

**St. Louis Brownfields Program  
Community Relations Plan  
2232 Thurman Avenue  
St. Louis, Missouri 63110**



**Overview**

The purpose of the Community Relations Plan is to involve the community in the environmental cleanup decision-making process. We provide a public forum in which interested stakeholders can learn about cleanup alternatives being considered and provide meaningful input. Proposed cleanup activities at 2232 Thurman primarily include 1) removal and proper disposal of four underground storage tanks (USTs), and 2) excavation, transportation and disposal of contaminated soil. Funding for the cleanup is provided by a subgrant from an Environmental Protection Agency Revolving Loan Fund capitalized by the American Recovery and Reinvestment Act of 2009.



*2232 Thurman*

**Spokesperson and Information Repository:**

The spokesperson for the project is Mr. Chad Howell, Environmental Engineering Manager, who may be contacted at:

St. Louis Development Corporation (SLDC)  
1520 Market Street, Suite 2000  
St. Louis, MO 63103  
(314) 657-3738  
[howellc@stlouis-mo.gov](mailto:howellc@stlouis-mo.gov)

The Information Repository is also located at the above address. The Information Repository includes the administrative record (see this section on page 3).

### **Site Description:**

The site is located in the Shaw Neighborhood in the 8<sup>th</sup> Ward and is approximately 0.12 acres in size. The site is on the southeast corner of Thurman and Cleveland Avenues. A parking lot and one-story, L-shaped, 1,300 square-foot building are onsite.

### **Site History (from Phase I ESA completed by Barr and Associates, 2011):**

The site was formerly used as a gas station and auto repair facility for at least 51 years. The former service station was constructed some time prior to 1939. The station contains two bathrooms, a small customer service wing, and an automobile service wing on the north side. The shop wing of the service station contains two large steel doors for vehicular access. There is a dedicated parking area available on the north side of the Property over the location of the USTs. The entire Property outside of the station is paved with concrete.

The interviewees and records review revealed that initial development of the Property was for a gasoline service station some time prior to 1939. The Sanborn maps do not show a residence or other development at the Property as far back as 1903. The first identified business at the Property was the Mulach Filling Station from 1939-1944. Other named businesses operating the service station include the Anderson Station in 1955, Wolf Station in 1960, Bailey's Standard from 1965-1970, and Hank's Standard in 1975. A 1951 Sanborn map shows three apparent aboveground storage tanks (ASTs), though it is possible the figure actually depicts the three USTs known to exist at the Property. Sometime after 1975, Doyle Dunken purchased the Property and operated an automobile repair shop without gasoline sales until 1986. The current owner, Wayne Failoni, purchased the business and adjacent two-story commercial building to the south in December 1986. Mr. Failoni operated a business at his office out of the adjacent site, but never operated at the subject Property.

### **Nature of Threat to Public Health and Environment:**

There is one 200 to 300-gallon used oil UST located outside the south wall of the station, and three USTs of unknown capacity located outside the north wall of the station. The location of the former gasoline pump island remains visible outside the west wall of the station, though the pumps have been removed.

A Phase I Environmental Site Assessment was completed in February 2011. *Recognized Environmental Conditions* (typical indicators of soil and/or groundwater contamination) are as follows:

1. The historical operations at the Property that include a gasoline service station and automobile repair shop are considered RECs and require additional investigation due to the pump island, buried piping system, four USTs, and hydraulic lift, remnants of each which are still visible at the Property. The Site previously utilized a subsurface hydraulic lift that possibly utilized polychlorinated biphenyls (PCBs).
2. The thick, peeling paint coatings inside the service station structure are possibly lead-based paint.

A Phase II Environmental Site Assessment was completed in May 2011. *Recognized Environmental Conditions* (typical indicators of soil and/or groundwater contamination) are as follows:

1. The historical operations at the Property that include a gasoline service station and automobile repair shop are considered RECs and require additional investigation due to the pump island, buried piping system, four USTs, and hydraulic lift, remnants of each which are still visible at the Property. The Site previously utilized a subsurface hydraulic lift that possibly utilized polychlorinated biphenyls (PCBs).
2. The thick, peeling paint coatings inside the service station structure are possibly lead-based paint.

### **Cleanup Alternatives Explored:**

See attached Analysis of Brownfields Cleanup Alternatives (ABCA).

### **Community Background**

The Site is located in the Shaw Neighborhood, a densely residential with pockets of commercial activity. The neighborhood continues to see housing rehabs and the addition of new businesses.

A few demographics of the area (within a one-mile radius of the Site):

- Population: 20,475
- Housing Units: 11,533
- Average Household Income: \$56,638

### **Community Involvement**

A Community Meeting will be held September 11, 2012 at 4:00 p.m. at St. Louis Development Corporation. A notice of the meeting was placed on SLDC's website beginning August 23, 2012, and was published in the City Journal on August 28, 2012. The Public Comment period for environmental cleanup options will run from August 23 – September 17.

### **Administrative Record**

An Administrative Record will be compiled and maintained in the Information Repository at the offices of SLDC, 1520 Market Street, Suite 2000, St. Louis, MO 63103. 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.