



# Potential for Future Use

## Idaho Pole Co. Superfund Site

Cedar St. Bozeman, Montana 59715

**Readiness for Use:** The site is ready for industrial and manufacturing reuse.

**Restricted Use:** Zoning restrictions and institutional controls prohibit domestic or commercial water well drilling, use of groundwater and land uses incompatible with the cover of the Treated Soil Areas.

### Setting:

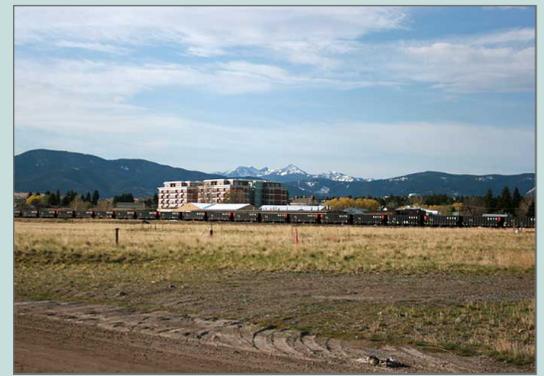
- The site includes 33 acres to the north of Interstate 90 and 42 acres to the south of Interstate 90.
- The northern portion of the site includes a semi-rural residential neighborhood, zoned for residential use.
- Office buildings, a water treatment building and a power substation operated by Northwestern Energy are located on site.
- Surrounding land uses to the south, east and west include a mix of industrial and commercial uses, as well as agricultural land, residential areas and railroad lines.
- Surrounding population: 0.5 mile, 663 people; 2.5 miles, 21,360 people; 4 miles, 29,602 people.

### Remedial Status:

- In 2003, physical soil cleanup activities were completed.
- Site cleanup included excavating, treating and containing contaminated soil under an on-site cap; treating and monitoring groundwater; and implementing institutional controls.
- Groundwater treatment and monitoring are ongoing. Over 495 million gallons of ground water treated as of June 2013.



*Bozeman, Montana: The site is located in Gallatin County, Montana.*



*A view of the southern portion of site property seen from Interstate 90.*



*The groundwater treatment building on the site.*



*A view of a portion of the site from south of Interstate 90 facing north.*

### FOR MORE INFORMATION, PLEASE CONTACT:

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#### Site Summary:

<http://www2.epa.gov/region8/idaho-pole-co>

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Any prospective purchaser must contact the property owner for sale potential.