

Whittier Peninsula Redevelopment Status of Environmental Issues

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BURGESS & NIPLE

Topics of Discussion

- **Historic Operations of Whittier Peninsula**
- **Environmental Assessments**
- **Integrating Remediation into Redevelopment**



History of Whittier Peninsula

- **Northern Tier**
 - National Steel
 - Railroad Maintenance
 - Cunard Lang
 - Koch Asphalt
 - Electrostatic Painting
 - Vehicle Maintenance
- **Southern Tier**
 - Columbus Scrap
 - Municipal Dump
 - Universal Concrete
 - City of Columbus Impound Lots



Phase I Property Assessments

- **Ohio EPA Voluntary Action Program (VAP)**
- **Purpose Phase I – determine potential areas of environmental concern – Identified Areas (IAs)**
 - **Environmental Databases/File Reviews**
 - **Historic Information**
 - **Sanborn Fire Insurance Maps**
 - **Aerials**
 - **City Directories**
 - **Chain of Title**
 - **Interviews**

1938 Aerial



1950 Aerial



1957 Aerial



1964 Aerial



1980 Aerial



2004 Aerial



Environmental Issues of Whittier – Northern Tier

- **Underground Storage Tanks**
- **Foundry Operations**
- **Asphalting Operations**
- **Electrostatic Painting Operations – Maier**
- **Railroad Operations**
- **Concrete Manufacturing**
- **Vehicle Maintenance**



Environmental Issues of Whittier – Southern Tier

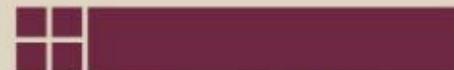
- **Underground Storage Tanks**
- **Municipal Dump**
- **Scrap Yard**
- **PCB Contamination**
- **Vehicle Storage**
- **Concrete Manufacturing**
- **Sand and Gravel Operations**



Phase I Results

- **Northern Tier**
 - 30 Identified Areas
 - Potential Chemicals of Concern (COCs)
 - Petroleum compounds
 - Metals
 - Volatiles Organic Compounds (VOCs)

- **Southern Tier**
 - 14 Identified Areas
 - Potential COCs
 - Petroleum Compounds
 - Metals
 - VOCs
 - SVOCs



Phase II Property Assessments

Purpose – Sampling Identified Areas & Meeting VAP Cleanup Standards

- **Soil borings, Groundwater monitoring wells**
- **Meeting Cleanup Standards - Risk Assessment**
 - **Future Land Use**
 - **Potential Receptors**
 - park employee
 - park visitor
 - commercial worker
 - residents
 - construction worker
 - ecological

