



MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

Jackson District

Argus

Chris Matthewson

Remediation and Redevelopment
Jackson District

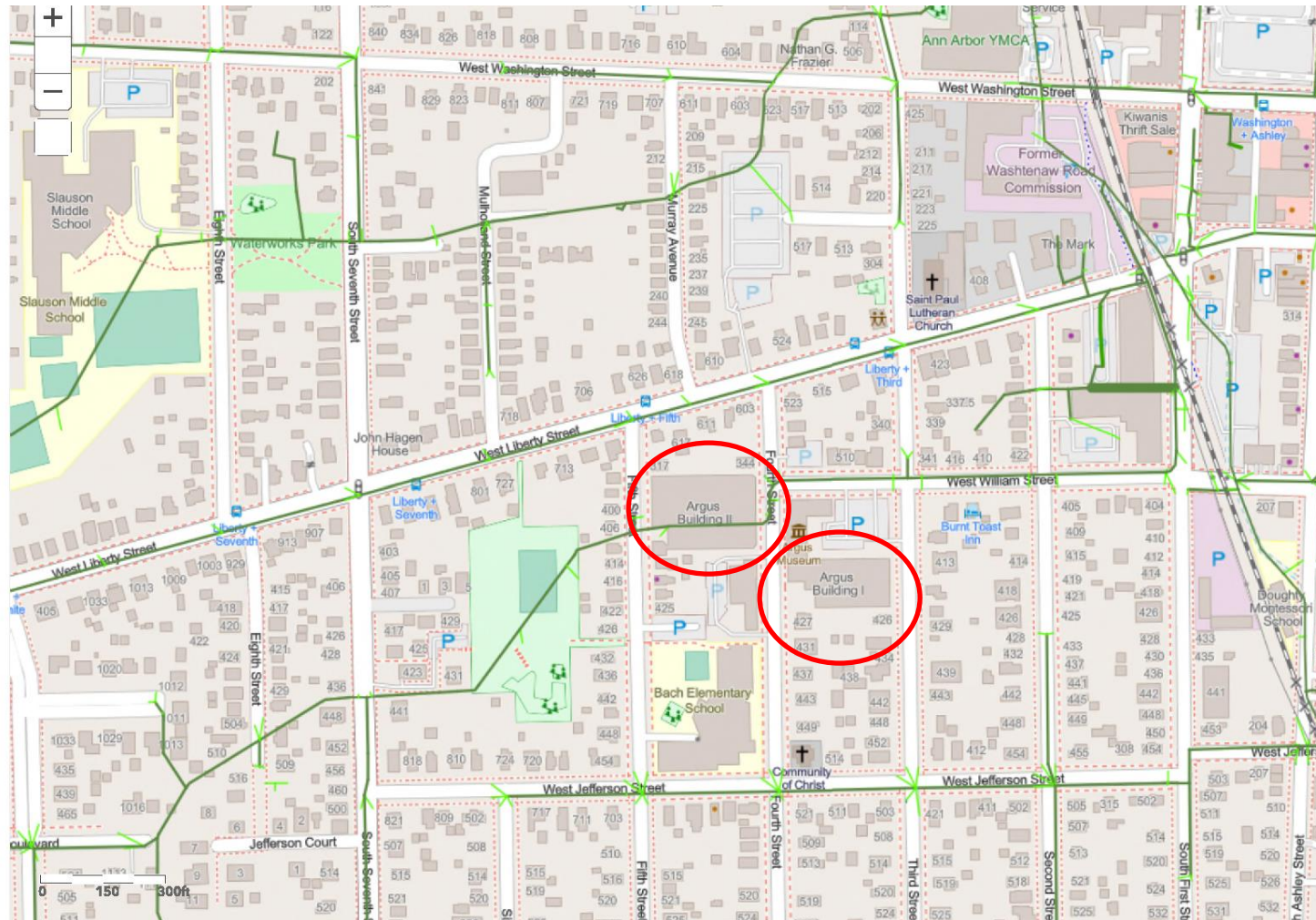
Argus Buildings Facility



Argus 1: 535 W William St
Argus 2 400 Fourth St

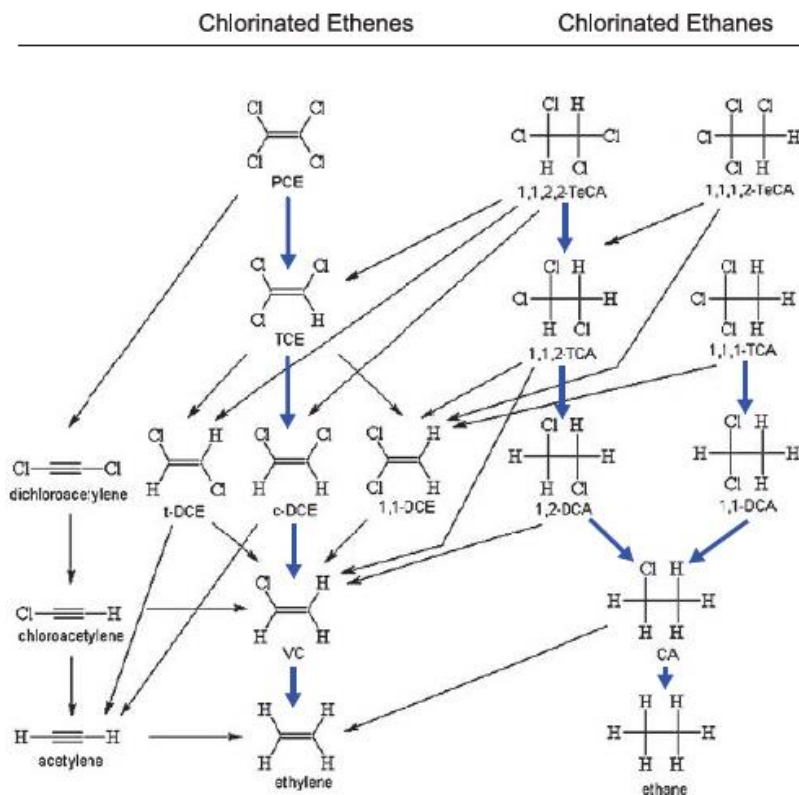
Fig. 1

Area Map



Chemicals of Concern

- Chlorinated Solvents
 - Tetrachloroethylene (PCE), trichloroethylene (TCE), carbon tetrachloride
