Overcoming Redevelopment Obstacles for an Urban Residential Brownfields Site

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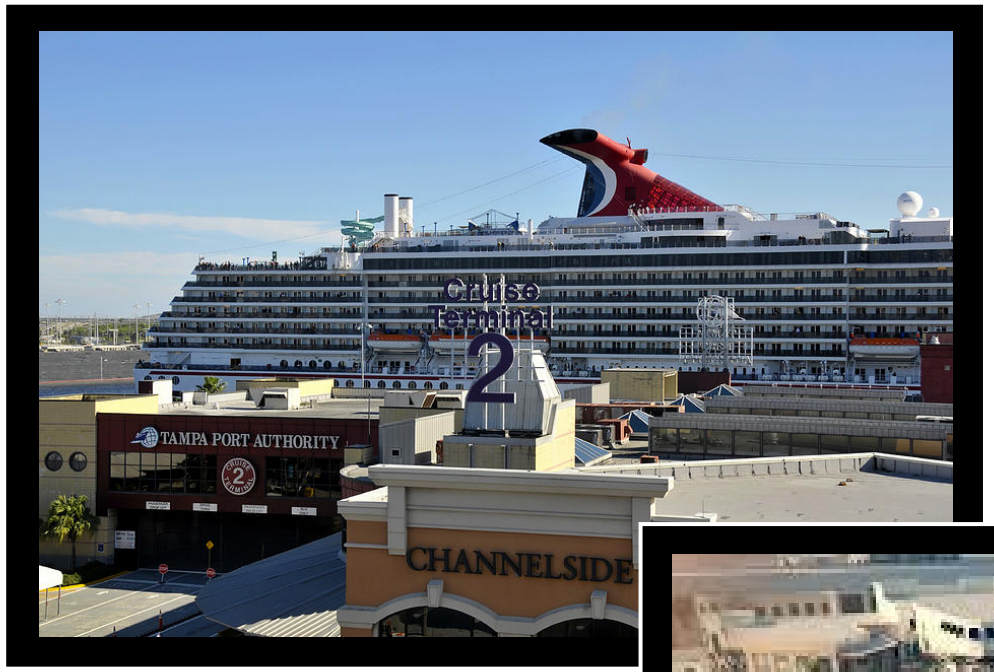
Florida's 2018 Brownfield Conference
Florida Brownfield Association
Daytona, Florida- October 2nd, 2018

Channelside District
Tampa, Florida



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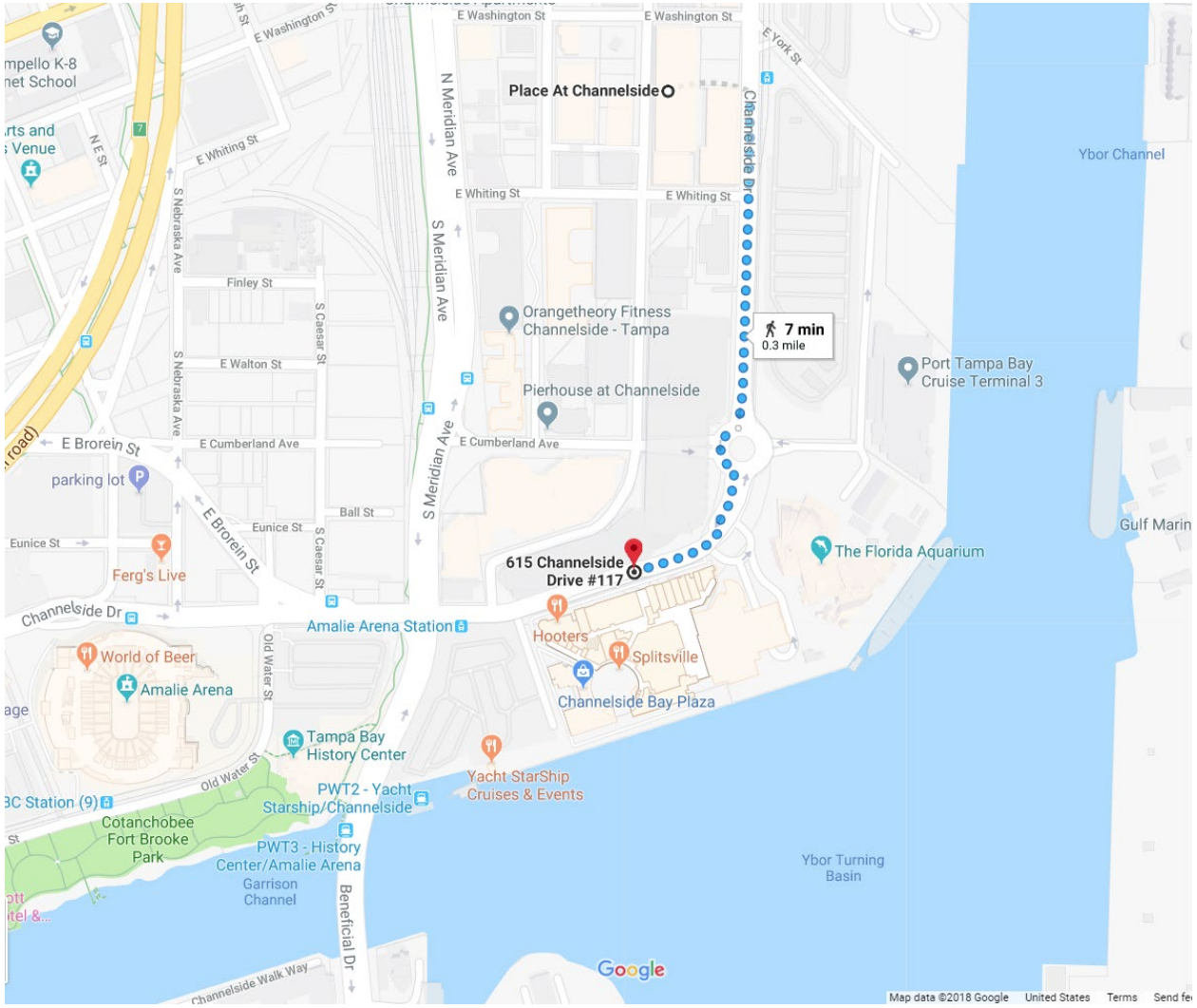
Former Commercial Parcel Within Walking Distance to Channelside District



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Historical Aerials

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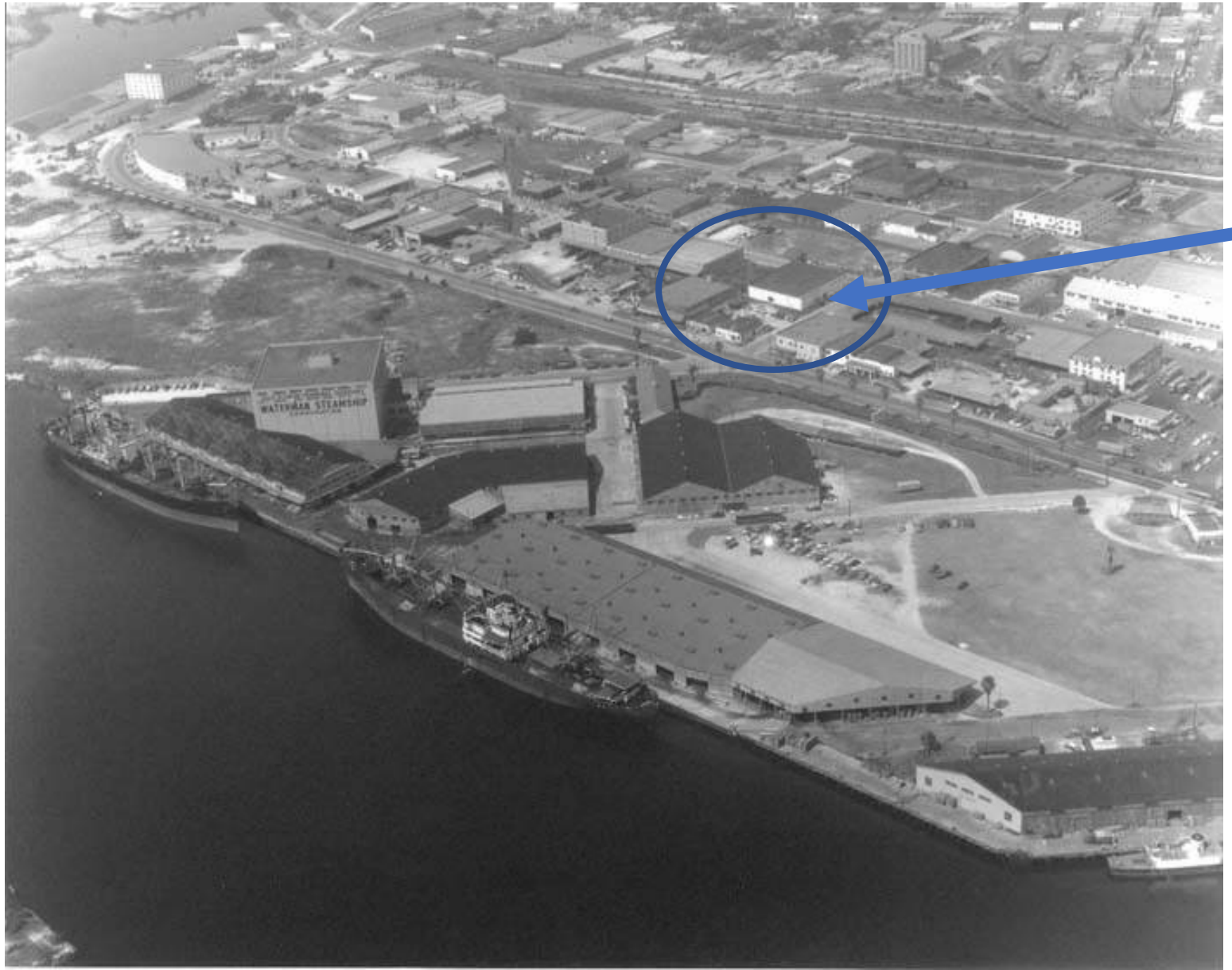
1956 – Southwest from Ybor Channel



