

Property Description Data

Map ID #

150

Environmental Issues: Current and historic scale house, historic railroads, active VIC investigation VP26150

Site Name: Scale House

Site Address: 420-430 S 61st Ave W (historic); no current address

Current Use: Scale house and gravel parking area

Photographs



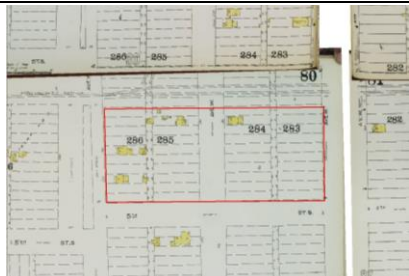
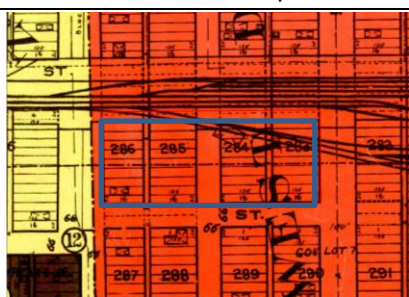
Looking northwest across the property from Waseca Street



2012 aerial photograph from Bing Maps

Historical Summary*






*No city directory listings were identified for the property.

Year	Use	Source (↑ North)
1892-1902	Five dwellings and associated garages are depicted at the property.	<div>Fire insurance map, historic plat map</div>  <div>1892 fire insurance map</div>
1924	The northeast portion of the property is occupied by a railroad and square-shaped structure, and the southwest portion of the property is occupied by a square-shaped structure. Remaining portions of the property are not depicted with structures.	<div>Historic plat map</div>  <div>1924 historic plat map</div>

Property Description Data

Map ID #


150

Year	Use	Source (↑ North)	
1939	The northeast portion of the property is developed with multiple railroads; several railcars are present at the property. Structures are not apparent at the property.	Aerial photograph	 <p>1939 aerial photograph</p>
1948-1963	Land use at the property remains unchanged, although a square-shaped structure is visible in the west-central portion of the property, and a railroad is present in the southwest portion of the property.	Aerial photographs, fire insurance map	 <p>1948 aerial photograph</p>
1966-1972	Land use at the property remains unchanged. Disturbed soil is present in the southern portion of the property.	Aerial photographs	 <p>1966 aerial photograph</p>
1980	Land use at the property appears relatively unchanged, although disturbed soil is apparent in the northeast portion of the property.	Aerial photograph	 <p>1980 aerial photograph</p>
1992-1997	An oblong-shaped driveway corresponding to the current driveway is present in the southern portion of the property.	Aerial photographs	 <p>1992 aerial photograph</p>

Property Description Data

Map ID #

150

Year	Use	Source (↑ North)	
2005-present	The property appears developed with existing features. Outdoor storage is apparent in the north half of the property on the 2005 aerial photograph.	Aerial photographs	
			2005 aerial photograph

Regulatory Review

The property was identified as the Hallett Dock Scalehouse (VP26150). A remarks log provided by the VIC program indicates that the property is used by the Hallet Dock Company as a scale facility to weigh trucks hauling bulk material from Hallett Dock #6. The property was also used for parking vehicles, and for storing containers and materials recycling (glass, cardboard, and plastic). Historically, the property was also used as a railcar weighing facility and is known to have had petroleum coke and coal materials handled on-site. Soil and groundwater testing was performed in the eastern portion of the property (Blocks 283 and 284) in October 2009; low levels of RCRA metals and PAHs were found in site soils, and PAHs were present in the groundwater at concentrations above the calculated Benzo(A)pyrene equivalent.

Further characterization of property conditions in the western portion of the property (Blocks 285 and 286) was deemed necessary following the completion of a Phase I ESA in April 2010, and a work plan was conveyed to the MPCA. A report was submitted by EPC to the MPCA (no report date was provided in the summary letter and Bay West was unable to obtain a copy of the report) summarizing the advancement of soil borings in this portion of the property. Five soil borings were advanced at the property in July 2010. Soil samples were collected from approximately 0–2 and 12–14 feet bgs, and were analyzed for VOCs, PAHs, and RCRA metals. Groundwater samples (no depth specified, although borings advanced at the property in 2009 encountered groundwater at 4–12 feet below grade) were collected and analyzed for VOCs and PAHs. The following results were identified:

- Arsenic was detected in one soil sample (HAL SB1) from 0–2 feet bgs at 23.4 mg/kg, exceeding the soil leaching (SLV) of 14.6 mg/kg and the Tier II Industrial soil reference value (SRV) of 20 mg/kg.
- PAHs were detected above the BaP equivalents criteria (0.05 µg/L) in the groundwater at levels up to 10.5 µg/L.

The MPCA approved the report on October 8, 2010, with the following comments:

1. In addition to the 23.4 mg/kg arsenic found during this investigation, arsenic was found at 39 mg/kg in sample MGP-7 from 0–3 feet bgs (from October 2009). These two exceedances are located within the Site's accessible soil zone (0–4 feet bgs) and will, therefore, require a response action for attainment of the requested No Further Action assurance. Prior to this work, a brief Response Action Plan detailing the proposed removal, disposal, and confirmation sampling activities should be forwarded to the MPCA VIC staff for review and approval. Confirmation sampling should follow the MPCA Site Characterization and Sampling Document, with an adequate number sidewall and bottom samples being analyzed for Arsenic.
2. The elevated levels of PAHs in the groundwater beneath the Site are similar to elevated PAHs in the groundwater associated area-wide with the SLRIDT Superfund Site. This finding will require the recording of an Environmental Covenant to disclose of the presence of the PAH-contaminated groundwater and to restrict the extraction of groundwater from the Site. The

