

The St. Louis Sites

Formerly Utilized Sites Remedial Action Program • Winter 2020

314-260-3905/314-331-8000

www.mvs.usace.army.mil

FUSRAP efforts enable North County revitalization

After the Formerly Utilized Sites Remedial Action Program (FUSRAP) cleans up and restores properties that were contaminated as a result of America’s early atomic programs, business owners take it from there.

The U.S. Army Corps of Engineers St. Louis District’s FUSRAP has released for beneficial use 131 out of 148 St. Louis Airport Site vicinity properties (SLAPS VPs) identified in the September 2005 USACE North St. Louis County Record of Decision (ROD).

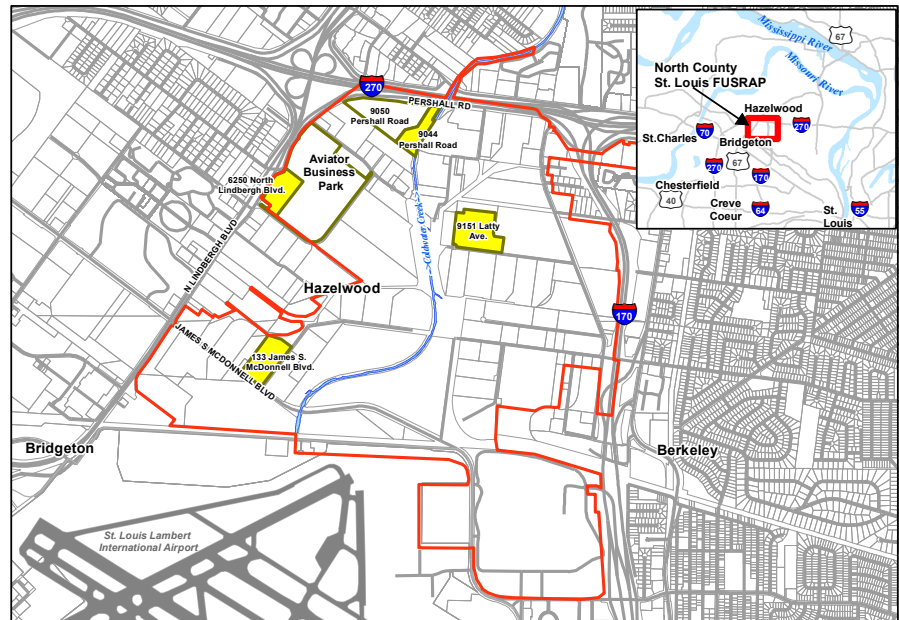
The FUSRAP team often uses heavy equipment like excavators and backhoes to accomplish the cleanup and restoration. Contaminated soil is loaded into covered gondola railcars and shipped to licensed, approved, out-of-state disposal facilities.

Following restoration, USACE notifies property owners that their property meets criteria for unlimited use and unrestricted exposure (UUUE).

FUSRAP cleanup efforts have, in part, set the stage for some of the development in the SLAPS VPs industrial area in Berkeley and Hazelwood, Missouri.

“Redevelopment of the remediated properties has helped create hundreds of jobs in Hazelwood,” according to Rebecca “Becky” Ahlvin, the community and economic development coordinator for the city of Hazelwood.

Ahlvin quoted the 2019 business-license database, saying that about 280 jobs have been created in Aviator



The map of the SLAPS VPs industrial and commercial area shows four properties highlighted in yellow that FUSRAP cleaned up and released for beneficial use by owners.

Business Park alone. The appraised building values of the three Hazelwood sites featured in this article total more than \$56 million, she said.

The following properties are prime examples of how FUSRAP plays a part in North County’s revitalization.

New and improved

The vacant FW Logistics warehouse at 9151 Latty Ave. in Berkeley was bought by Plumbers Supply Company in January 2019. FUSRAP completed remediation of the property, including the interior of the warehouse, in 2013 and released it for beneficial use.

The property suited the needs of the expanding company for a larger

Upcoming Events

Upcoming Meetings: The FUSRAP Open House will be held at Hazelwood Civic Center East, 8969 Dunn Road, Hazelwood, MO, Thursday, April 2, from 6 to 8 p.m. For updates, check <http://bit.ly/FUSRAPstl> or www.mvs.usace.army.mil/Missions/Centers-of-Expertise/Formerly-Utilized-Sites-Remedial-Action-Program and www.facebook.com/teamsaintlouis.