The Site adjacent to Washington Street

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1956 – East toward Ybor Channel

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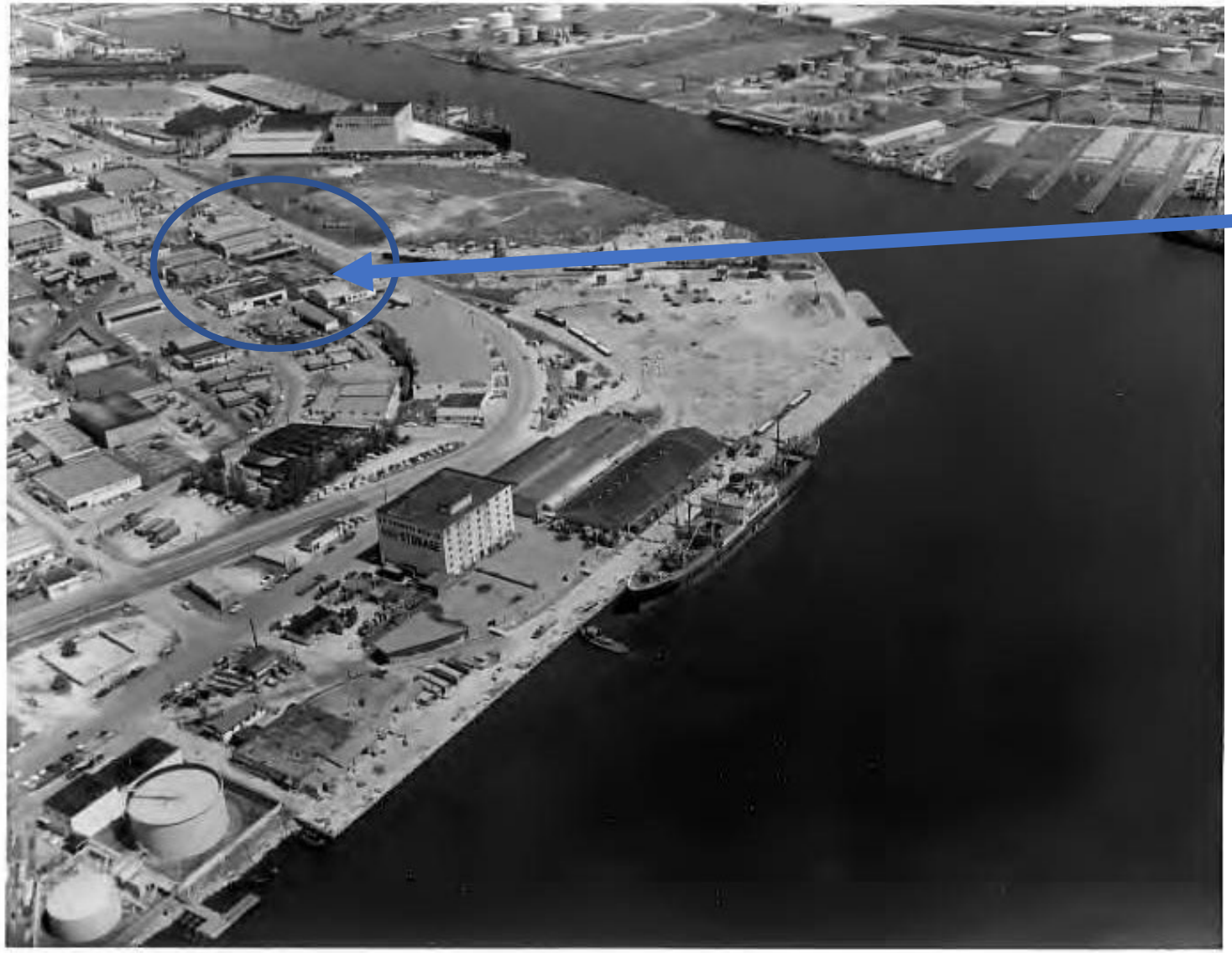
1957 – Northeast toward Ybor Channel



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Presentation Outline

- Site History
- Site Assessment
- Remediation
- Development
- Bankruptcy
- New Ownership and establishment as a Brownfields Site
- Additional Site Assessment
- Remedial Action Implementation
- Natural Attenuation Monitoring
- Site Closure

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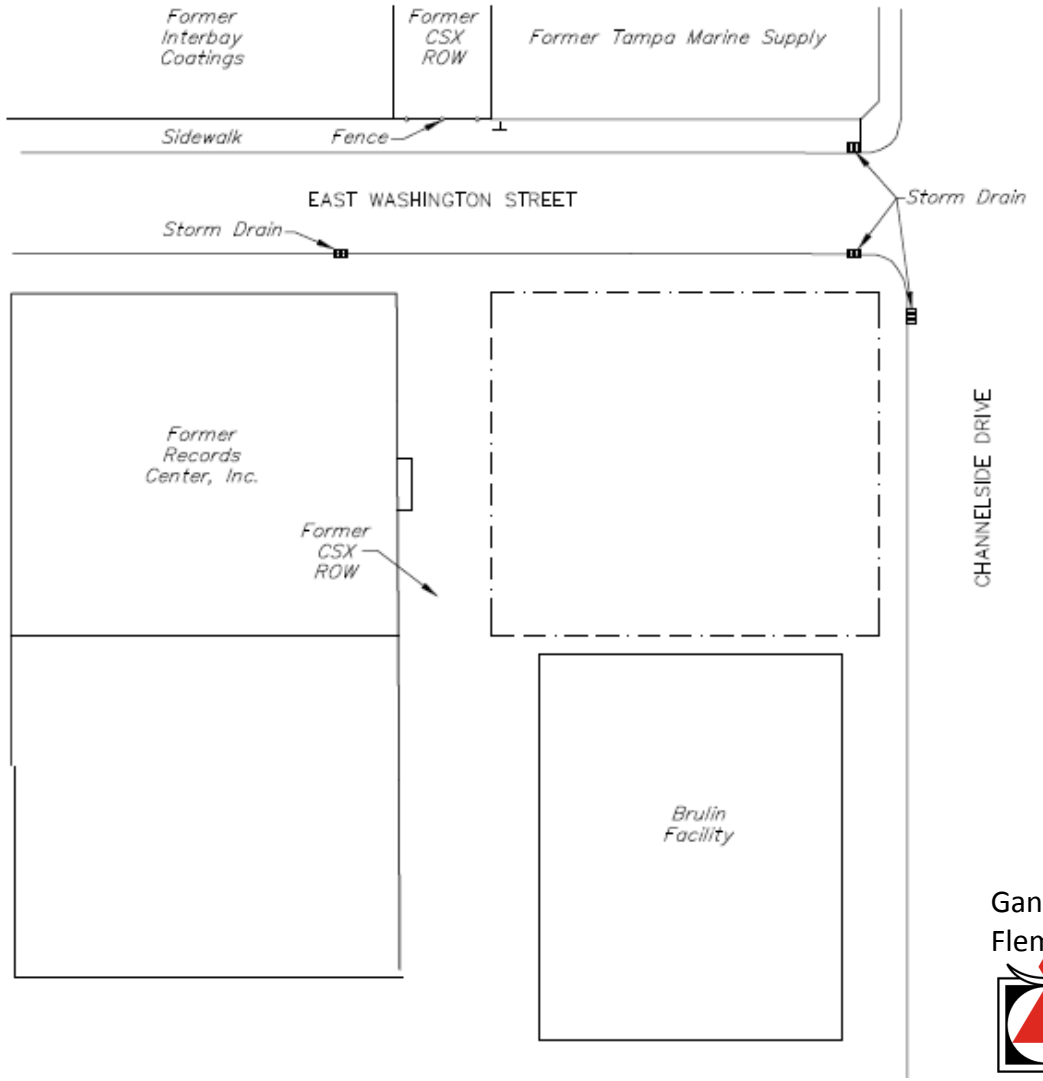
Site History