 - Breakdown products: cis and trans-1,2-dichloroethylene, chloroform
- Petroleum (fuel oil)



Environmental Investigation

Investigation conducted by Geosyntec on behalf of liable party

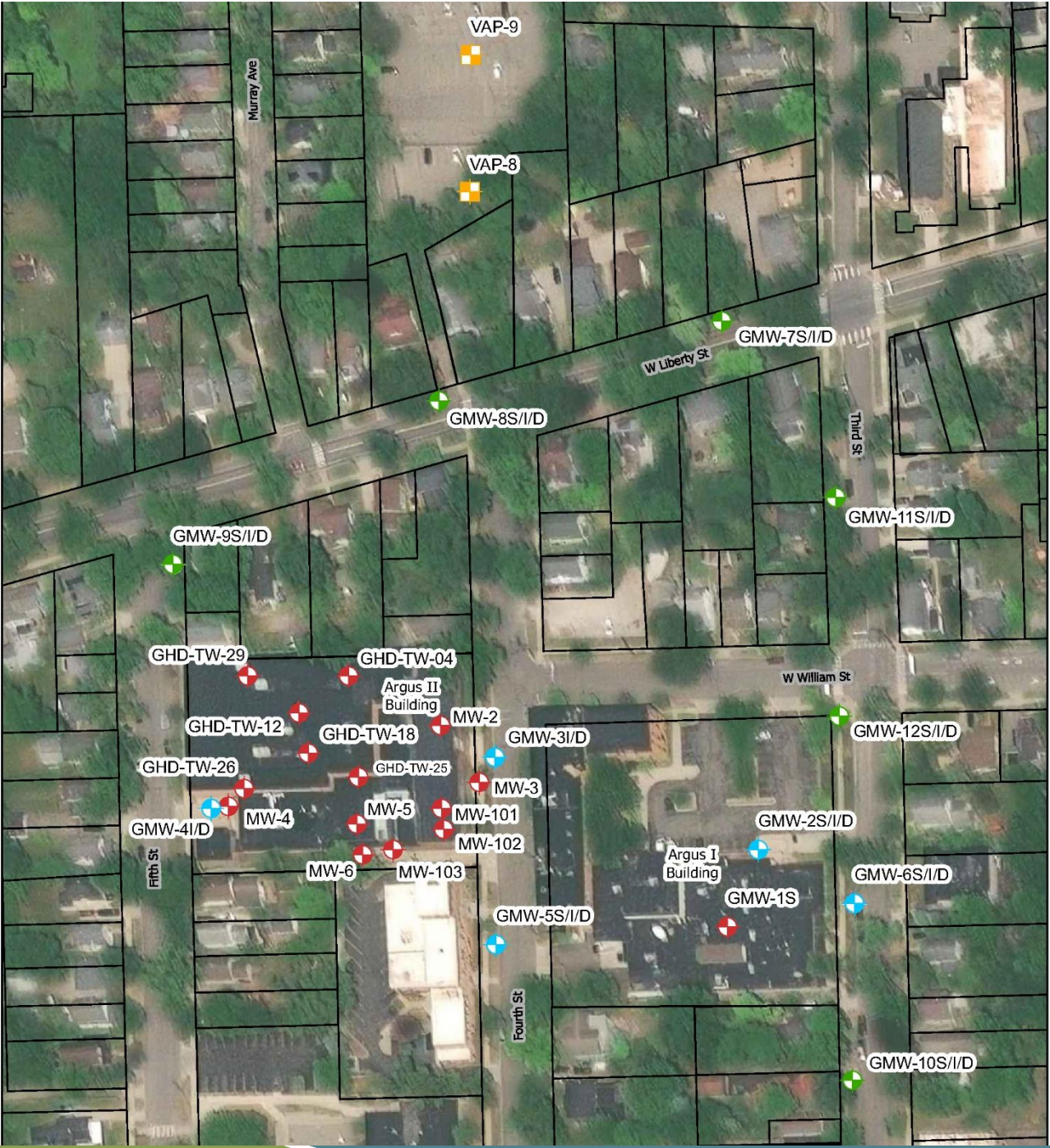
- Soil and Groundwater contamination initially found on the Argus 2
- More recent sampling has confirmed contamination source on Argus 1
- Groundwater contamination has migrated off-site
 - The extent of contamination has not been delineated and investigation is still ongoing

