

Property Description Data

Map ID #

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Environmental Issues: Historic coal department, historic railroad and scale house, VIC site VP25800

Site Name: Warehouse Building

Site Address: 400–414 S 59th Ave W

Current Use: Warehouse building with no signs of previous uses

Photographs



Looking east across the property



2012 aerial photograph from Bing Maps





Historical Summary

Year	Use	Source (↑ North)
1892-1902	The western portion of the property is occupied by a square-shaped dwelling.	<div>Fire insurance map, historic plat map</div> <div> </div> <div>1892 fire insurance map</div>
1908	The residence previously noted in the western portion of the property is no longer present. A scale house is present in the northeast portion of the property.	<div>Fire insurance map</div> <div> </div> <div>1908 fire insurance map</div>

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Year	Use	Source (↑ North)	
1924-1949	No structures are depicted at the property, although several square-shaped features are visible at the property on aerial photographs suggestive of outdoor storage.	Aerial photographs, city directories, fire insurance map, historic plat map	 <p>1948 aerial photograph</p>
1951-1956	Land use at the property appears relatively unchanged, although city directories list the property as being occupied by the Pickands Mather & Co coal department.	Aerial photographs, city directories, fire insurance maps	 <p>1953 aerial photograph</p>
1961-1966	No structures are apparent at the property, although soil disturbance remains on-site. No city directory listings were identified for the property.	Aerial photographs, city directories	 <p>1966 aerial photograph</p>
1972-1991	The property appears to be used as an outdoor parking area in connection with the east adjoining property. No city directory listings were identified.	Aerial photographs, city directories	 <p>1980 aerial photograph</p>

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Year	Use	Source (↑ North)	
1992-2010	The property appears developed with a rectangular-shaped building corresponding to the current building. Unpaved parking areas surround the building. City directories indicate that the property is occupied by Howard Waste Paper.	Aerial photographs, city directories	
			2005 aerial photograph

Regulatory Review

This property was identified as Howard Waste Paper and MJK-POR Real Estate on the SPILLS, RECYCLERS, VIC, and RCRA-NLR databases. Limited regulatory information was provided for the SPILLS listing. However, the listing was reported in July 1992 in connection with a release of approximately 20 gallons of light fuel oil and diesel, and it was closed in January 1996.

Database information for the RECYCLERS database indicates that the facility accepts bulbs and lamp ballasts, glass, metals, and paper products.

Violations or enforcement actions were not listed in connection with the RCRA-NLR listing.

Regulatory information indicates that the property is associated with VIC listing VP25800. A summary of the MPCA file information is provided below.

VP25800

A Phase I Environmental Site Assessment (ESA), dated November 17, 2009, and prepared by Sheltertech Corporation, was conducted in connection with the potential purchase of the property. The Phase I identified multiple state permanent list of priorities (PLP) and VIC sites part of the St. Louis River/Interlake/Duluth Tar (SLRIDT) Superfund Site, which, based on their close proximity, presented a recognized environmental condition for the site. PAHs were first identified in the area in 1979 and a large area around the site was added to the National Priorities List in 1983. Based on their findings, Sheltertech recommended conducting a Phase II ESA to evaluate subsurface conditions at the site and to enroll the property in the VIC program if contamination was found.

A Limited Phase II ESA prepared by MidAmerica and dated November 17, 2009, notes that eight borings were advanced at the Site (five on-site, three to the west of S 59th Ave) on October 19, 2009, to depths ranging from 7 to 20 feet bgs. Soil samples were collected and analyzed for VOCs, PAHs, and RCRA metals, and groundwater samples were collected for VOCs and PAHs.

Based on the results of the investigation, MidAmerica provided the following conclusions:

- Carcinogenic PAHs were detected above the SLV and SRV in the soils of the Eastern Parcels;
- Arsenic and Benzene were detected above the SLV in the soils of the Eastern Parcels; and
- Carcinogenic PAHs were detected above the BaP criteria in the groundwater below the Properties.