- Developed in late 1930s
- Aerials from our Phase I indicate originally a lumber yard
- Developed with two warehouse buildings (City of Tampa record storage, Brulin & Co.)
- Site historically involved with operations which stored and mixed regulated chemicals (Brulin & Co.)
- Adjacent Railroad Right-of-Way spur-removed prior to 2000
- Purchased for development by Key Developers in early 2000s



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Underground Storage Tank - 2004

- 500-gallon UST removed in 2004 (located south of Brulin Facility)
  - Stored heating oil
  - No petroleum impacts to soil or groundwater

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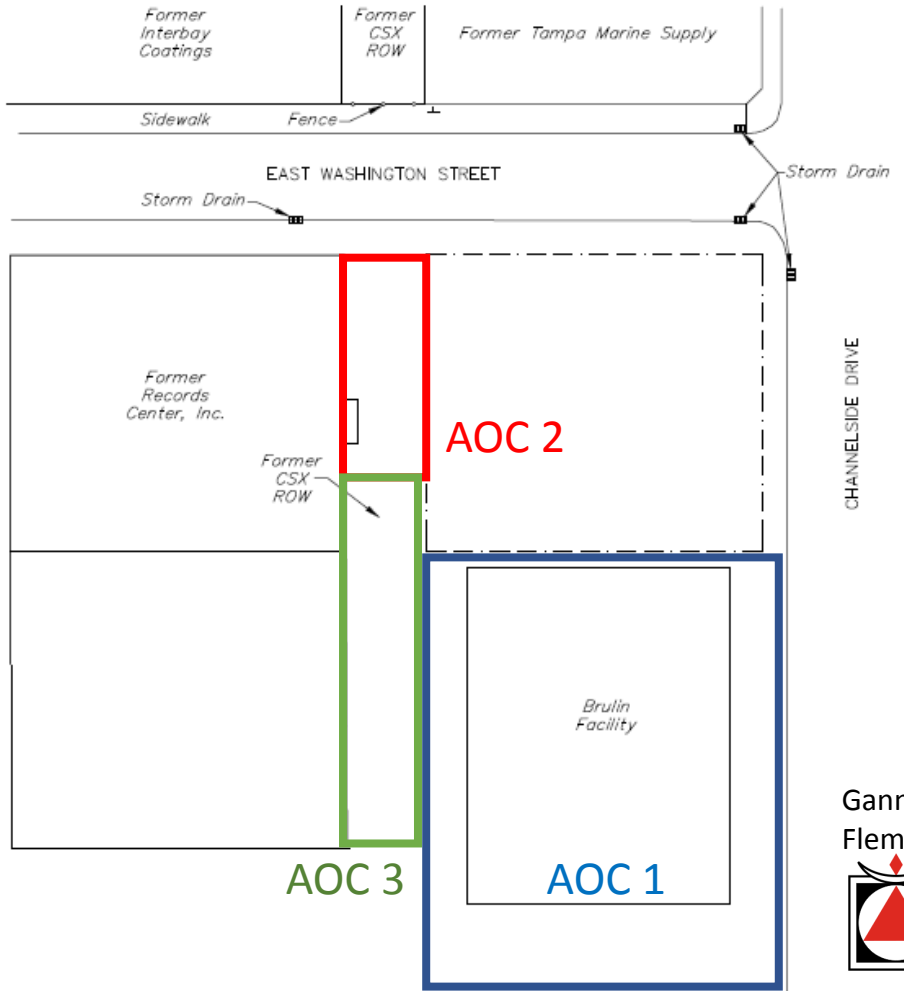
Site Assessment Performed in 2004 and 2005

- Three AOCs:
  - Soil and groundwater impacted around the former Brulin facility (AOC 1 and 2)
    -Chlorinated Solvents
  - Arsenic impacted soil in former railroad ROW (AOC 3)
- The vacant parcel in the northeast corner of the block is not part of the property.
- Redevelopment Obstacle – Impacts to soil and groundwater an impediment to residential development.



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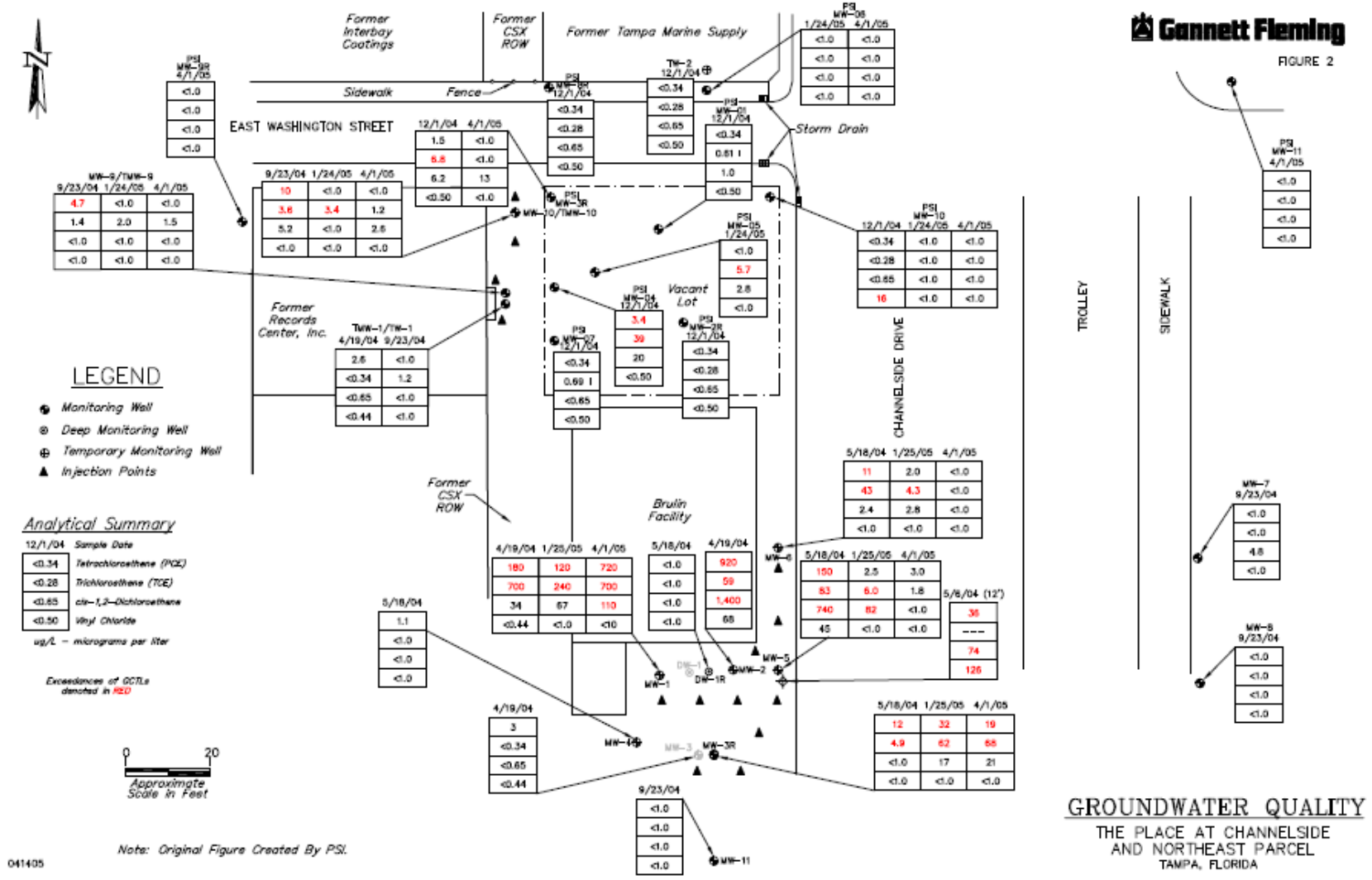
Groundwater Impacts



