

**St. Louis Brownfields Program
Community Relations Plan
Former Gas Station
2135 Delmar Boulevard
St. Louis, Missouri 63103**



Overview

The purpose of the Community Relations Plan (CRP) is to involve the community in the environmental cleanup decision-making process, by providing a public forum in which interested stakeholders can learn about cleanup alternatives being considered and provide meaningful input. Proposed cleanup activities at the site primarily include proper removal and disposal of three underground storage tanks and associated hydrocarbon-impacted soil, and could include the completion of a risk assessment consistent with the Missouri Risk Based Corrective Action Program. Funding for the cleanup is being provided by a grant from the US Environmental Protection Agency, financed by the American Recovery and Reinvestment Act, which was awarded in October 2009.

Spokesperson and Information Repository:

The spokesperson for the project is Mr. Chadwick Howell who may be contacted at:

St. Louis Development Corporation (SLDC)
1015 Locust Street, Suite 1200
St. Louis, MO 63101
(314) 622-3400
howellc@stlouiscity.com

The Information Repository is also located at the above address.

Site Description:

The site is located in the Downtown West neighborhood in the 19th Ward and is approximately 0.54 acres in size. The site is a vacant grassy lot, and is bound by Dr. Martin Luther King Drive on the north, N. 22nd Street on the west, and Delmar Boulevard on the south. Underground tanks and any surrounding contaminated soil should be removed and properly disposed.

Site History:

The site is vacant. The northwest corner of the site was a gas station, and prior to that, it was residential. The southwest portion of the site used to have a garage and small office building. The Planned Industrial Expansion Authority (PIEA) of the City of St. Louis has owned the site since 1989.

Nature of Threat to Public Health and Environment:

Test trenching was performed in September 2011 to locate the underground storage tanks. Five test trenches revealed the presence of two product lines which are connected to three underground storage tanks (USTs). Two of the three USTs are approximately 7,000 gallons in size and contain residual fuel and water and 4-6 inches of sludge. A detailed analysis of soil conditions will be performed in concert with UST removal activities.

Cleanup Alternatives Explored:

See attached Analysis of Brownfields Cleanup Alternatives (ABCA).

Community Background

The site is located in the Downtown West neighborhood in St. Louis City on a block which is entirely vacant. The neighborhood is comprised of large areas of vacant land alternating with large buildings, some used for residential units, and others for commercial use. After remediation is complete, PIEA intends to sell the site to a nearby business owner who plans to use the site for parking.

Community Involvement

A Community Meeting will be held January 12, 2012 at 4:00 p.m. at St. Louis Development Corporation. A notice of the meeting was placed on SLDC's website beginning December 27, 2011. The Public Comment period for environmental cleanup options will run from January 12-26, 2012.

Administrative Record

An Administrative Record will be compiled and maintained in the Information Repository at the offices of SLDC, 1015 Locust Street, Suite 1200, St. Louis, MO 63101. The record will contain copies of all environmental work conducted, remedial action plan(s), public involvement documentation, Analysis of Brownfields Cleanup Alternatives (ABCA), and all board resolutions. The administrative record will be maintained and made available for public review until such time as the project receives a "No Further Action" or "Certificate of Completion" letter from the State of Missouri.