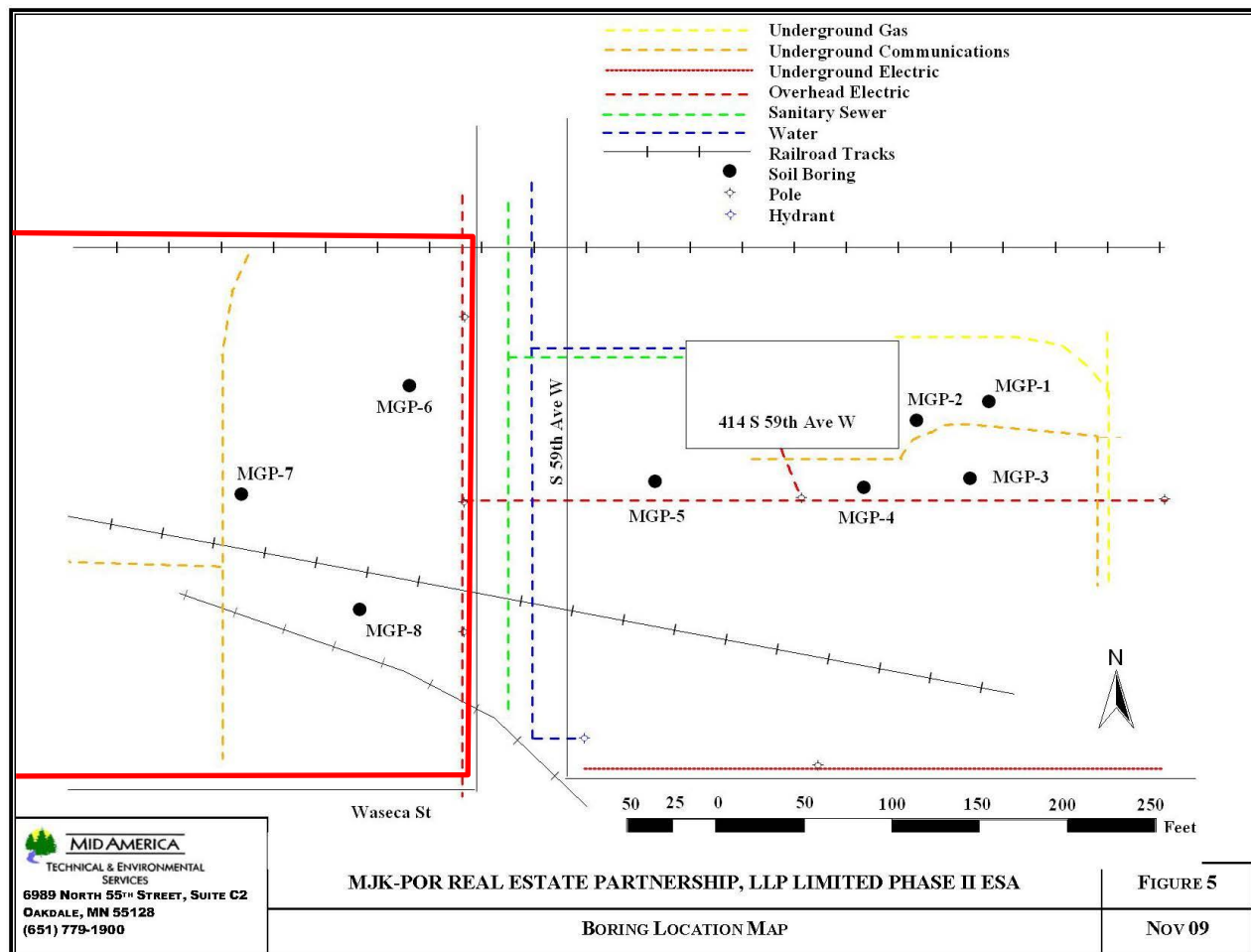
Property Description Data

Map ID #

150

side/downgradient SLRIDT Site maintains an Environmental Covenant to restrict groundwater use and has implemented a sediment cap beneath the lake bottom as the remedy to protect the surface water receptors.

Available information on the MPCA What's In My Neighborhood and VIC websites suggest a Response Action Plan was approved in November 2010, and that an Implementation Report Approval letter was issued on December 28, 2012. However, these files were not locatable by VIC staff. Current Institutional Controls exist in the form of an Environmental Covenant (issued on September 2, 2011) restricting soil disturbance and utilizing the property for industrial purposes. The VIC listing is presently listed as "active."



Land-Based Classifications Standards

Dimensions	Code	Classifications
Activity	3000	Industrial, manufacturing, and waste-related activities
Function	9900	Unclassifiable function
Structural Character	2600	Industrial buildings and structures
Site Development Character	6000	Developed site, with buildings
Ownership	1000	No constraints, private ownership

Property Description Data

Map ID #

150

Property Attributes

Category	Comments
PID	010-4500-05100, 010-4500-05420, 010-4500-05260, 010-4500-05100, 010-4500-05570, 010-4500-05410, 010-4500-05250, and 010-4500-05030
Legal Description	Block 283, 284, 285, 286 West Duluth 4th Division
Acres	3.35
Parking	Gravel parking/drive area on property
Topography	Level
FEMA Flood Zone	Zone C, areas of minimal flooding
Census Tract	158
Proximity to Highway Access	Within 0.51 mile of Interstate 35
Existing Buildings	One scale house constructed by 1948
Previous Investigation	Active VIC investigation VP26150