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Soil Impacts

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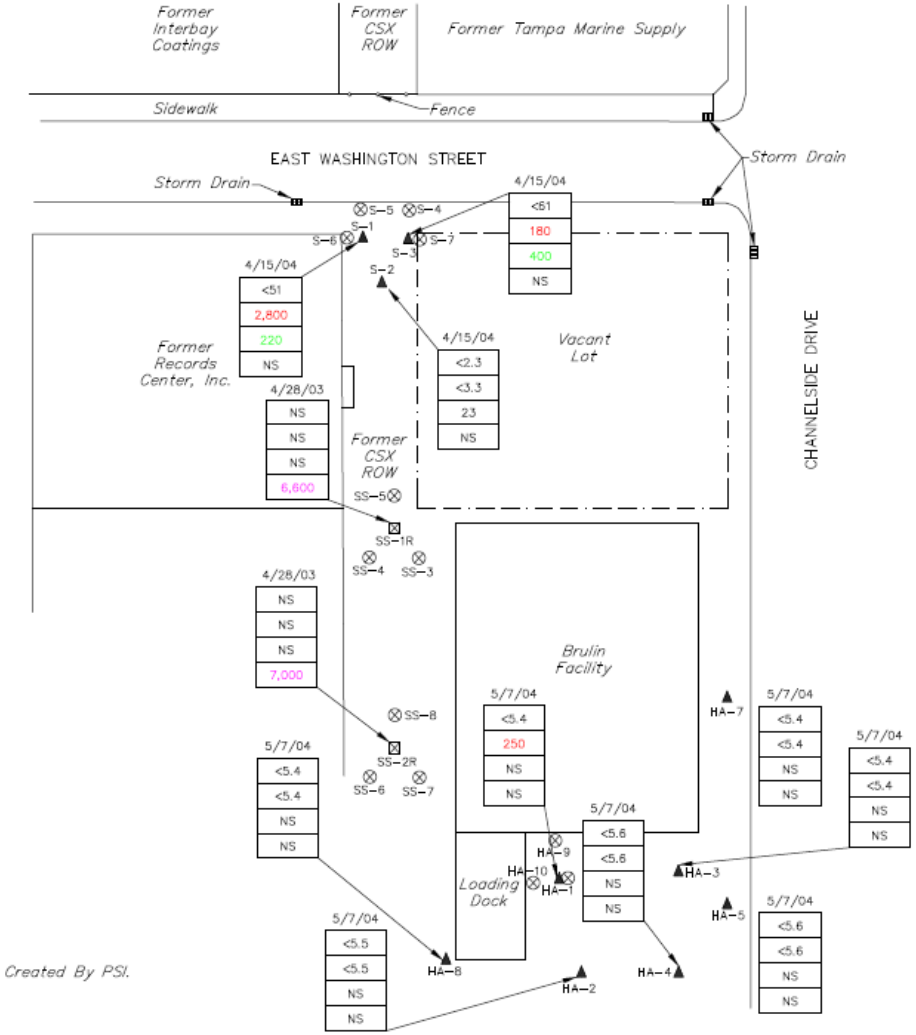
FIGURE 4



LEGEND

- Monitoring Well
- Deep Monitoring Well
- Soil Boring
- Surface Soil Sample
- Proposed Surface Soil Sample Location

Analytical Summary

4/15/04	Sample Date
<0.0054	Trichloroethene (TCE)
250	Tetrachloroethene (PCE)
220	Benzo (a) pyrene
6,600	Arsenic

All Concentrations In ug/Kg – micrograms per kilogram

Exceedances of SCTLs for Leachability Denoted In RED

Exceedances of Residential SCTLs Denoted In GREEN

Exceedances Of Residential And Industrial SCTLs Denoted In PURPLE

NS – Not Sampled For Constituent

Soil Samples S-1 To S-3 And HA-1 Collected From 0-2 FT. BLS

Soil Samples HA-2 To HA-8 Collected From 2-4 FT. BLS

Soil Samples SS-1 And SS-2 Collected From 0-1 FT. BLS

0 20

Approximate Scale in Feet

Note: Original Figure Created By PSI.

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SOIL ANALYTICAL SUMMARY
THE PLACE AT CHANNELSIDE
918-940 CHANNELSIDE DRIVE
TAMPA, FLORIDA

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Remediation in 2004 and 2005

- Perform pilot test to assess bioremediation to treat chlorinated solvent impacted soil and groundwater-AOC 1 and AOC 2

- Perform excavation of arsenic and chlorinated impacted soils-AOC 2 and AOC 3

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Pilot Test Plan and Implementation 2004/2005

- Prepare pilot test plan and submit to FDEP. Approved by FDEP in Fall 2004.

- Perform pilot test to assess bioremediation to treat chlorinated solvent impacted groundwater in AOC 1 and AOC 2.

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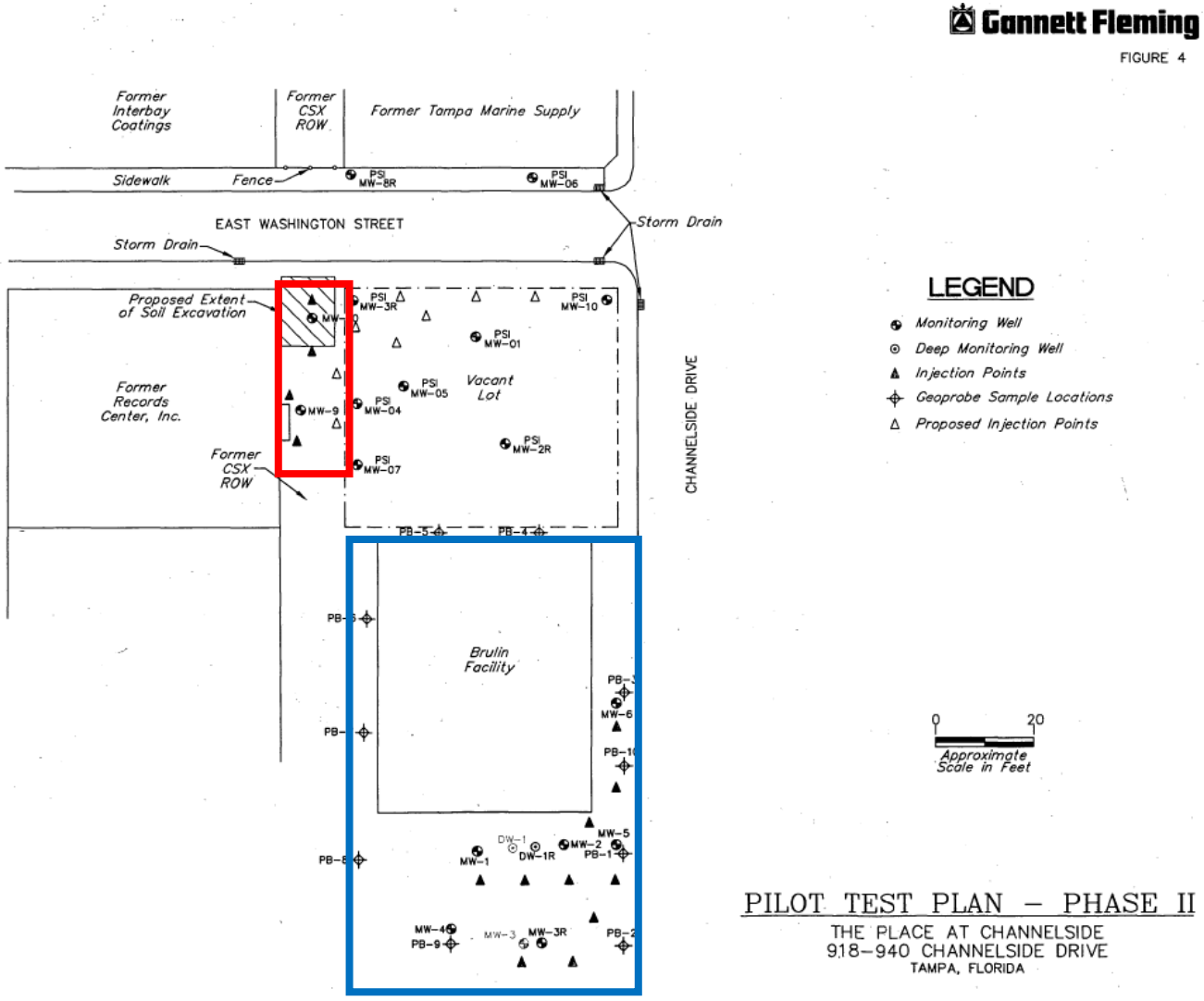
2004/2005 Bioremediation Pilot Test - CL-OUT

- CL-OUT is mixture of non-pathogenic bacteria and nutrients (dextrose)
- Treat AOC 1 and AOC 2
- 10 injection points at AOC 1 and 4 injection points at AOC 2



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Initial Site Remediation
2005 Excavation

- Perform excavation of arsenic impacted soil in AOC 3 and small volume of chlorinated solvent impacted soils in AOC 2.
- 1,147 tons of soil removed from former railroad ROW.
- Confirmation soil samples collected.
- Site backfilled with clean soil.

