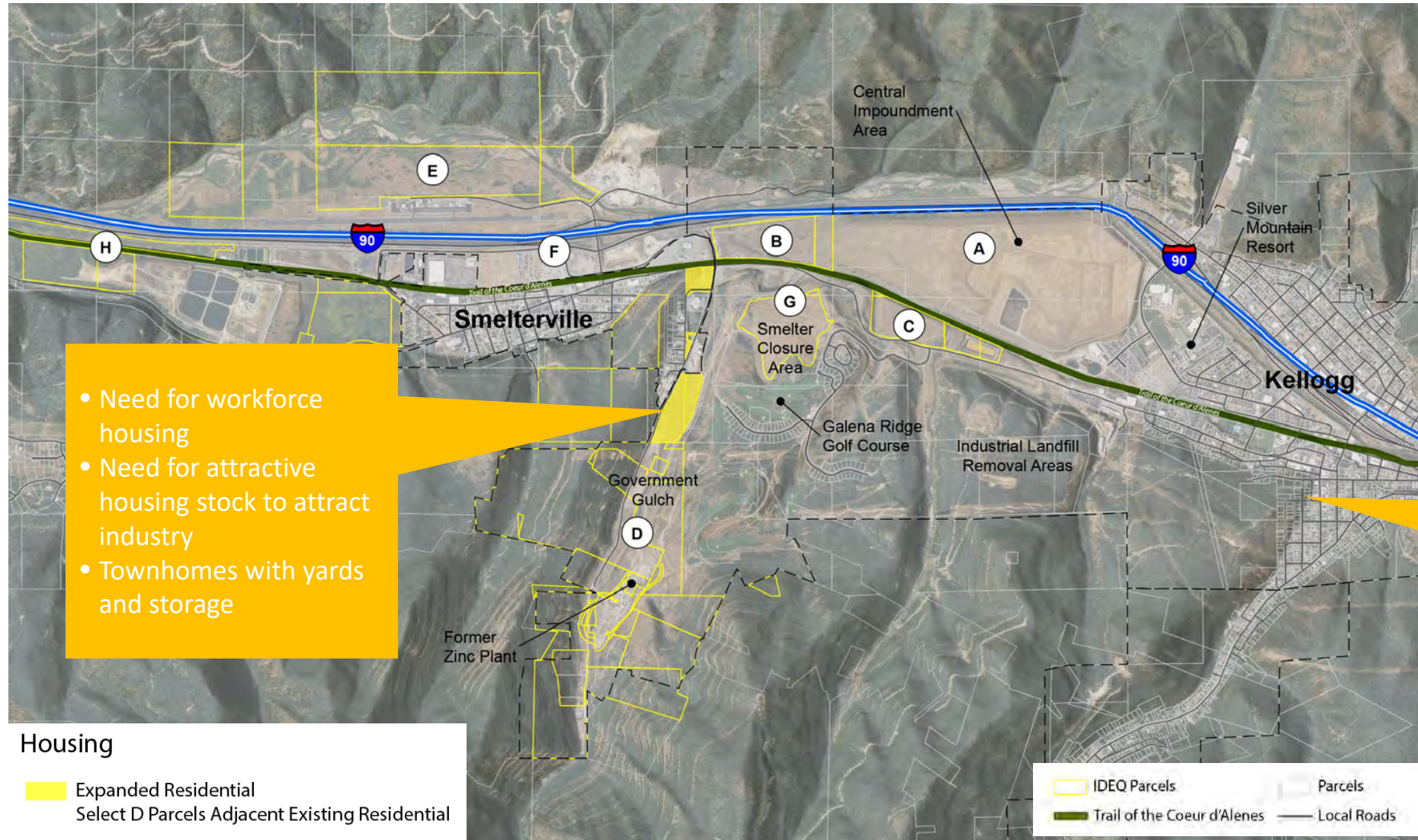


- Mixed Use strategy
- Light manufacturing / industrial

- Housing above commercial
- Commercial facelift
- Activities and destinations



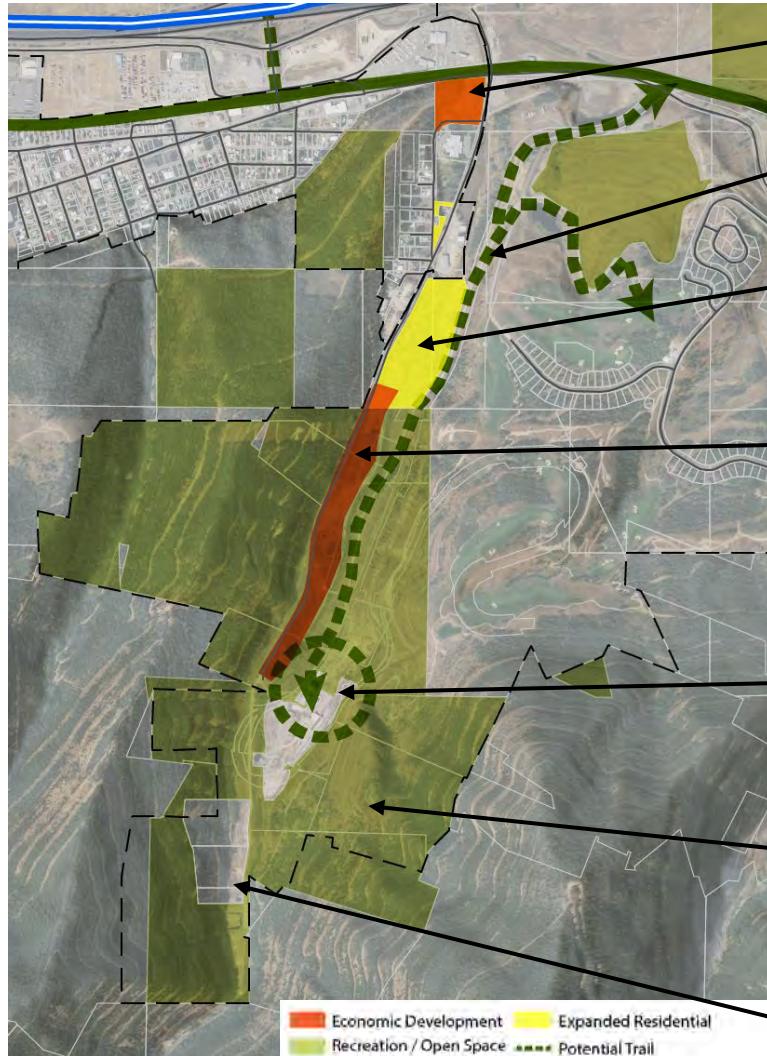
# Housing



- Need for workforce housing
- Need for attractive housing stock to attract industry
- Townhomes with yards and storage

- Residential above commercial

# Government Gulch Opportunities



- Potential mixed use (commercial/residential) on level area of corner lot.
- Extend trail connections and link to existing recreational assets.
- Expand existing residential area and possibly address workforce housing need.
- Light industrial / commercial pads could provide opportunity to support diverse business opportunities and/or expand recreational-related services, such as an RV park.
- Consider adapting the Former Zinc Plant for recreation. Creek access may also be an amenity.
- Steep slopes could support additional trails and open space to connect to existing trails.
- New uses may need to consider compatibility with shooting range.



# Recreation

- Maintain as park and ecotourism
- Kayak launch
- Tent camping
- Extend trail west
- Dog park
- Information kiosk with parking

- Add dog park
- Connect to CDA trail

- Athletic fields (tournaments)
- All season sports (BMX, snowshoe, skate park)
- Fairground event space
- Connect to CDA trail

