



BROWNFIELD CONDITIONS AND ACTIVITIES SUMMARY

309 NORTH ASHLEY STREET ANN ARBOR, MI

Multiple environmental assessments have demonstrated that soil on the property at 309 North Ashley Street (the Property) is contaminated with volatile aromatic hydrocarbons that indicate contamination from weathered gasoline. The area of contamination, which extends from at least 4 feet below the ground surface to 16-18 feet bgs, is present across the southern 60% of the Property (Figure 1). The levels of contamination pose threats to human health through the direct contact and vapor intrusion pathways. The observed concentrations of contaminants are consistent with migration from one or more releases of gasoline on the east-adjointing property at 202 Miller Ave. A gasoline service station operated on that property from before 1931 to after 1972. Sanborn® fire insurance maps indicate that three underground storage tanks were present near the southeast corner of the property during its operation as a service station. Historical fill from unknown sources, suspected to contain hazardous constituents, covers the Property to depths of 4 feet or greater.

The Due Care brownfield activities described in the Brownfield Plan are designed to mitigate the human health threats posed by hazardous substances on the Property and protect the public and environment during the site cleanup activities. The primary goal will be to remove as much of the gasoline-contaminated soil as possible in an attempt to achieve residual contaminant levels that are below Michigan's generic residential cleanup criteria. Contaminated soil will be excavated to the property lines and to depths of up to 18 feet bgs to remove contaminated soil. Excavation will remove most of the source soils on the Property and reduce the potential for vapor intrusion and future contaminant migration off the Property and into the Miller Ave. right-of-way. Tangential auger cast piles (Figure 1) will be installed along the property line to stabilize adjoining properties, which is necessary to allow maximum contaminated soil excavation on the Property. The excavated soil will be transported and disposed at a licensed landfill. Other excess soil generated by construction, if that soil is contaminated to the extent it cannot be used at another site, also will be properly managed and disposed.

Since some contamination may remain on the Property and the source of contamination on the adjoining property will not be remediated, vapor intrusion will remain a potential threat to future residents of the redevelopment. The auger cast piles will become a part of the vapor intrusion mitigation system when they are coated with a spray-applied, asphaltic-urethane membrane to prevent lateral migration of vapors into the underground garage space (Figure 2). The potential for vapor migration under and through the floor of the garage will be mitigated by installation of an active subslab depressurization system to intercept migrating vapors near the Property's boundary with the adjoining contaminated site.

Other brownfield activities will include additional site assessment as necessary to define the extent of contamination, demolition of existing structures to allow access for soil remediation, dust and track-out control, fencing to protect the public from exposure to contaminated soil and other site hazards, and dewatering effluent management and disposal.

Project

**309 North Ashley
Redevelopment**

Project Location

**ANN ARBOR
MICHIGAN**

Sheet Name

**CONTAMINATED
SOIL
SHORING AND
EXCAVATION
DIAGRAM**

No.	Revision Date

Date **3-13-19**

CADD **JMH**

Designer **JMH**

Scale

Project **077660.00**

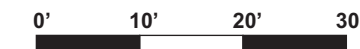
Figure No.
1

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Contamned Soil
Excavation Area

Auger-Cast Pile
Shoring



Project

**309 North Ashley
Redevelopment**

Project Location

**ANN ARBOR
MICHIGAN**

Sheet Name

**VIMS
CONCEPTUAL
DIAGRAMS**

No.	Revision Date

Date **3-13-19**

CADD **JMH**

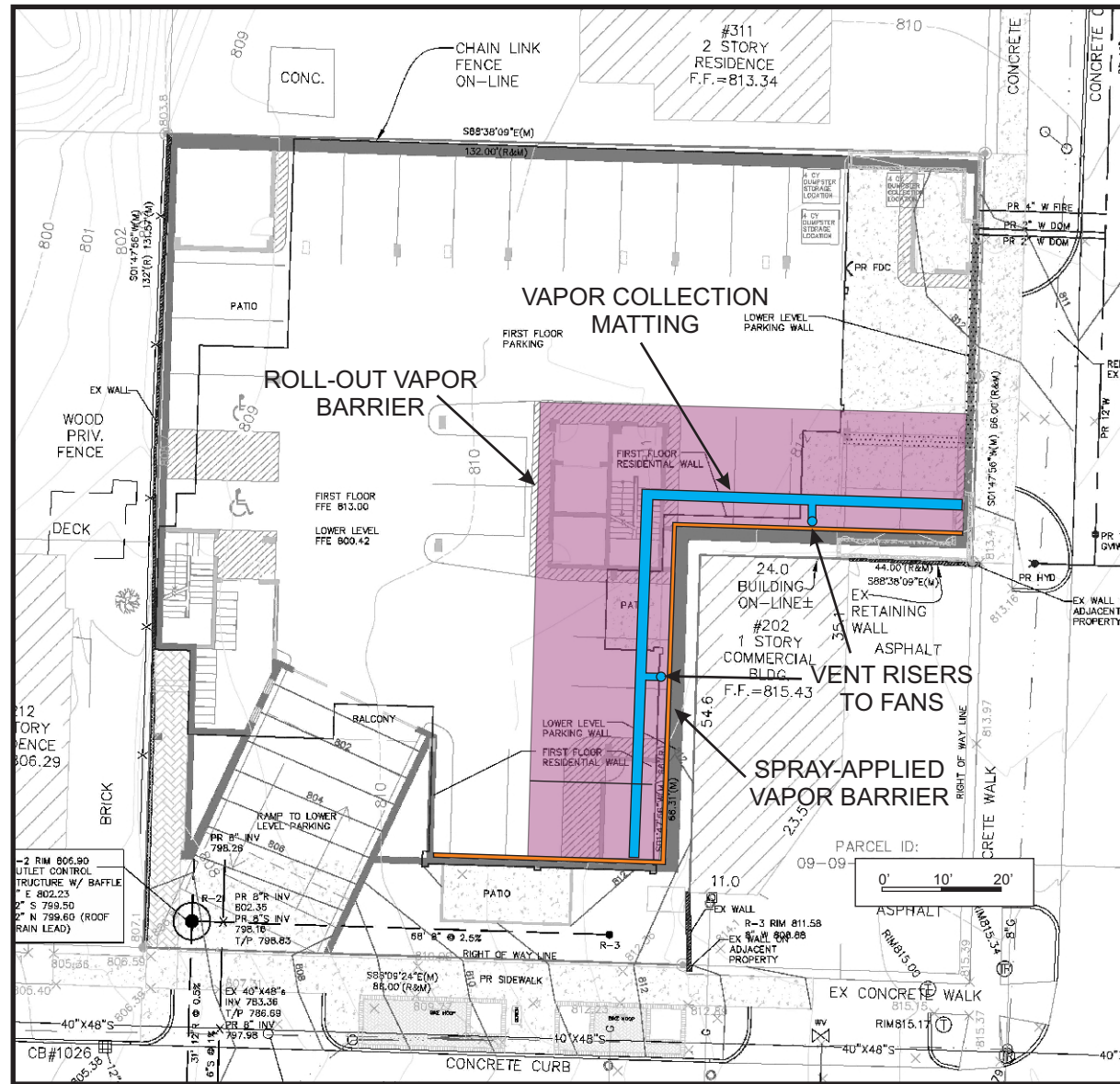
Designer **JMH**

Scale

Project **077660.00**

Figure No. **2**

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CROSS SECTION