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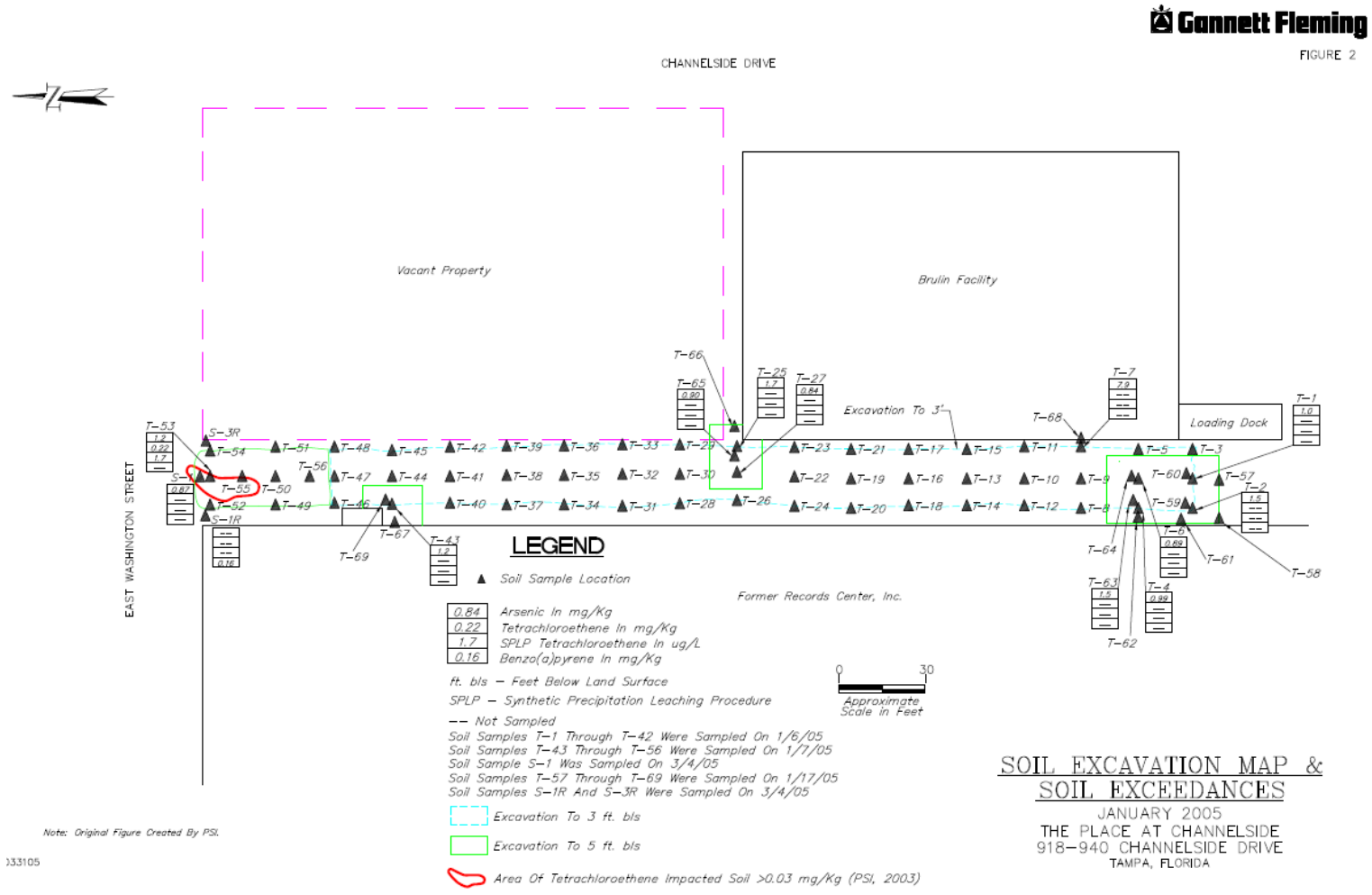
Excavation in January 2005 – AOC 3



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Post Excavation and Pilot Test Sampling

- Confirmatory soil samples collected in January 2005.
  - Confirmed arsenic impacted soil removed from the site.
- Perform groundwater monitoring in January, March, and April 2005.
- Remedial Action baseline sampling scheduled for May 2005. . .

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Remedial Action Baseline Sampling
May 2005

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Remedial Action Baseline Sampling
May 2005

Redevelopment Obstacle – There is a giant hole where our site used to be.

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The Place at Channelside Construction

- Developer had lender imposed deadlines that had to be met or liquidated damages would be levied.
- Construction excavation destroyed all monitoring wells on site.
- FDEP and developer came to agreement to postpone remedial action until construction was complete.
- Subsurface construction included driving piles; pouring footers; installing utility trenches, including electrical, gas, water, sewer and stormwater; and completing the parking garage.

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Construction Underway, 2005-2007

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The Place at Channelside

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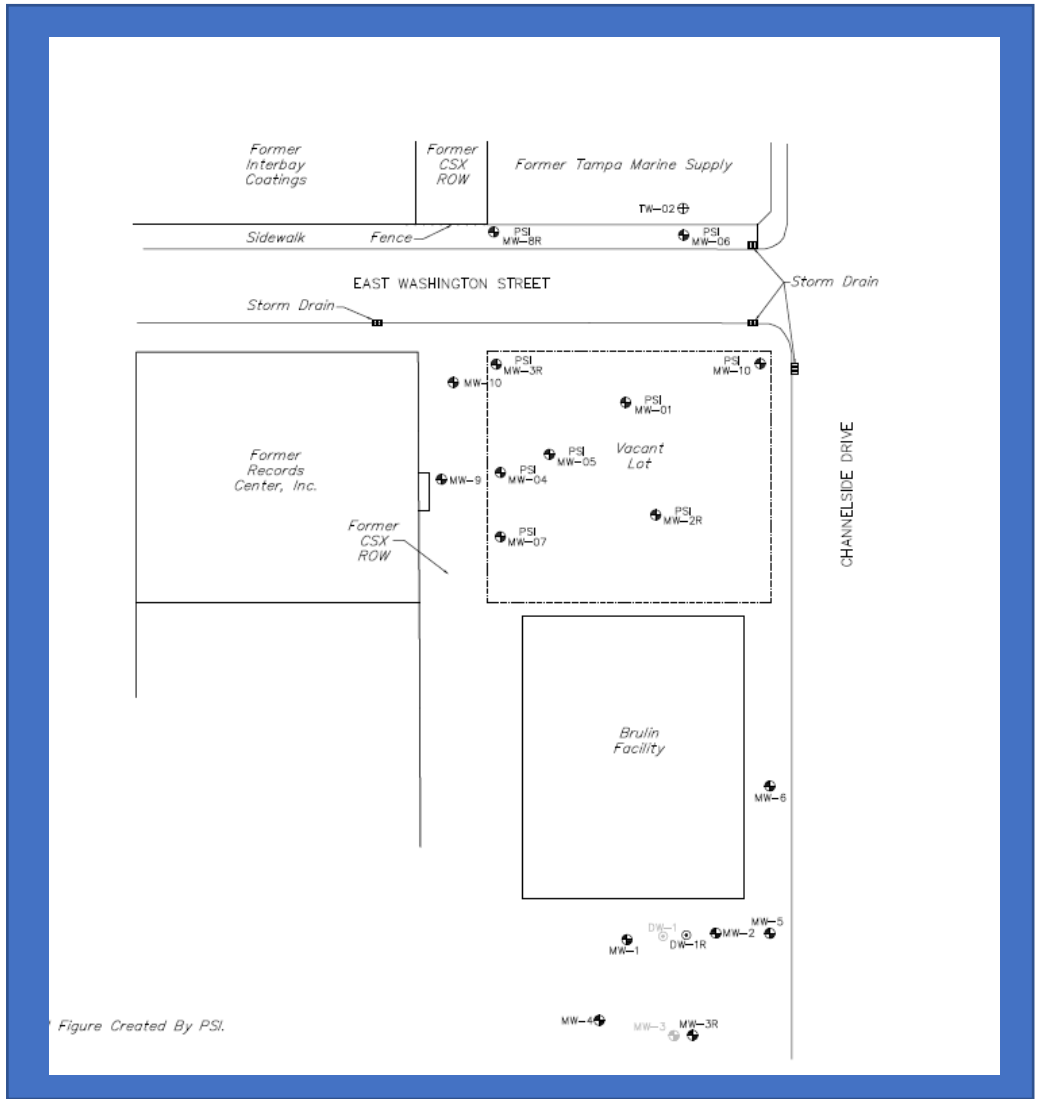
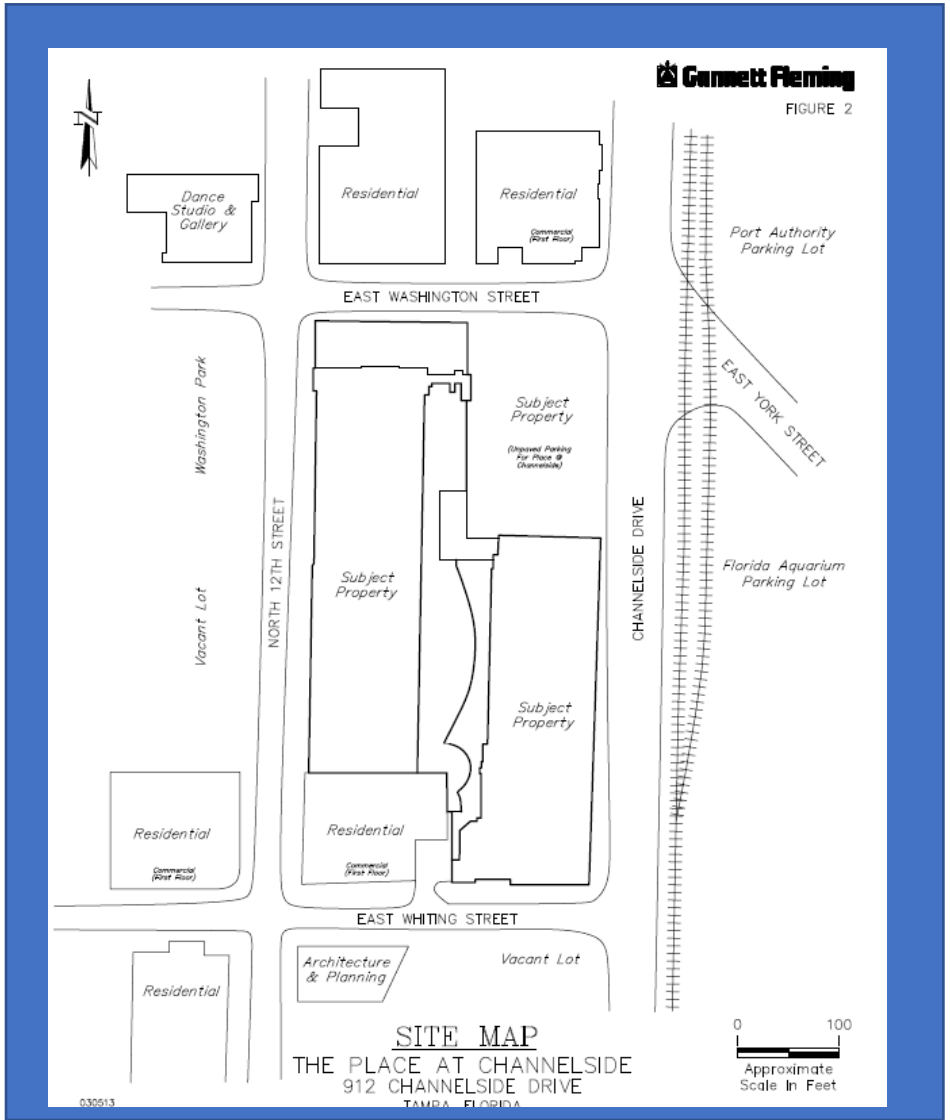
Site Redevelopment in 2005 to 2007

