

Summary of Phase I Environmental Site Assessments Alton Park Community-wide Brownfields Assessment Grant BF-96461906-0

In February 2008, The Chattanooga-Hamilton County Regional Planning Agency on behalf of the City of Chattanooga retained Aquaterra Engineering, LLC to perform a Phase I Environmental Site Assessment (ESA) on eight sites in the Alton Park area to fulfill the requirements of the EPA's Brownfield Community-wide assessment grant the City received in 2006.

Purpose of the Phase I Environmental Site Assessments (ESAs):

The purpose of the ESAs was to obtain an understanding of the actual and potential environmental liability associated with past or current operations conducted at and in the vicinity of the subject property and to provide the "innocent landowner defense" under Superfund regulations.

The primary objectives of the assessments were to:

- Perform appropriate inquiry into the environmental condition of the property;
- Evaluate the potential for environmental contamination caused by past or present onsite activities or off-site sources; and
- Offer our recommendations for additional assessment activities, if necessary, to further assess environmental concerns.

A phase I is to:

- Review of Historical Records
- Interviews with knowledgeable people
- Site Observations (ground surface and structures), limited to accessible portions of the subject property.
- Looks for Recognized Environmental Conditions (REC's)
- Limited in Scope (ASTM E1527-05)

Findings of the Phase I Environmental Site Assessments (ESAs):

1. Health Center, 36th Street Landfill & Franklin Middle School, 53 acres

Additional investigation should be completed based on the following:

- Contaminations from off-site source: The subject property is located in the flood plain of Chattanooga Creek, approximately 1.5 miles of the Tennessee River. When water levels rise rapidly, the Tennessee River may temporarily flow upstream into its tributaries flooding low lying areas. Due to the flooding potential of the area adjacent to Chattanooga Creek and the documented change in flow direction of Chattanooga Creek, contamination from the Southern Wood Piedmont, Velsicol Chemical Corporation, and the Chattanooga Coke and Chemical (Tennessee Products) facilities have the potential to have impacted properties not only adjacent to Chattanooga Creek but also the properties in the flood plain of Chattanooga Creek.
- The landfill was in operation as a demolition debris landfill from approximately 1980 to 1992. Pesticides were inadvertently dumped at the 36th Street Landfill in 1984 as well as other materials that were not classified as demolition debris. Previous Phase I stated that the subsurface of Tax Parcel 155M C 001 was not investigated and that the only adjacent property that had the potential to have impacted Tax Parcel 155M C 001 was the Southern Wood Piedmont property located to the north of the subject property. A file review was conducted by Aquaterra personal concerning the environmental history of the 36th Street Landfill. The file review did not reveal any evidence of past or current ground water monitoring associated with the closed 36th Street Landfill. The potential for contamination associated with past dumping activities associated with the closed 36th

Street Landfill and contamination originating from off site to have impacted the subject property exists and would be considered an REC.

2. Tennessee Avenue and Railroad Overpass, 9.45 acres

Additional investigation should be completed based on the following:

- Various piles of refuse, asphalt, concrete, and scattered debris were observed on the subject property. Observations made during the site reconnaissance suggest that the subject property has a history of being utilized as a dump. The various areas of refuse, asphalt, concrete, and scattered debris located throughout the subject property support this hypothesis.
- Potential wetlands, storm water appears to collect in depressed areas of the subject property.

3. Oakland Avenue and 45th Street, 2.34 acres

Additional investigation should be completed based on the following:

- Previous dry cleaning facility: samples should be collected for volatile organic compounds (VOC's)
- Oil spills and numerous overturned 55 gallon drums labeled as to contain hydraulic oil, banana puree, and ammonia nitrate were found in the condemned vacant Anchor Glass office building.
- Scattered debris and mounds of concrete, soil, and wood were observed on the abandoned Anchor Glass office building.