- New trail connection from Lodge/CDA to Government Gulch

- Camping or RV parking with trail access
- Athletic fields

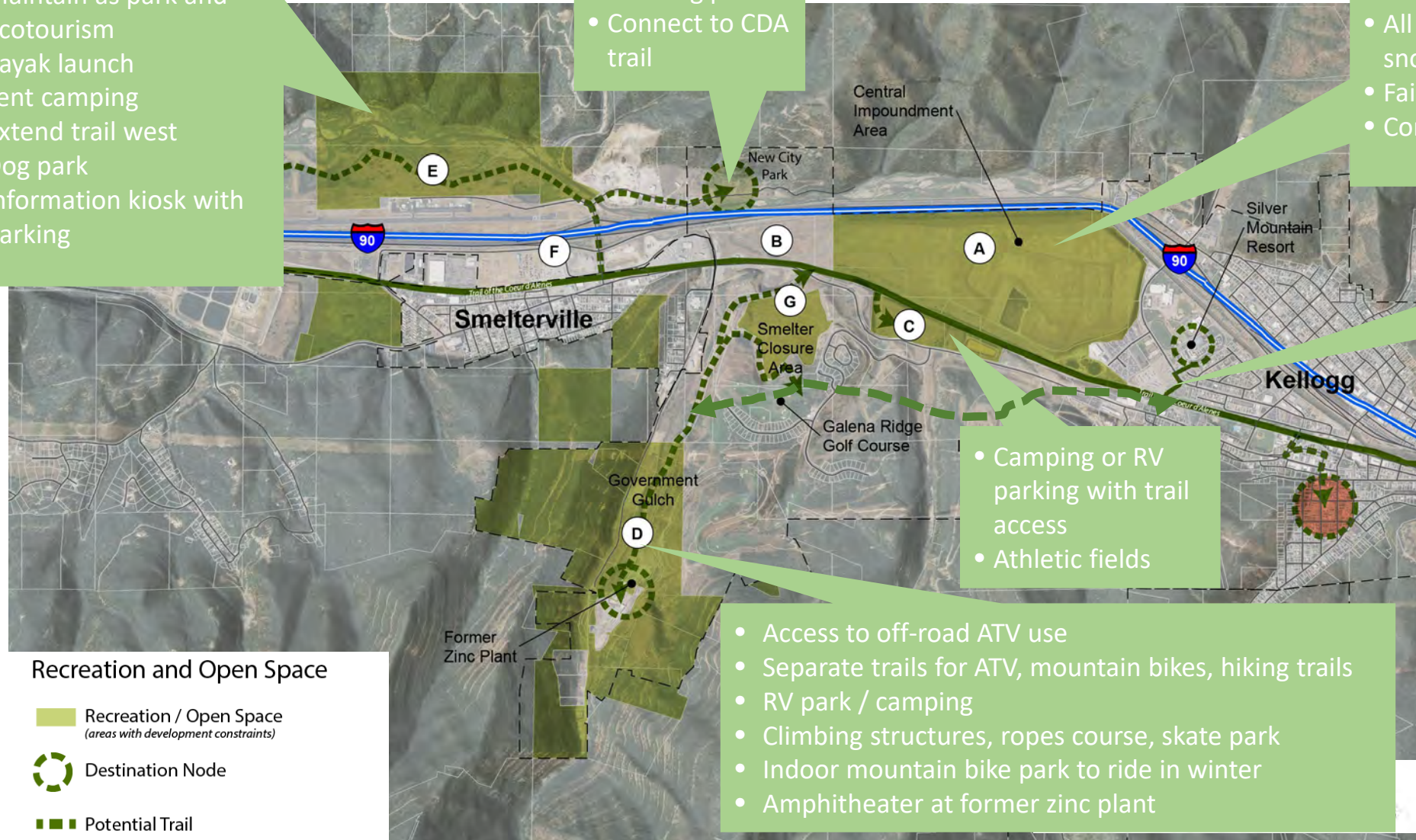
- Access to off-road ATV use
- Separate trails for ATV, mountain bikes, hiking trails
- RV park / camping
- Climbing structures, ropes course, skate park
- Indoor mountain bike park to ride in winter
- Amphitheater at former zinc plant

Trail connection to Mission State Park and other state parks

Provide activities for youth and greater than 55

Providing local trail connections and amenities (state funding)

Recreation district or other mechanism for funding to implement and maintain



## Recreation and Open Space

- Recreation / Open Space  
(areas with development constraints)
- Destination Node
- Potential Trail



# Linking Trail of Coeur d'Alenes to Uptown Kellogg

- Improve trail connection to uptown.
- Repurpose 3<sup>rd</sup> street into dedicated trail or protected bike lane and one-way traffic.
- Add signage to highlight amenities, restaurants and industrial heritage destinations.
- Create bike-friendly “Main Streets”.



# Community Ideas to Support Next Steps

- Identify early actions (signage, bike racks, trash cans, water fountains)
- Consider valley-wide recreation district to build and maintain recreational amenities for residents and tourism economy
- Coordinate with FEMA to re-designate floodplain area
- Ensure development is consistent with the ICP
- Expand broadband options to attract development
- Continue coordination among local governments on shared goals