Information Releases: Summer newsletter – July 2020. FUSRAP issues this newsletter twice a year.



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St. Louis District



Leaders at NorthPoint Development plan for the warehouse build at 133 James S. McDonnell Blvd. in Hazelwood to be a source of manufacturing jobs.

warehouse. CEO John G.D. Dubuque had the property under contract, but he wanted more information about the remediated property before proceeding. After he called the St. Louis FUSRAP manager to discuss the work FUSRAP had done to clean up the site, Dubuque felt comfortable closing the deal, he said.

“Naturally, we were concerned when we first learned the history of the site we'd purchased for our distribution center,” Dubuque said. “Our first step was to reach out to the Army Corps of Engineers to get a detailed description of the cleanup that had been done at the site. After speaking with Bruce Munholand, I felt totally comfortable moving forward with our project.”

Following purchase, Dubuque invited members of the USACE FUSRAP team to a town-hall meeting for employees and their spouses to learn firsthand of the successful remediation. The presentation and question-and-answer session with FUSRAP specialists alleviated all concerns and put everyone at ease, he said.

“Since then, we've invested lots of money in the site and plan to be there for many years to come,” Dubuque said.

Starting from scratch

The concrete-and-steel behemoth of a building at 133 James S. McDonnell Blvd. in Hazelwood will be more than a warehouse if NorthPoint Development has its way. FUSRAP completed remediation of the property in 1999.

NorthPoint Development has partnered with the City of Hazelwood in developing the property, which had been vacant for more than 15 years, said NorthPoint's Robert Jonathan “R.J.” Agee, director of development.

“While our prior projects in Hazelwood have attracted a lot of warehousing and distribution tenants, we believe that the property is strategically positioned for manufacturing users and the associated need for skilled labor,” Agee said.

Calm before the storm

After the property at 9050 Pershall Road in Hazelwood was subdivided, 9044 Pershall Road was remediated adjacent to Coldwater Creek ending in 2015 to allow the Metropolitan St. Louis Sewer District (MSD) to construct large overflow tanks as part of its combined sewer overflow project to handle excessive storm-water run-off. FUSRAP's rapid remediation, restoration and release of the site enabled MSD to maintain schedule for its high-visibility project.

Doing business

What was once Ford Motor Company's St. Louis Assembly Plant at 6250 North Lindbergh Blvd. in Hazelwood is now part of the 155-acre Aviator Business Park. The Aviator Business Park Redevelopment Corporation's infill (land-recycling) development has several tenants (including Trans-Lux LED display and lighting solutions, International Foods, Weekends Only Furniture and Mattress, and Silgan Plastics) as well as sites that are still available for build-to-suit construction. FUSRAP finished remediating this property in 2010 and released it for beneficial use shortly thereafter.

By remediating these properties and others like them, FUSRAP helps build the future in North St. Louis County.

Keeping in Touch

Feedback - If you have any suggestions, questions or comments, contact the U.S. Army Corps of Engineers using any one of the following contact methods:

Phone: 314-260-3905/314-331-8000

Mail (New Address!): U.S. Army Corps of Engineers
St. Louis District
FUSRAP Area Office
114 James S. McDonnell Blvd.
Hazelwood, MO 63042

Read more about the FUSRAP Area Office's new digs in this edition of “The St. Louis Sites.”

Email: STLFUSRAP@usace.army.mil

Mailing List - To receive newsletters and other printed communications, sign up for the FUSRAP mailing list or email list, using one of the contact methods above.

Home page - To reach the FUSRAP webpage, visit <http://bit.ly/FUSRAPstl> or <http://www.mvs.usace.army.mil/Missions/Centers-of-Expertise/Formerly-Utilized-Sites-Remedial-Action-Program/>.

Facebook - Visit the USACE St. Louis District page at www.facebook.com/teamsaintlouis.

Formerly Utilized Sites Remedial Action Program Activities

St. Louis Downtown Site

The U.S. Army Corps of Engineers, St. Louis District, continues remedial activities in accordance with the 1998 Record of Decision (ROD) for the accessible areas at the St. Louis Downtown Site, which includes the Mallinckrodt plant and 40 vicinity properties.