Note: Although a previous sample didn't detect any concentration of polycyclic aromatic hydrocarbons (PAH's) from the previous auto repair shop, the laboratory detection limits appear to be above some of the current EPA Primary Remediation Goals (PRG's).

4. Alton Park Recreation Center, 2.8 acres

The assessment identified no current REC's. Further assessment is not warranted.

5. Former Trotter School, 14.73 acres

The assessment identified no current REC's. Further assessment is not warranted.

6. Piney Woods Park, 3.97 acres

Additional investigation should be completed based on the following:

- A groundwater monitoring well is located on the subject property to monitor groundwater contamination associated with the Residue Hill Landfill. A 2002 Phase I Remedial Investigation Report indicated ground water contamination from the Residue Hill Landfill has traveled away from the site and surfaced at several off site seeps. The most significant continuous off site seep is the Piney Woods Spring which is located on the subject property. The Piney Woods Spring is actively collected beneath the soil surface by an interceptor trench and it is discharged to the municipal sewer. The interceptor trench eliminates exposure to the contaminated ground water coming from the Piney Woods Spring and that surface soils at the subject property are not likely to be affected. The Phase I Remedial Investigation Report presents ground water analytical data collected from on site up to the fourth quarter of 2001. Previous ground water analytical data from the monitoring well has been below applicable action levels, however there is no current ground water sampling data available for review as part of this phase I ESA. The potential presence of the ground water contamination in Piney Woods Spring and the ground water well located on the subject property would be considered as REC's.
- Contaminations from off-site source: The subject property is located in the flood plain of Chattanooga Creek, approximately 1.5 miles of the Tennessee River. When water levels rise rapidly, the Tennessee River may temporarily flow upstream into its tributaries flooding low lying areas. Due to the flooding potential of the area adjacent to Chattanooga Creek and the documented change in flow direction of Chattanooga Creek, contamination from the Southern Wood Piedmont, Velsicol Chemical Corporation, and

the Chattanooga Coke and Chemical (Tennessee Products) facilities have the potential to have impacted properties not only adjacent to Chattanooga Creek but also the properties in the flood plain of Chattanooga Creek.

7. Piney Woods Elementary School, 8.10 acres

Additional investigation should be completed based on the following:

- Contaminations from off-site source: The subject property is located in the flood plain of Chattanooga Creek, approximately 1.5 miles of the Tennessee River. When water levels rise rapidly, the Tennessee River may temporarily flow upstream into its tributaries flooding low lying areas. Due to the flooding potential of the area adjacent to Chattanooga Creek and the documented change in flow direction of Chattanooga Creek, down gradient locality of the subject property, contamination from the Southern Wood Piedmont, Velsicol Chemical Corporation, Morningside Chemicals and the Chattanooga Coke and Chemical (Tennessee Products) facilities have the potential to have impacted properties not only adjacent to Chattanooga Creek but also the properties in the flood plain of Chattanooga Creek.
- An investigation was conducted for off-site source contamination in 2003. No further investigation of the subject property was recommended by TDEC. However the subject property has been flooded by Chattanooga Creek since the previous investigation was conducted and is located down gradient of Residue Hill Landfill, Velsicol Chemical Corporation, Morningside Chemicals, and the Chattanooga Coke and Chemical (Tennessee Products).
- Evidence of dumping and flood washed debris was observed on the eastern portion of the property.
- Building on the subject property was constructed in or before 1960's, asbestos-containing materials (ACM's) may be present.

8. Cofer Site, 0.77 acres

Additional investigation should be completed based on the following:

- There once was a building located on the subject property. During the time the building was constructed, foundry sand would most likely have been used as fill material during its construction. Known metal contaminants associated with foundry sand are arsenic and lead. The site reconnaissance revealed what appeared to be black sand and metal slag located across various parts of the subject property.
- The subject property was once used as an automobile repair shop and salvage parts yard. The potential for petroleum products to have leaked out of the many cars once located on the subject property or from containers once used as part of the auto repair and salvage parts business exists and are considered as an REC.

