

## Brownfields Projects not Immune to Economic Downturn

Tough economic times have befallen the former ABC Auto Salvage Site in North Providence, RI. Developers Kevin O’Sullivan and Ed Imondi had retained Lake Shore Environmental in 2005 to evaluate the extent of contamination at this heavily degraded site and recommend cleanup alternatives that would match their timeframe and budget. Unfortunately, shortly after LSE oversaw the successful cleanup of this 4-acre property to residential standards and received a Letter of Compliance from RIDEM, the condominium market tanked forcing the developers to change plans. Another well-known Providence development firm is currently in the process of seeking a zoning change to build a grocery store at the property.

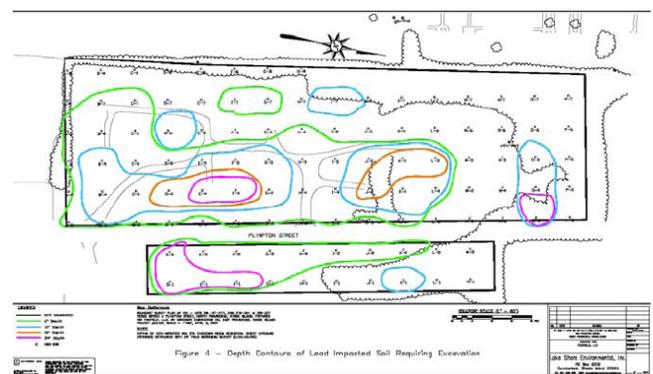


Conditions at ABC Auto Prior to Remedial Investigations

In order to quickly characterize lead and petroleum contamination in 3-D over the entire property, LSE utilized interactive field screening tools including an X-ray fluorescence analyzer (XRF) and PetroFlag. This information allowed LSE to calculate the

volume of contaminated soil (estimated at 6,500 cubic yards) that would require excavation and off-site recycling, thereby allowing the developers to assess the financial viability of the project. LSE’s investigations had to be coordinated with on-going auto salvage operations which presented special challenges. During the course of subsurface investigations, LSE also identified two abandoned underground storage tanks, a cesspool and two plumes of petroleum-contaminated groundwater that presented additional challenges due to the Site’s GA Groundwater Classification.

Over a six-week period in 2006, LSE utilized the XRF analyzer to direct the contractor’s operator as to where and how deep the impacted soil remained. XRF field data correlated closely with confirmatory lab results attesting to the accuracy of LSE’s field screening methods.



Site Map Showing Depth of Lead Concentrations

LSE systematically oversaw the management of a total of 4,480 cubic yards of soil that was hauled off-site for recycling as landfill cover material.

LSE summarized its subsurface investigations in a SIR and proposed remedial alternatives in a Remedial Action Work Plan that was quickly approved by RIDEM.

From the beginning of Site investigations to RIDEM-approved Site closure, LSE achieved residential cleanup standards and unrestricted use in 19 months.



**Scraping of surficial soil impacted by lead at ABC Auto**

Unfortunately, the delays related to the numerous other municipal and state approvals required for a project of this size pushed the original development plans into these unfavorable economic times. The good news is that the original developers can now market this property as an unrestricted parcel unencumbered by environmental concerns.