

Former NAPA Store Property Ready for Sale and Development

March 2018

Site History

The Former NAPA Store is located along US Highway 2 in the central business corridor in Browning, Montana. The original building was constructed in the 1960s. The property was a NAPA auto parts store, car dealership, and Tee Pee Auto. A gas station was located on the property during the 1960s and closed in the early 1970s. In 2013, the building burned as a result of a grass fire. It was partially rebuilt and today is used for storage. An additional building on site was a clothing store but recently closed. A fireworks trailer is located on the property and operates seasonally in the summer months.

Due to the date of construction of the Former NAPA Store building, it was believed that the building would contain asbestos and lead-based paint in the materials. The unknown presence of petroleum contamination, asbestos and lead-based paint has prevented the redevelopment and sale of the property.

Brownfields Assessment Funding

The owner of the Former NAPA Store requested assistance from the Sweetgrass Development Brownfields Program in March 2016. Using EPA Brownfields Assessment funds, Sweetgrass Development conducted a Phase I Environmental Site Assessment in September of 2016. Results of the Phase I showed that four underground storage tanks were removed in 1998 and the site was considered an active petroleum release site by the Montana Department of Environmental Quality (DEQ). After excavating the underground storage tanks from the site, over 1600 cubic yards of soil was removed and soil samples showed there was no further threat to human health or the environment due to petroleum contamination. Monitoring wells were installed and groundwater sampling results were less than regulatory levels.

Sweetgrass Development conducted a Phase II Environmental Site Assessment in April 2017. Results of the Phase II indicated asbestos-containing materials in three areas of the Former NAPA Store: floor tile, black mastic, and textured paint. These materials will need to be abated during demolition of the building. Lead was not found to be a concern. The last three monitoring wells were also abandoned as part of the Phase II EA. Based on the report funded by Sweetgrass Development's Brownfields Program, DEQ issued a No Further Action letter and closed the petroleum release in 2017.



Project Key Points

- ◆ Prime main street location.
- ◆ Phase I and II Environmental Site Assessments were conducted.
- ◆ DEQ issued a No Further Action letter and closed the petroleum release in 2017.
- ◆ Prior to demolition of the store, asbestos abatement must be performed.
- ◆ Property is currently for sale.

Former NAPA Store ♦ 208 Central Avenue West ♦ Browning, Montana

SWEETGRASS DEVELOPMENT

NewFields