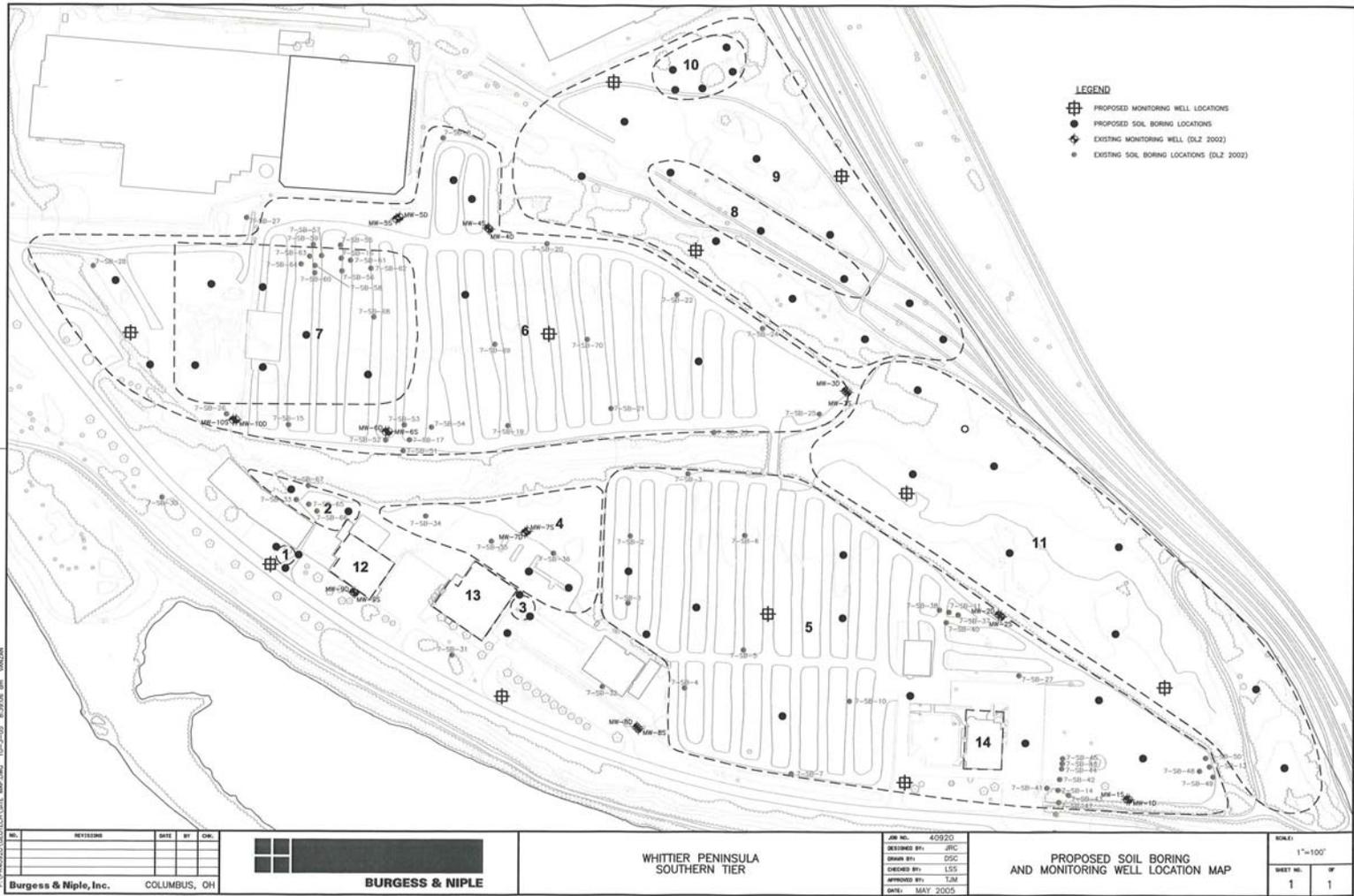


Integrate Remediation Into Redevelopment

- **Soil**
 - **Soil Management - Grading - Cut and Fill**
 - **Wetland/Pond Areas**
 - **Elevate Areas**
 - **Cap Soils – Engineering Controls**
 - **Parking Lots**
 - **Buildings**
 - **Institutional Controls**
 - **Restrict land use**
- **Groundwater**
 - **Restrict groundwater use**



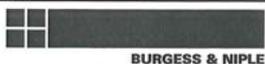
Boring & Well Map – Southern Tier



P:\PROJECTS\UTILITIES\SITE MAP.DWG 10-1-05 8:39:08 am VANZAN

NO.	REVISIONS	DATE	BY	CHK.

Burgess & Niple, Inc. COLUMBUS, OH



WHITTIER PENINSULA
SOUTHERN TIER

JOB NO. 40920
DESIGNED BY: JRC
DRAWN BY: EGC
CHECKED BY: LSS
APPROVED BY: TJM
DATE: MAY 2005

PROPOSED SOIL BORING
AND MONITORING WELL LOCATION MAP

SCALE:	
1"=100'	
SHEET NO.	OF
1	1



Status of Environmental Issues

▪ Northern Tier

- Phase I and II Assessments Completed
- Demolish 2/3 Lazarus Warehouse – Oct – Dec 2005
- Demolish Maier Warehouse – Oct to Dec 2005
- Developing Remedial Action Plans – Oct – Dec 2005
- Soil Removal – Jan – Mar - Integrate with Wetland Features

▪ Southern Tier

- Phase I Assessment Completed
- Currently Conducting Phase II Assessments
- Complete Phase II work - Dec 2005
- Complete Risk Assessment & Remedial Action Plan - Spring 2006