Exposure Pathways

- Vapor Intrusion
 - Main pathway of concern; mitigation systems have been installed in multiple homes due to concentrations detected above criteria
- Drinking Water
 - Drinking water is supplied by the city of Ann Arbor in the area
- Groundwater/Surface Water Interface (GSI)
 - Huron River approx. one mile north
 - Allen Creek Drain runs under Argus 1

Current Investigation Status

- A groundwater investigation plan was submitted and approved in January
 - GSI/preferential pathway component was submitted and approved in March
- Vapor intrusion investigation is ongoing



Legend

- Existing Monitoring Well
- Proposed Monitoring Well Cluster
- Proposed Monitoring Well Cluster with VAP
- Proposed VAP Boring
- Approximate Property Boundary

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Preferential Pathway Investigation



Questions



This illustrates a chemical spill from an underground storage tank that entered the ground, moved through the soil and groundwater to an area where vapors from the spill could enter a nearby home.

Armen Cleaners

630 S. Ashley St., Ann Arbor, MI
Washtenaw County
Dry cleaner in operation since
the 1950s



Legend

Soil Borings

- 2020 Soil Boring Location
- 2017 Deep Soil Boring
- 2017 Shallow Soil Boring

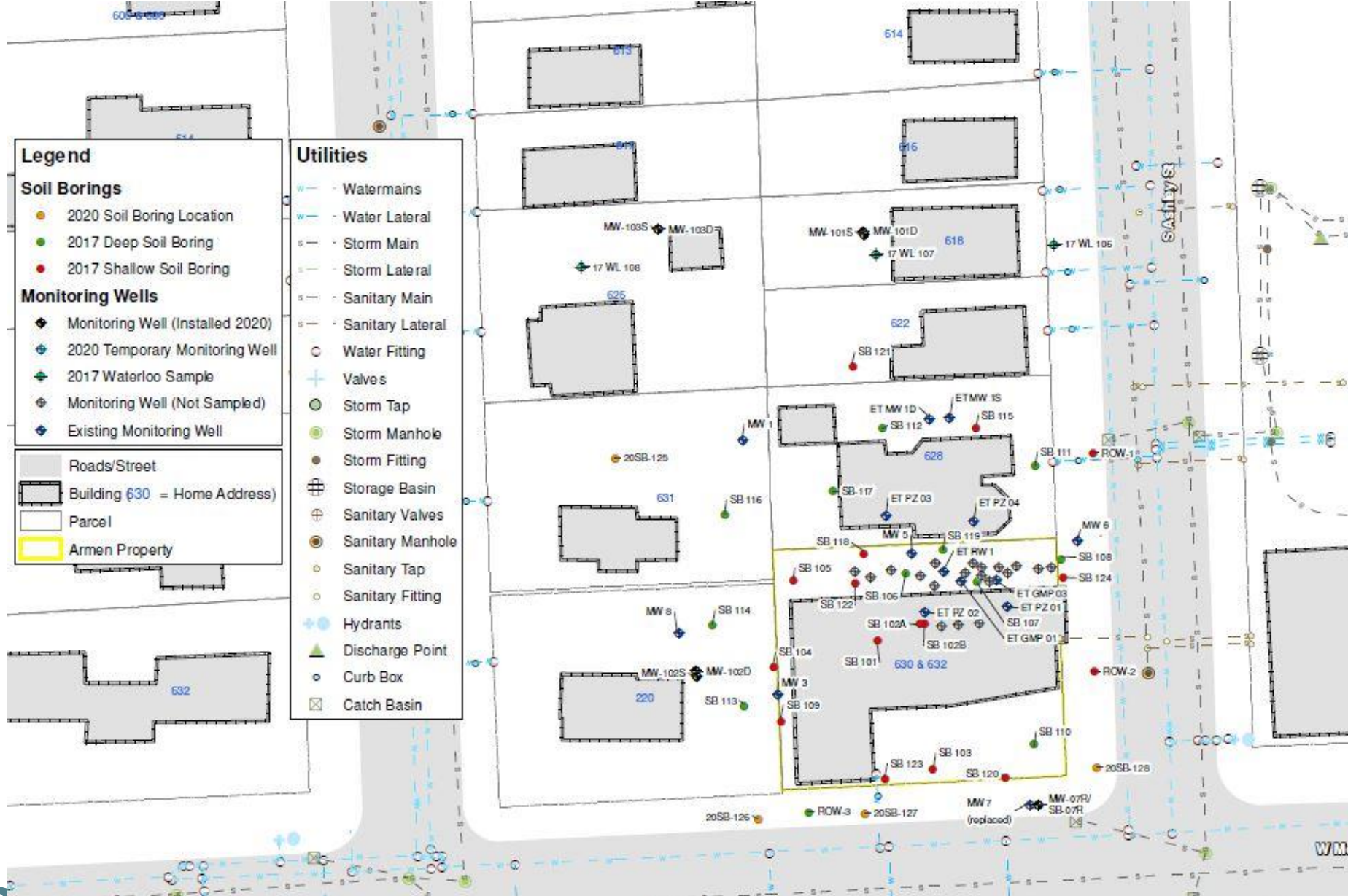
Monitoring Wells

- ◆ Monitoring Well (Installed 2020)
- ◆ 2020 Temporary Monitoring Well
- ◆ 2017 Waterloo Sample
- ◆ Monitoring Well (Not Sampled)
- ◆ Existing Monitoring Well

- Roads/Street
- Building (630 = Home Address)
- Parcel
- Armen Property

Utilities

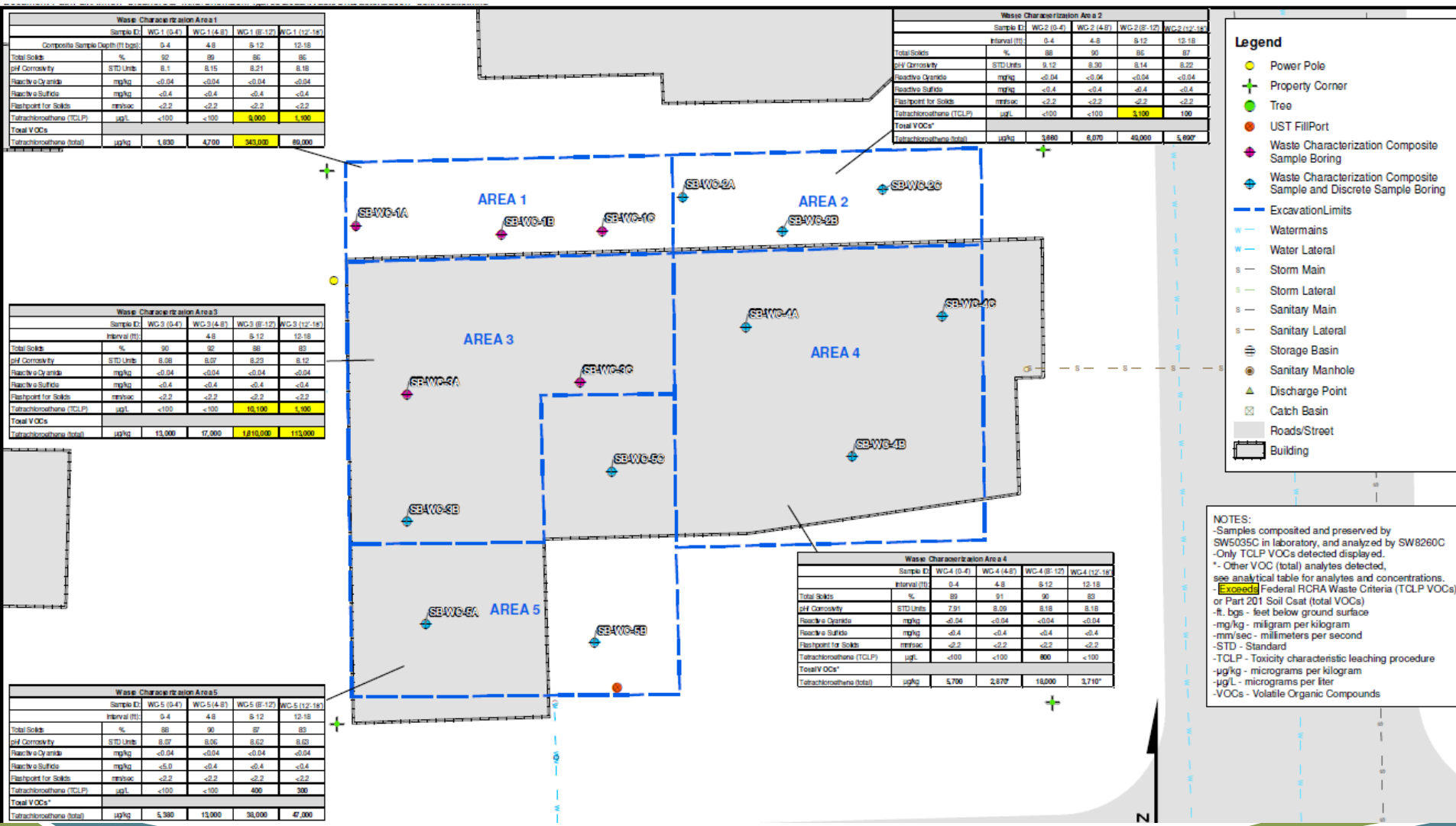
- Watermain
- Water Lateral
- Storm Main
- Storm Lateral
- Sanitary Main
- Sanitary Lateral
- Water Fitting
- ⊕ Valves
- Storm Tap
- Storm Manhole
- Storm Fitting
- ⊕ Storage Basin
- ⊕ Sanitary Valves
- Sanitary Manhole
- Sanitary Tap
- Sanitary Fitting
- ⊕ Hydrants
- ▲ Discharge Point
- Curb Box
- ⊕ Catch Basin