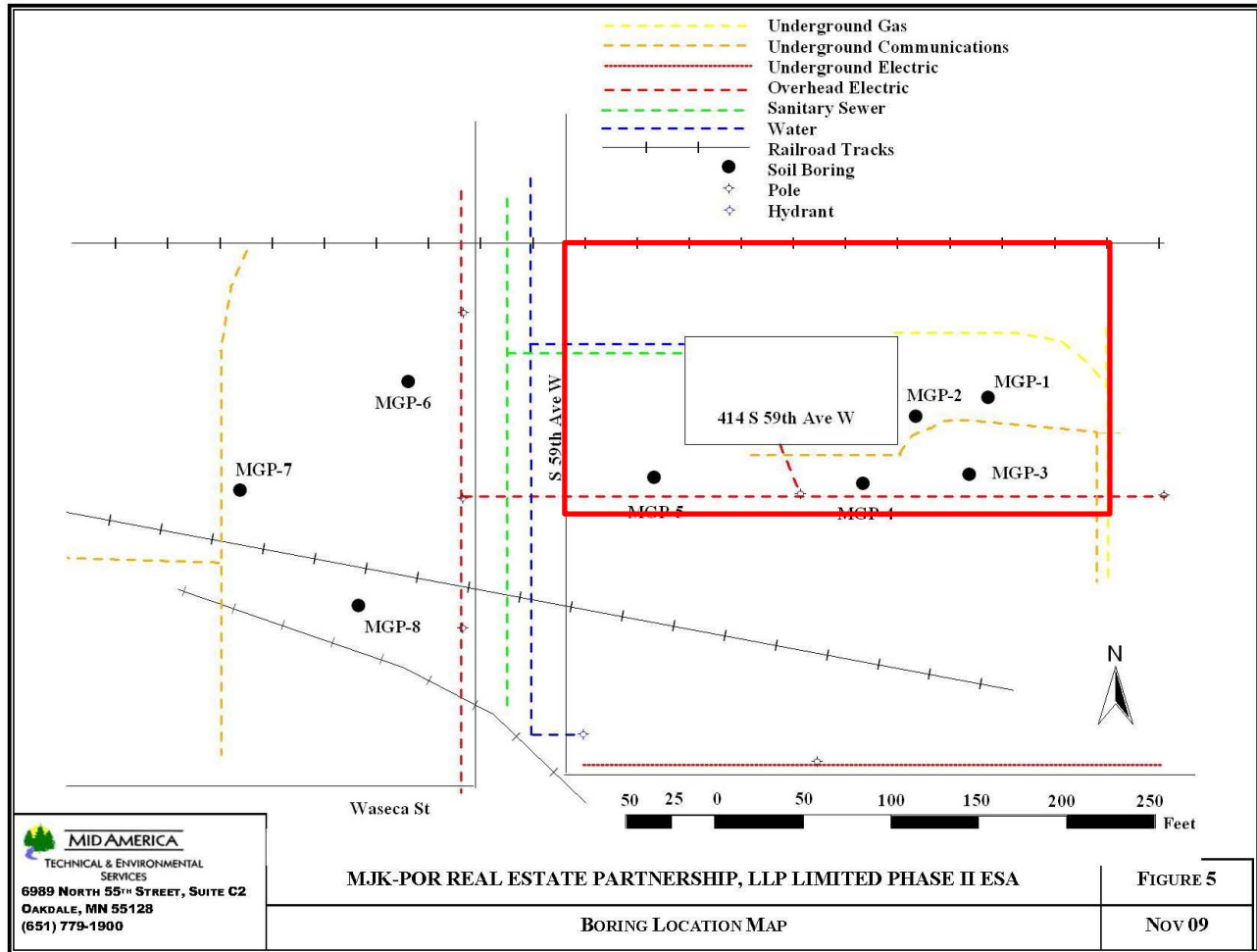
MidAmerica recommended that MJK-POR enroll in the VIC program to obtain a No Association Determination for soil contaminants (PAHs, arsenic, and benzene) and groundwater contaminants (PAHs).

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Based on the proposed actions of the property (purchase and operations and maintenance of the site as a bus storage area with fueling operations), the MPCA issued a No Association Determination letter for the property on December 15, 2009. The No Association Determination letter also indicates that an Environmental Covenant was recorded on the Site by Maurices Incorporated as a requirement of the SLRIDT superfund site prohibiting grading, excavation, boring, drilling, or construction, which would expose or disturb the contaminated subsurface of the site without providing prior notification and receiving written approval by the MPCA.



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 structures
Ownership	1000	No constraints, private ownership

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Property Attributes

Category	Comments
PID	010-4500-04775
Legal Description	Lot 00, Block 281, West Duluth 4th Division
Acres	0.51
Parking	Gravel parking areas throughout property
Topography	Level
FEMA Flood Zone	Zone C, areas of minimal flooding
Census Tract	158
Proximity to Highway Access	Within 0.53 mile of Interstate 35
Existing Buildings	One warehouse building constructed by 1992
Previous Investigation	VIC investigation VP25800, No Association Determination letter issued in 2009