Site Map in 2004



Site Map in 2007



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Bankruptcy

- Redevelopment Obstacle - Previous developer filed Chapter 11 Bankruptcy in 2007.
- Remedial Action on hold until property sold out of Chapter 11.
- Purchased by Channelside Place, LLC in 2009 with the intent of entering the Brownfields Program.
- The Brownfields Program would offer tax credits, provide incentives and reduce liability to the new owner.

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Working as a Team With Regulators and the Client

- Working closely with property owner, their attorney, and FDEP to negotiate a Brownfield Site Rehabilitation Agreement (BSRA)- 2009.

- Reached agreement with FDEP to complete assessment and remediation work in conjunction with additional construction (commercial buildout).

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Back in Business - 2009
New Development = New Challenges

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The underground parking garage.

- Underground, but has overhead utilities.
- Very limited room for equipment.
- Ceiling and floor are poured concrete that is several feet thick.
- Concrete pillars are set on footers several feet thick.
- Redevelopment obstacle – Everything is in the way to complete remediation.

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Stormwater inlet

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Electrical service cabinet

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Electrical meter room

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Electrical service running under the parking garage.

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Pump and piping for water service

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Monitoring well in the parking garage.

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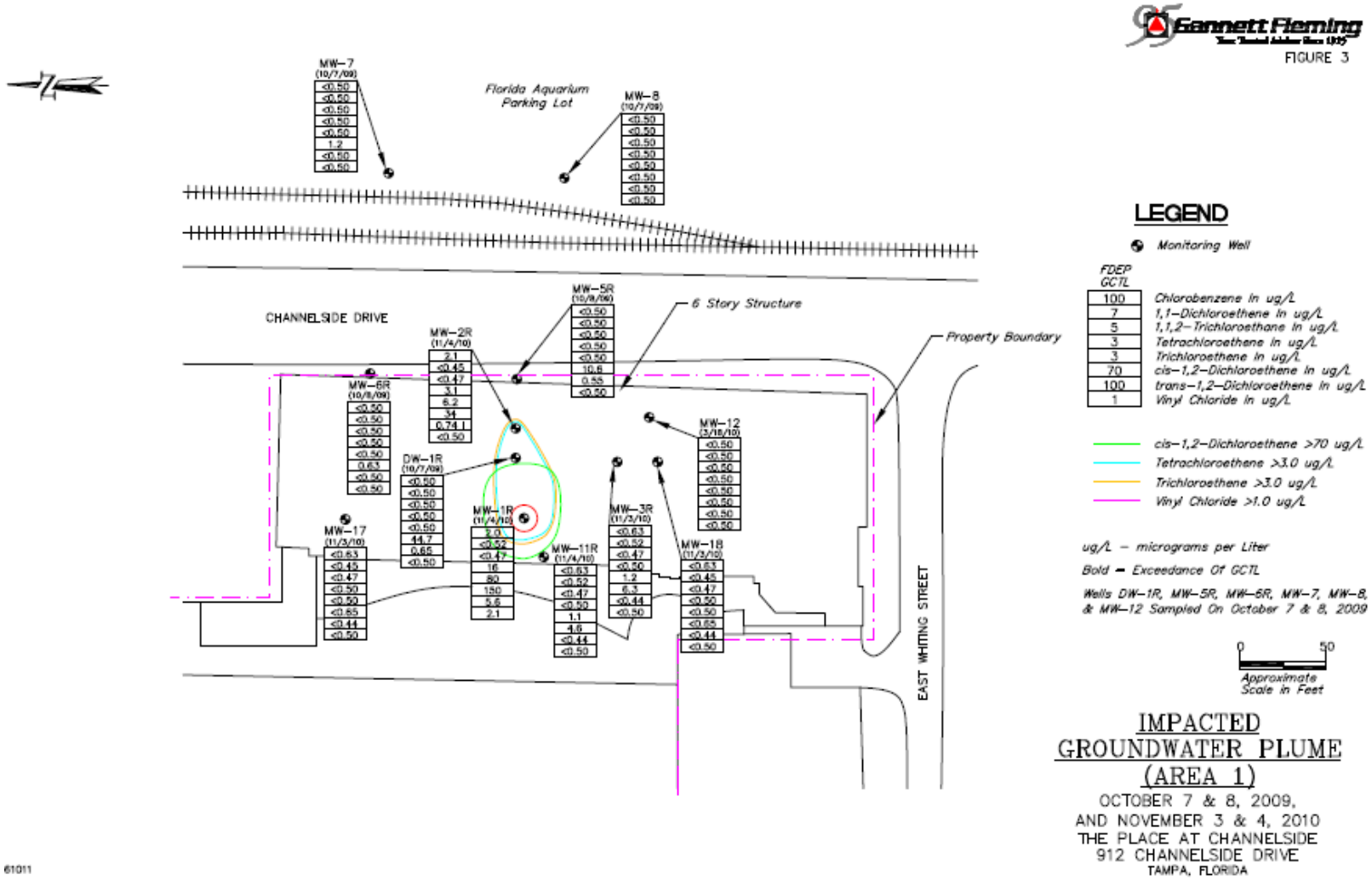
Site Assessment Work 2009 and 2010

- Confirmation soil sampling performed.
- Minimal amount of soil impacted above residential SCTL by chlorinated solvents at the smear zone.
- Impacted groundwater remained at the site in the shallow zone above NADC in AOC 1 and above GCTL in AOC 2 (next slide).



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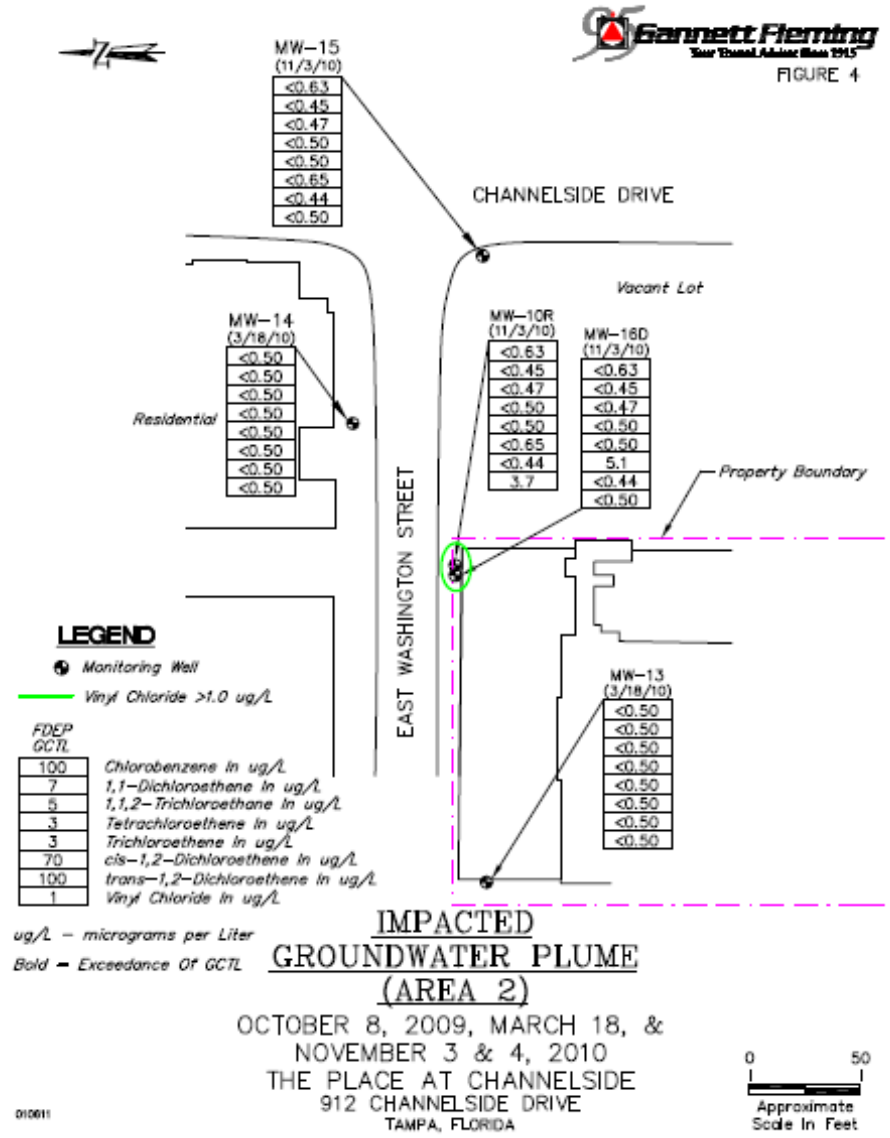
Impacted Groundwater at AOC 2