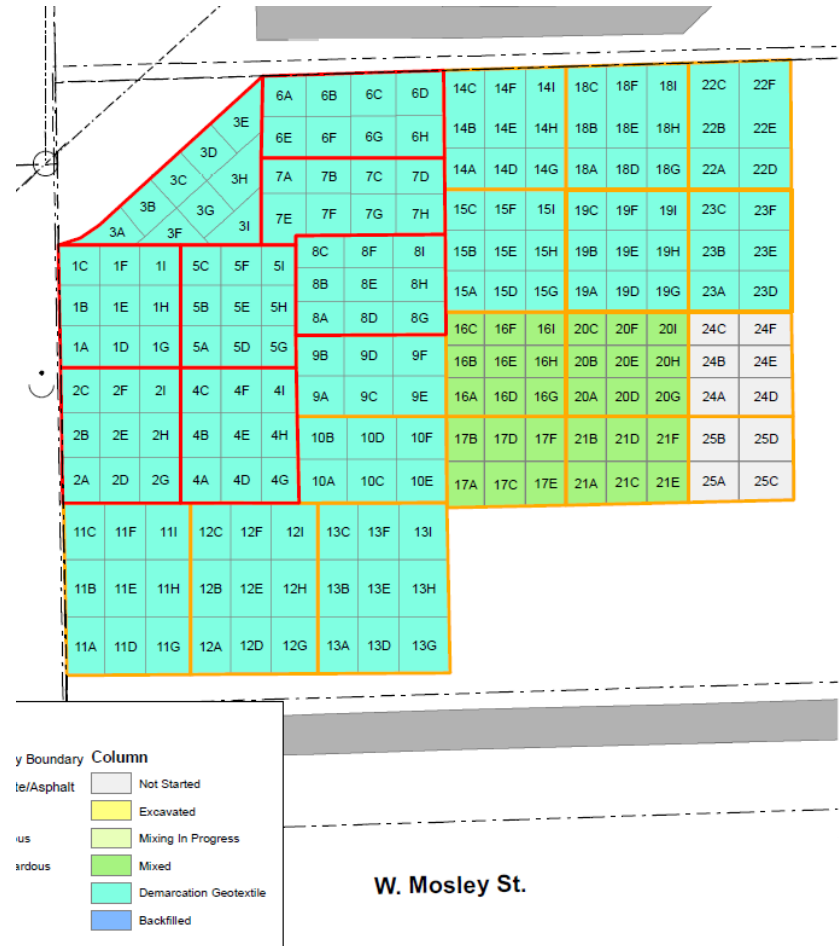
Work Completed

- December 2021 - Building abated
- January 2022 - Building demolished
- February 2022 - Waste Characterization Sampling
- Remediation delayed until 2023