In calendar year 2019, the St. Louis District removed more than 9,625 cubic yards of contaminated material (nearly 5,150 cubic yards since FUSRAP's last newsletter) and shipped it to a licensed, out-of-state disposal facility. FUSRAP also finalized documents releasing three properties for beneficial use. Additional efforts consisted of continued remedial activities at Destrehan Street/Plant 7W, initiation of removal of contamination previously considered inaccessible at the Gunther Salt property, and continued evaluation of previously inaccessible areas inside the Mallinckrodt Plant.

The FUSRAP team anticipates completing the restoration of Destrehan Street, completing remediation at the Gunther Salt Dome 2 areas and issuing documents to release three additional areas during FY20. Additionally, FUSRAP will continue to evaluate the inaccessible soils in areas not included in the No Further Action Inaccessible Soils Operable Unit (ISOU) Group 1 ROD.

North St. Louis County Sites

The U.S. Army Corps of Engineers (USACE) continues to perform pre-design investigation sampling in Coldwater Creek corridor (banks and sediment) and properties adjacent to Coldwater Creek within the 10-year floodplain. More than 16,293 samples have been collected, and more than 270 properties from I-270 to New Halls Ferry Road have been investigated. Since 2016, USACE has released for beneficial use 99 Coldwater Creek properties and remediated two parks and six residential properties.

As the investigation on individual properties is completed, USACE is notifying the property owners of the status of their property. If USACE verifies Manhattan Engineer District/Atomic Energy Commission (MED/AEC) contamination, the FUSRAP team will request a meeting with the property owner to point out the location and depth of the contamination on the property, and to explain the risks.

USACE continues to remediate IA-09 Phase 3 (the former Ballfields). There is more than 90,000 cubic yards of contaminated material in Phase 3 of the former Ballfields. The remedial Phases 1, 2, and 2B of the former Ballfields have been completed. More than 25,000 cubic yards was removed and shipped to an off-site licensed facility.

FUSRAP move will improve long-term service to community

After 20 years on Latty Avenue in Berkeley, Missouri, the offices of the U.S. Army Corps of Engineers St. Louis District's Formerly Utilized Sites Remedial Action Program (FUSRAP) have moved 1 mile southwest to the St. Louis Airport Site (SLAPS) project site in Hazelwood.

The Latty Avenue facilities had been used well beyond their design life, so USACE had new facilities built. The FUSRAP team moved into the new building at 114 James S. McDonnell Blvd. (between Coldwater Creek and Eva Avenue) during the second week of October 2019.

"The new facilities provide a high-quality home for FUSRAP for the remaining 15 to 20 years of the program in St. Louis," according to Bruce Munholand, the program manager for St. Louis District FUSRAP.

FUSRAP's new home co-locates all disciplines required to solve multidisciplinary challenges, thereby ensuring the

highest-quality solutions, he said. The new location will also provide the public with much easier access to the FUSRAP knowledge base and Administrative Record.

In addition to other cost-cutting measures, the elimination of lease costs at the new site and reduced utility usage (because of more energy-efficient facilities) will mean more funds being used directly for remediation efforts.

In addition to modernized government offices, a state-of-the-art laboratory facility has been located at SLAPS, guaranteeing continued first-rate sample analysis for the duration of the projects. (The USACE St. Louis District FUSRAP Lab had been co-located with the FUSRAP offices on Latty Avenue.)

The new lab's larger size will allow its chemists to process more samples at a quicker pace, thereby contributing to better and faster decision-making.

Educational Information

Q: How does FUSRAP determine when and where signs need to be posted along Coldwater Creek?

A: In determining when, where and what type of signage is appropriate, U.S. Army Corps of Engineers, St. Louis District, Formerly Utilized Sites Remedial Action Program (FUSRAP) applies the guidance provided by the Department of the Army Radiation Safety Program. The Army protocol follows regulations promulgated by the U.S. Nuclear Regulatory Commission (10 CFR 20.1301 Subpart D — Radiation Dose Limits for Individual Members of the Public).

The USACE FUSRAP Radiation Safety Officer (RSO) states that signs should only be posted when members of the general public exceed total exposure of 100 millirem total effective dose equivalent (TEDE) in a calendar year, or 2 mrem (0.02 milliSievert) in any one hour.

USACE continually monitors the air, groundwater, storm-water run-off and sediments of Coldwater Creek. No known areas approach or exceed the dose and exposure levels that would require signs or other markings to be posted. USACE will post signs in the future if any areas are found to exceed the levels described above.

The public may ask questions of FUSRAP by either calling 314-260-3905 or using email account STLFUSRAP@usace.army.mil.

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