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Remedial Action Plan-2011

- FDEP approved in 2012
- Remedial Action Plan
  - Monitoring Natural Attenuation (AOC 2)
  - Additional bioremediation of chlorinated solvent impacted groundwater (AOC 1).

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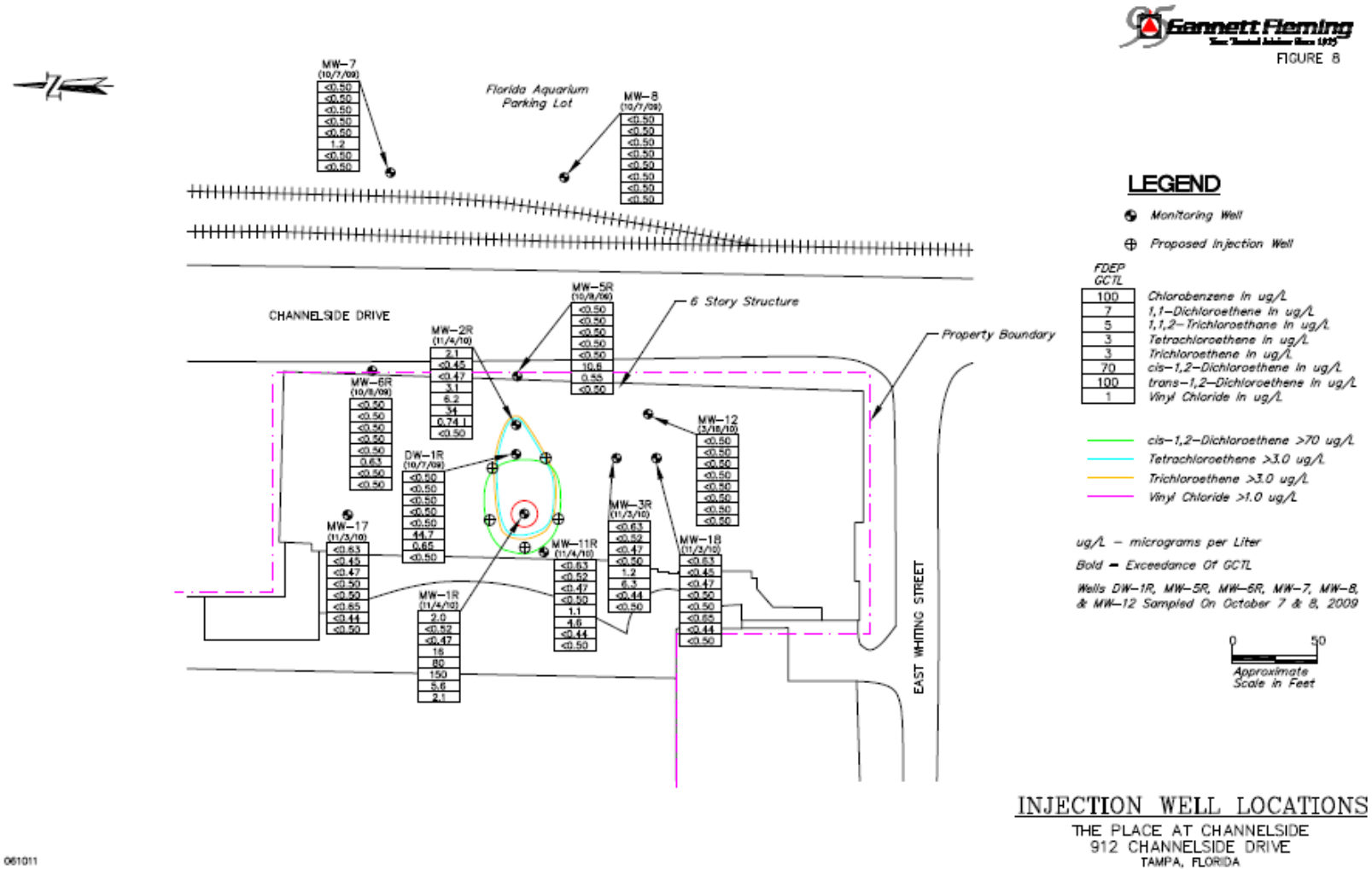
Additional Bioremediation at AOC 1 June and September 2012

- Owner's management wanted RMO-I closure.
- Remediation of some locations under the parking garage was determined to not be economically practical.
- Owner and FDEP agreed to RMO-II closure.



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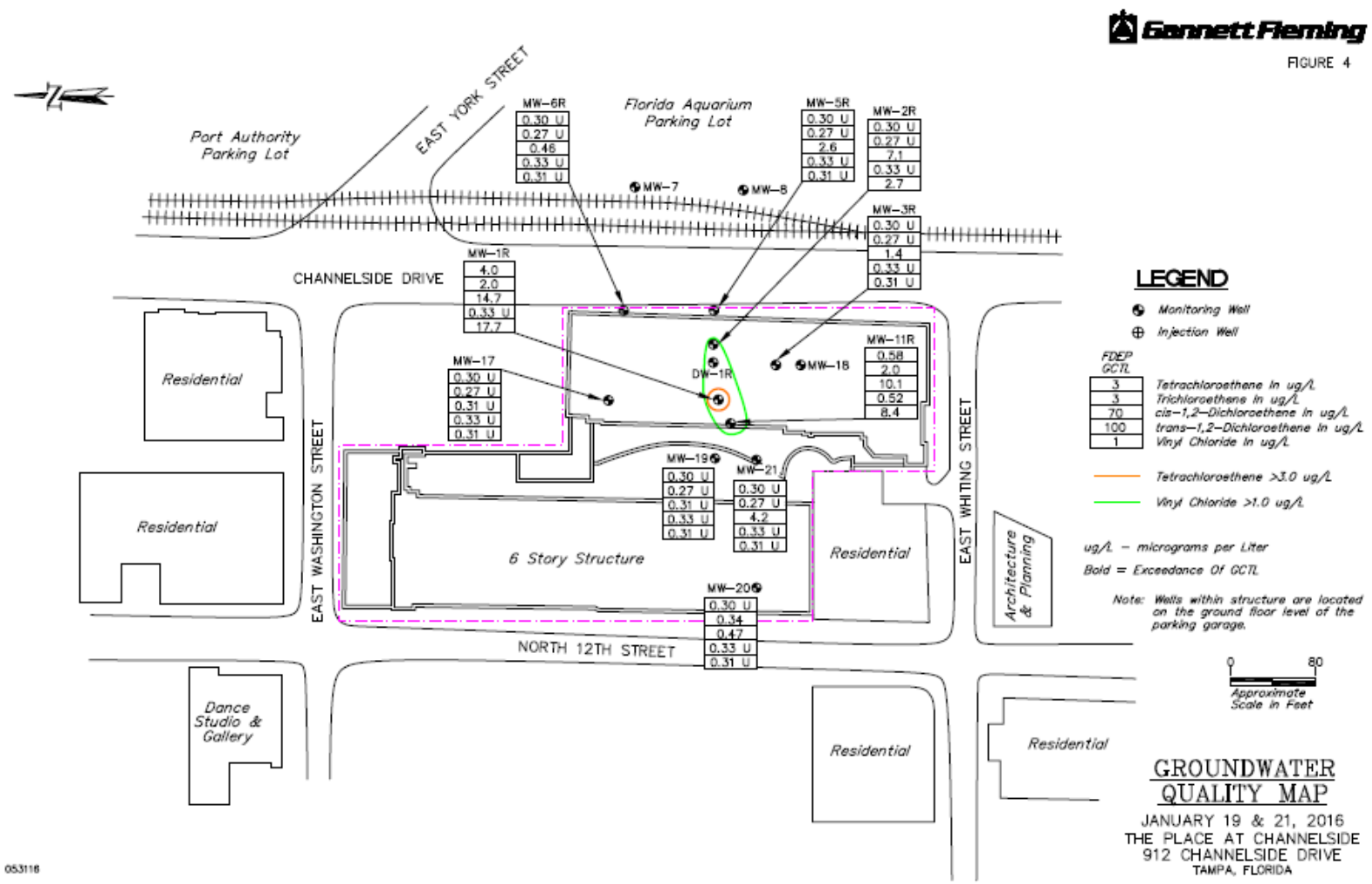
Natural Attenuation Monitoring 2013-2016

