

APPENDIX E

ENVIRONMENTAL CONSIDERATIONS

Environmental Contamination Site Assessment

Hennepin County conducted a Limited Phase 1 Environmental Site Assessment (ESA) of the Lowry Avenue corridor east of the Mississippi River in 2013. The ESA provides information regarding present and past land use and evaluated the potential for contamination of properties that abut Lowry Avenue or are located in the six intersection study areas.

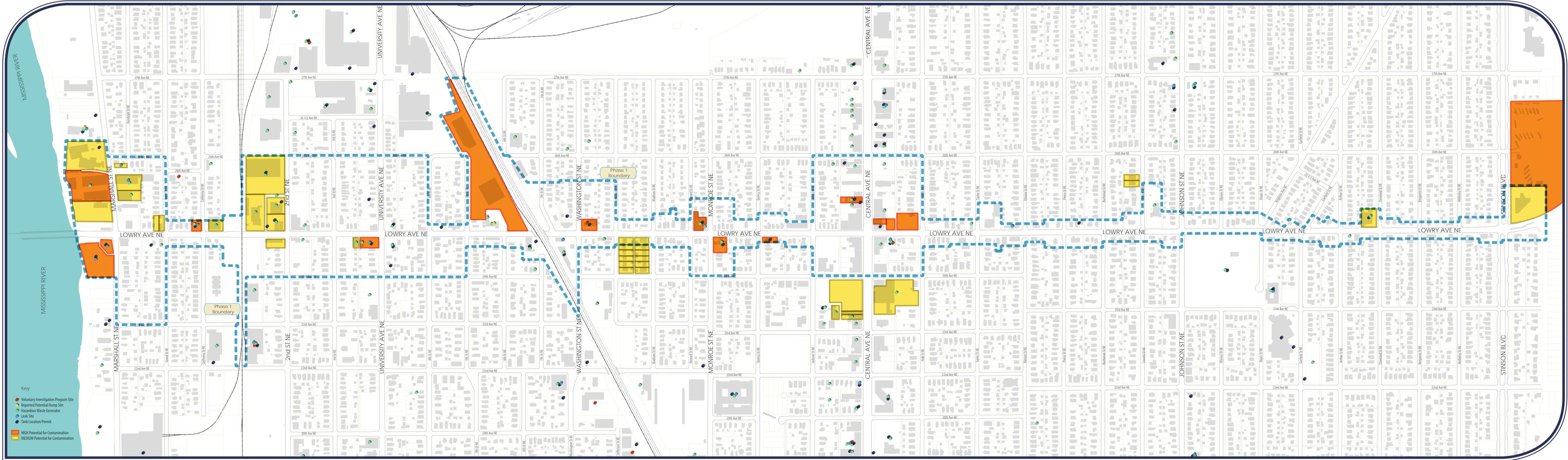
The Limited Phase 1 ESA used publically available data to identify known or suspected contamination from hazardous substances or petroleum use at properties within the corridor. Commercial properties are primarily near intersections with industrial properties concentrated near the Mississippi River and railroads. These properties were rated as having high, medium, or low potential for contamination. Factors considered in the rating include current site conditions, historical property use, and regulatory information.

The following ranking system was used to assign a risk to each individual parcel:

- Low potential for contamination sites are defined as smaller hazardous waste generators relating to businesses that are not related to vehicle repair activities and possibly some residences where small businesses also operated. There were 81 parcels with low potential for contamination identified in the corridor.
- Medium potential for contamination sites include all closed leaking underground storage tank (LUST) parcels, all parcels with underground storage tanks (USTs) or above ground storage tanks (ASTs) and all parcels with historical vehicle repair activities. There were 42 parcels with medium potential for contamination identified in the corridor.
- High potential for contamination sites include parcels with known contamination including active and inactive voluntary investigation and cleanup (VIC) involvement, state Superfund sites, dump sites, active LUST sites and historic or existing gasoline stations and industrial sites with likely large-scale chemical use on the premises. There were 20 parcels with high potential for contamination identified in the corridor.

Each property with potential for contamination was assigned an identification number and an informational sheet was created with a description of the current and historical use of the property and the type of potential contamination. It should be noted that the potential for contamination designations do not necessarily indicate the presence of contamination, only the potential.

A majority of the properties in the study area are residential. Residential properties and vacant properties with no previous industrial or commercial development were not individually reviewed and in the absence of additional information are not expected to present a significant contamination risk to the corridor. Parcel summary sheets were not prepared for these parcels and not discussed in the report.



- Key
- Voluntary Investigation Program Site
 - Reported Potential Dump Site
 - Hazardous Waste Generator
 - Leak Site
 - Tank Location/Permit
 - HIGH Potential for Contamination
 - MEDIUM Potential for Contamination

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