Waste Characterization Sampling



Remedial Actions

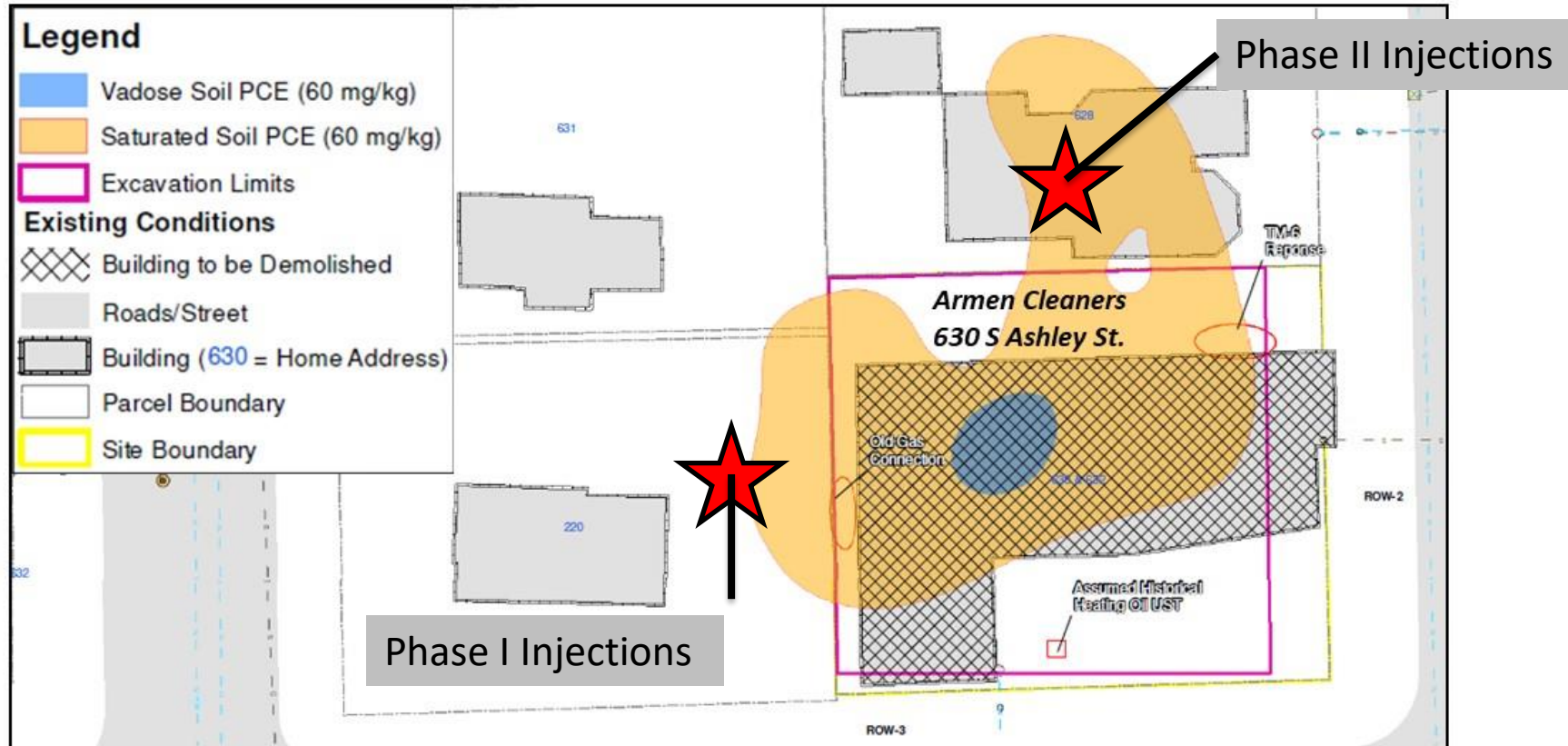


Status

- April 2024 – Remedial activities completed, damaged sidewalk replaced, and site restored with topsoil and seed



Future Work





MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

Broadway Park West

Ashley Lesser, P.E.