- NAM completed at AOC 2
- No Further Action for AOC 2 (December 2013)
- 6 quarters of NAM performed at AOC 1



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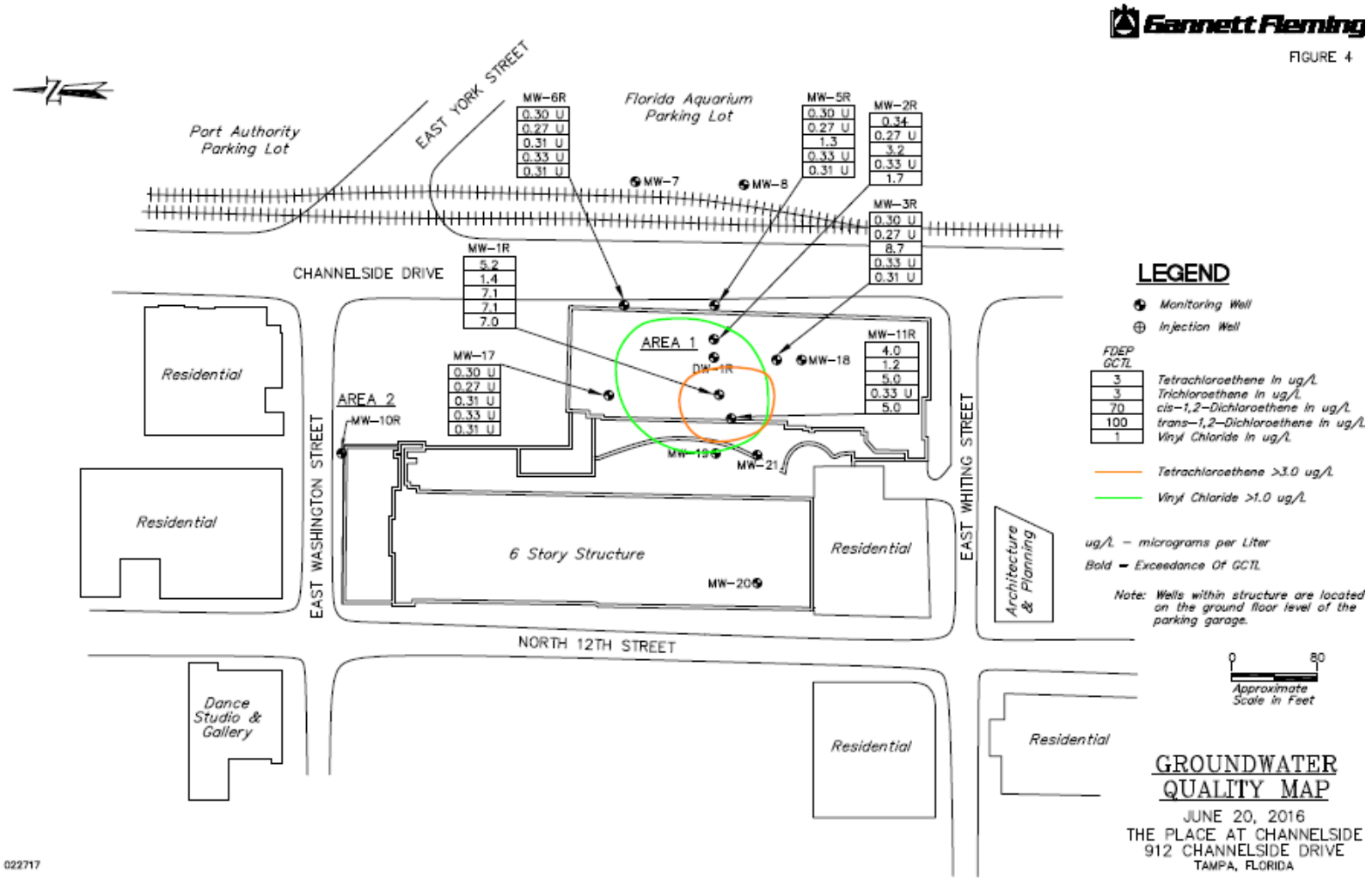
Site Closure With Institutional Controls
RMO II - 2017



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Notifications to Residents of Condominium

- The owner wanted to streamline the process.
- Eight-story high rise residential condominium with businesses.
- Use message board in community center to notify hundreds of residents at The Place at Channelside.
- Public notification given by newspaper.

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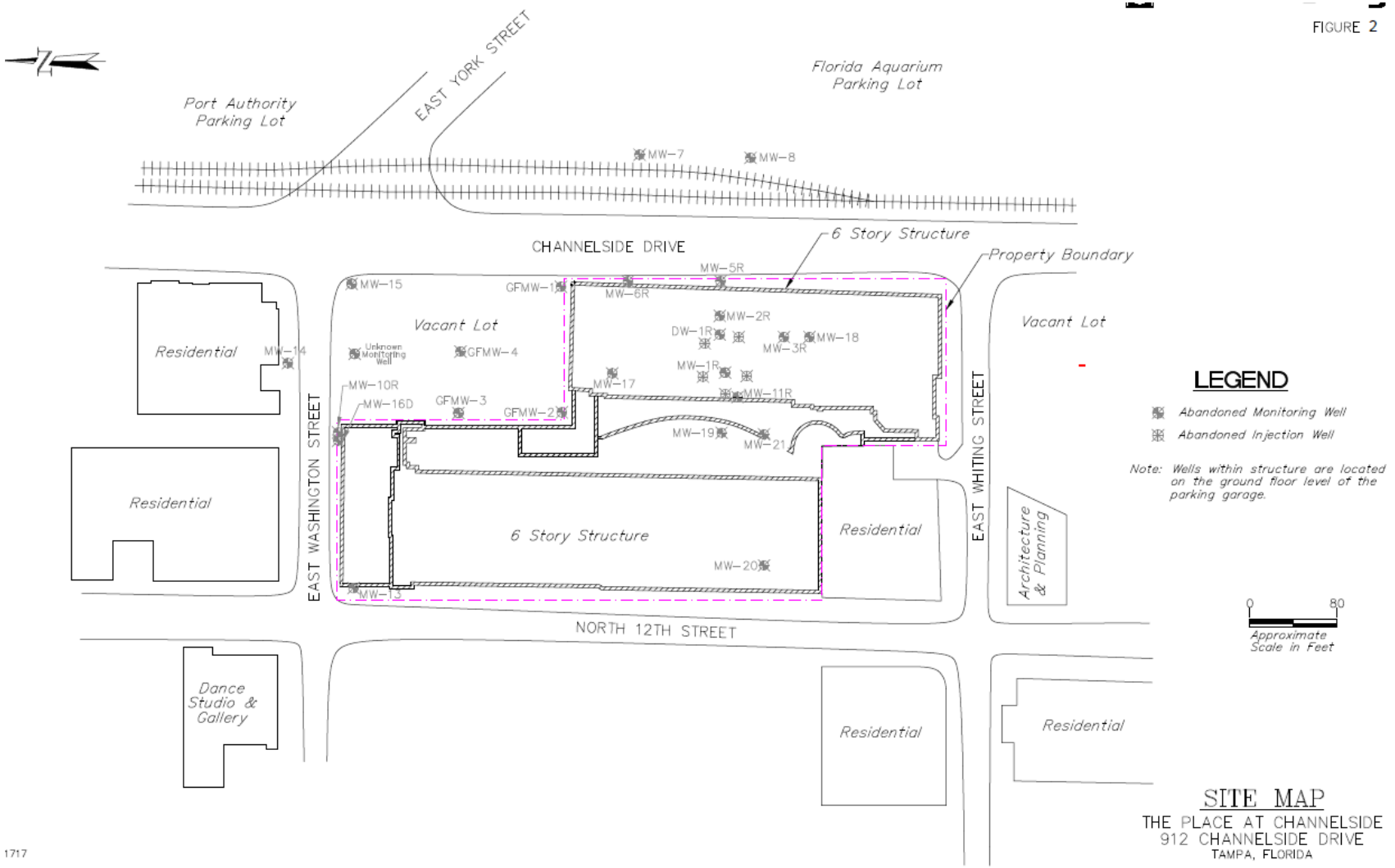
Site Rehabilitation Completion Order October 2017

- Well abandonment activities completed in November 2017



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The Place at Channelside

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Bamboozle Tea Lounge

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Duckweed Urban Grocery

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The Modern Paws

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Any Questions?

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