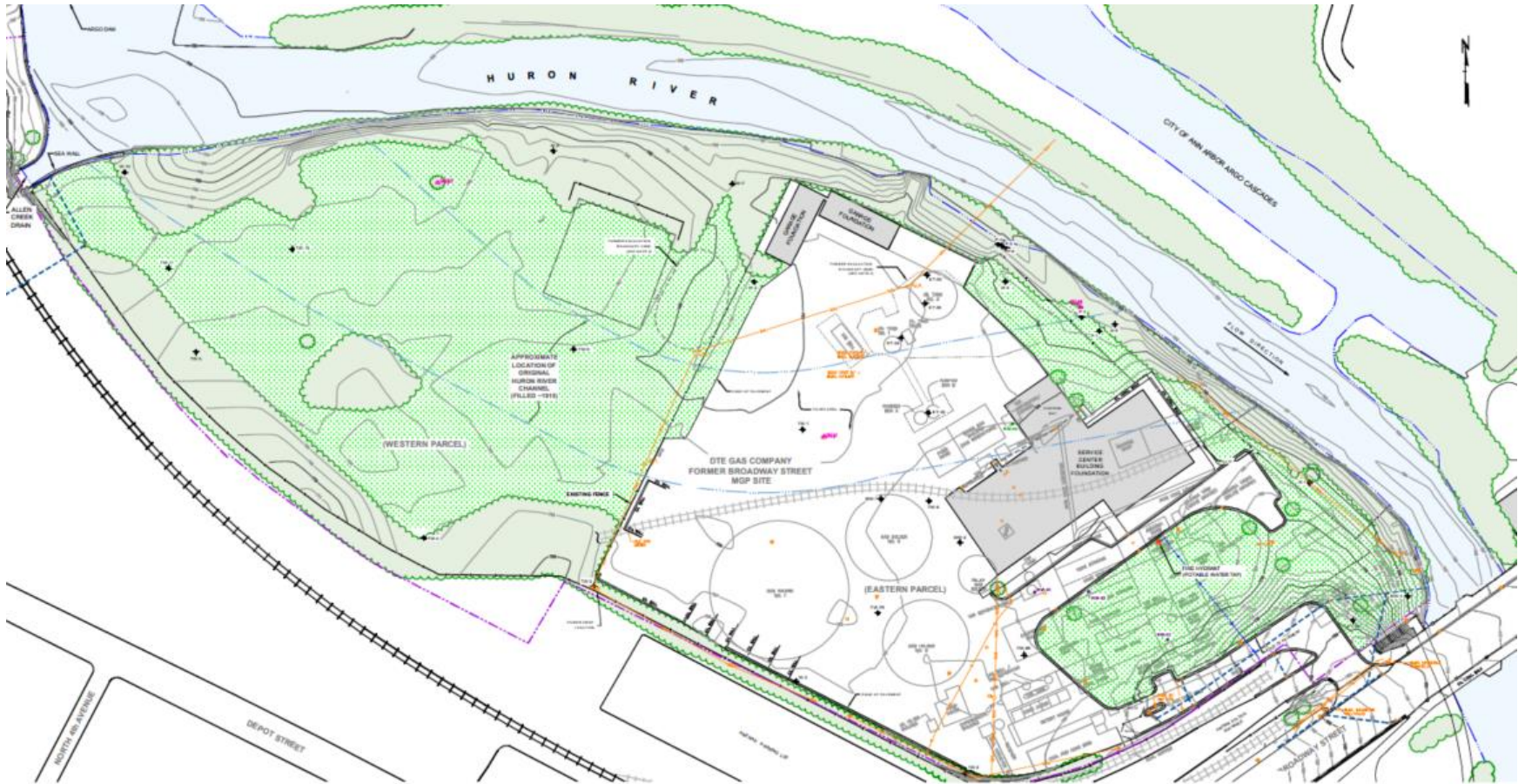
EGLE-RRD, Jackson District Office

(517) 285-6324 | lessera@michigan.gov

History of Operations

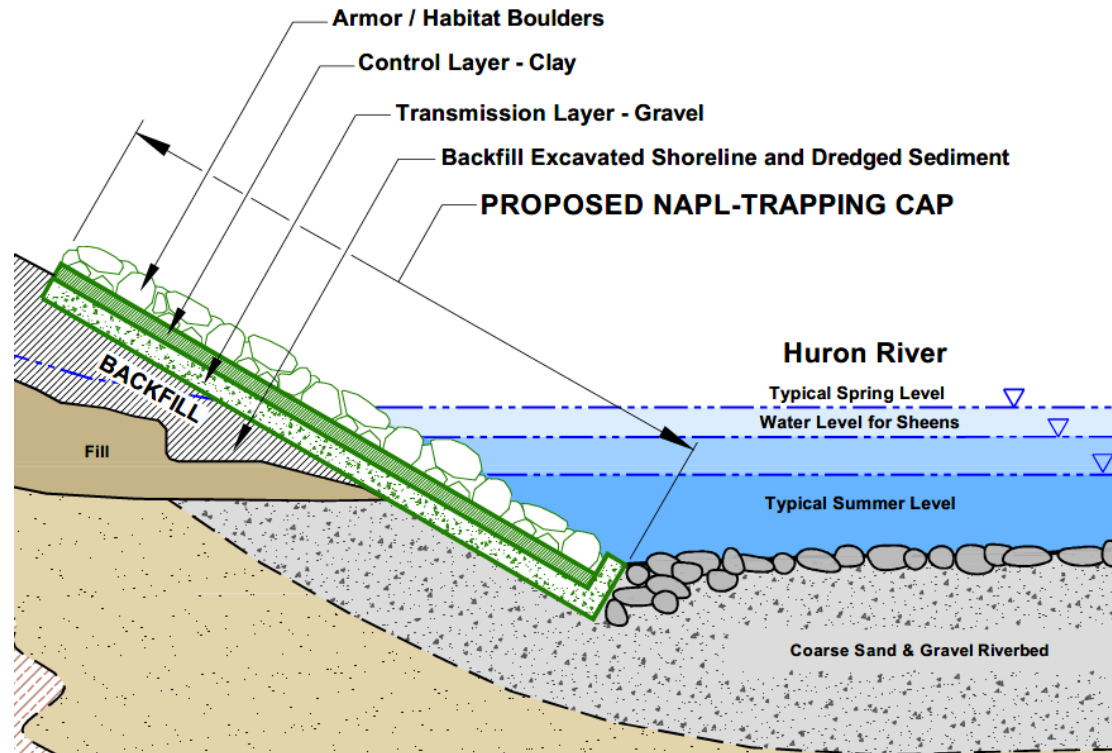


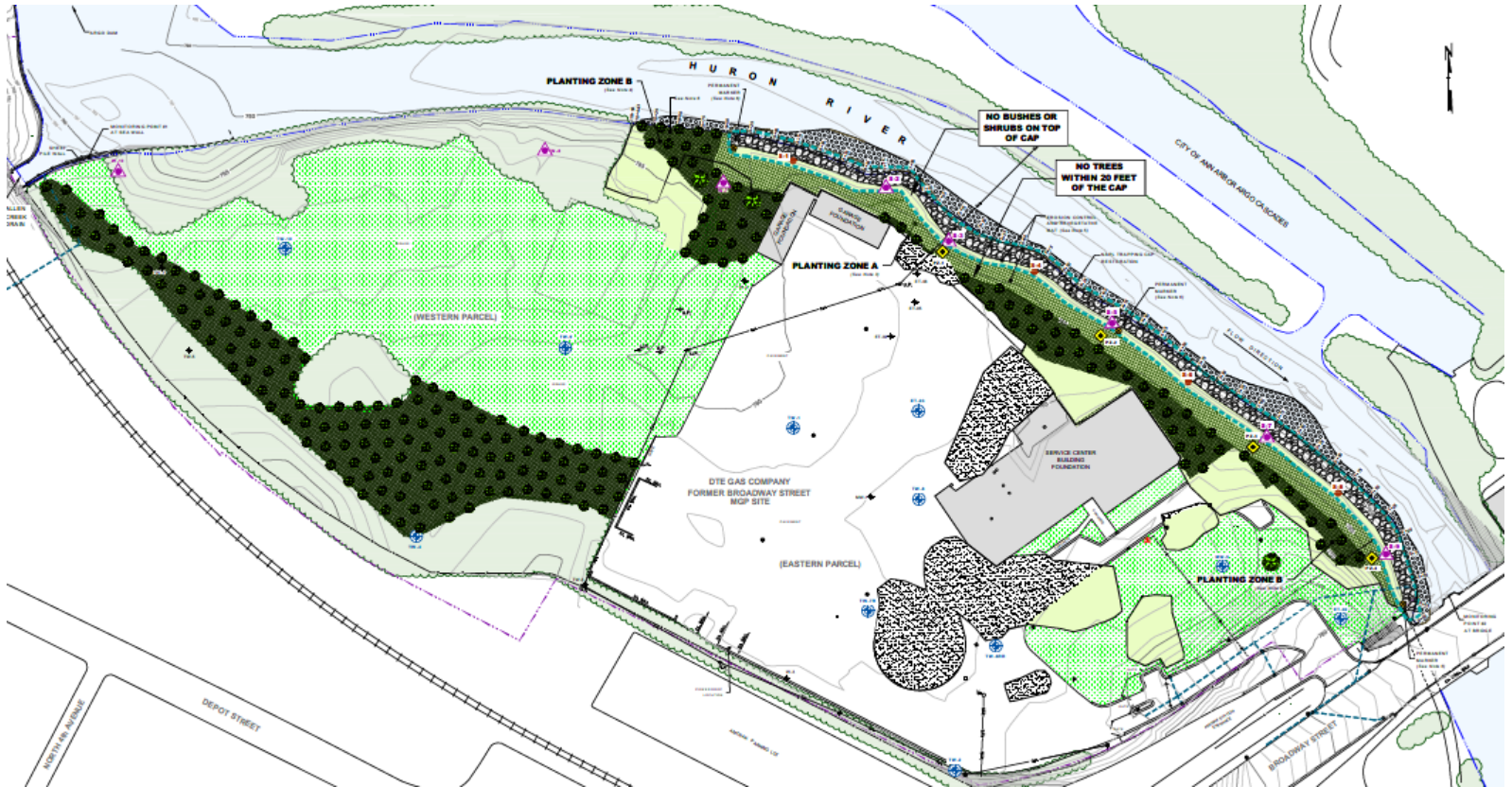
- 1899 – Manufactured Gas Plant (MGP) constructed on eastern portion of property
- 1938 – MichCon acquires MGP during consolidation
- Late 1950s – MGP decommissioned
- Early 1960s-2010 – Site of MichCon Broadway Service Center
- **Contaminants identified: BTEX, SVOCs/PAHs, metals, cyanide**



NAPL Trapping Cap

- Constructed in 2013
- Impermeable cap prevents oily material (NAPL) from reaching Huron River
- Sumps allow NAPL to be monitored and collected if it accumulates behind the cap





GSI Monitoring

- GSI = Groundwater-Surface Water Interface
- Site-specific criteria approved in 2010; updated in 2019
- 10-year monitoring period began in 2013
 - Just received 2023 data (final round)
 - NAPL has not been observed in any sumps
 - No exceedances within GSI compliance wells only in interior areas of the property
 - Wells and sumps will be removed



Excavation and Verification Sampling

- Results for all decision units are below site-specific recreational direct contact criteria



Questions?



Michigan Department of
Environment, Great Lakes, and Energy

800-662-9278
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