



# SUMMARY OF ENVIRONMENTAL SITE ASSESSMENT PHASE ONE - TECHNICAL MEMORANDUM

---

**Date:** May 2016

---

**PREPARED FOR:**

Federal Transit Administration  
Region VI  
819 Taylor Street, Room 14A02  
Fort Worth, TX 76102

**PREPARED BY:**

City of Baton Rouge-  
Parish of East Baton Rouge  
222 St. Louis Street  
Baton Rouge, LA 70802

and

HNTB Corporation  
10000 Perkins Rowe, #640  
Baton Rouge, LA 70810

## INTRODUCTION

An Environmental Site Assessment Phase One (ESAP1) Technical Memorandum was prepared for the TramLinkBR Streetcar project (Project). The ESAP1 is for the Locally Preferred Alternative (LPA), including the alignment; stop locations; Operation and Maintenance Facility (OMF) site options; and traction power substation (TPSS) site options located in Baton Rouge, Louisiana.

The Project would require permanent real estate acquisitions to accommodate the OMF and potentially for some TPSS locations. Excavation activities are anticipated for the streetcar track, stop platforms, overhead contact system (OCS), and OMF and TPSS locations. Anticipated excavation depths range from approximately 2 to 3 feet for track bed construction. Excavation depth for stop platforms would range from approximately 2.5 to 3.5 feet. Anticipated excavation depths of approximately 12 to 25 feet for OCS poles with a 3 foot diameter drilled shaft foundation. Anticipated excavation depths for TPSS sites are approximately 3 to 4 feet. Excavation activities at OMF sites will vary depending on site conditions.

## SCOPE OF WORK

The ESAP1 was performed on the project footprint in general accordance with the American Society of Testing and Materials (ASTM) Standard E1527-13 modified to accommodate conditions in an urban corridor containing numerous property owners adjacent to the right of way. The lateral extent of the footprint will be defined as back of sidewalk to back of sidewalk, or from edge of road to edge of road if there are no sidewalks along the LPA alignment and stop locations, and private parcels for the OMF and TPSS locations. The ESAP1 includes the following tasks:

- Review Preliminary Project Information;
- Environmental Database Review;
- Field Reconnaissance;
- Historical Land Use Information; and
- Interviews.

## SUMMARY OF FINDINGS – MAINLINE AND STOP LOCATIONS

The ESAP1 revealed the following 14 identified adjacent Recognized Environmental Condition (RECs), one adjacent Controlled REC (CREC), and one adjacent Historic REC (HREC). The assessment also revealed the presence of five Non-REC sites, determined based on Louisiana Department of Environmental Quality (LDEQ) electronic file reviews. The Non-REC sites do not need further environmental studies (i.e., clean tank closures). Table 1 summarizes recommendations for future work.

<b>Table 1 - Mainline and Stop Locations</b>			
<b>Site #</b>	<b>Site Name and Address</b>	<b>Recommended Future Work</b>	<b>Opinion</b>
9	Chevron Food Mart 510 St. Ferdinand St.	A <b>Phase II ESA is warranted</b> due to some residual petroleum contamination on-site, the historic petroleum spill (9/1990), and the fact that several violations and enforcement correspondences were noted within the file that pertains to the newer petroleum system.	REC
10	Pelican Nest Learning & Resource Center 2750 Nicholson Dr.	A <b>Phase II ESA is warranted</b> due to the impacted groundwater that is likely present within the Nicholson Drive corridor, based on groundwater plume. Current constraints on the property require the site to be developed for industrial uses only.	CREC
13	Cracker Barrel #3 3135 Nicholson Dr.	A <b>Phase II ESA is warranted</b> due to missing and unclear information within the <i>Underground Storage Tank (UST) Closure/Assessment Report</i> . In addition, 2,300 gallons of contaminated groundwater were removed from the site; residual groundwater contamination may remain.	REC
14	Coterie Builders, Inc. 1429-1435 Nicholson Dr.	A <b>Phase II ESA is not warranted</b> since laboratory confirmation soil samples were below the detection limits, which indicates a “clean” closure.	Non-REC
19	Lunar Graphics, Inc. 655 S. Ferdinand St.	A <b>Phase II ESA is warranted</b> since a “Filling Station” was noted on the 1969 and 1951 historic fire insurance maps and the site is not listed on typical environmental databases. With no further available information, it is unknown if the underground storage tanks (USTs) have been removed.	REC
24	Billy Bob’s Auto Service 1575 Nicholson Dr.	A <b>Phase II ESA is warranted</b> since a “Filling Station” was noted on the 1969 historic fire insurance map and the site is not listed on typical environmental database. With no further available information, it is unknown if the USTs have been removed.	REC
25	Louisiana Department of Natural Resources 625 N. 4 <sup>th</sup> St.	A <b>Phase II ESA is not warranted</b> since laboratory confirmation soil samples were below the detection limits, which indicates a “clean” closure.	Non-REC
27	Former Wayne’s Auto Tune 2807 Nicholson Dr.	A <b>Phase II ESA is warranted</b> since the site was a “Filling Station” based on a 1969 historic fire insurance map and the site is not listed on typical environmental databases. With no further available information, it is unknown if the USTs have been removed. The spills database pertains to an abandoned drum and tote, which were subsequently removed from the site.	REC
30	Circle K #7750 1644 Nicholson Dr.	A <b>Phase II ESA is warranted</b> due to the lack of a UST Closure Assessment Report; soil analytical results indicate contamination was present and	REC

<b>Table 1 - Mainline and Stop Locations</b>			
<b>Site #</b>	<b>Site Name and Address</b>	<b>Recommended Future Work</b>	<b>Opinion</b>
		documentation of that a spill occurred (with insufficient detail) on the site.	
31	19 <sup>th</sup> District Judicial Courthouse – Construction site 300 North Blvd.	A <b>Phase II ESA is not warranted</b> since confirmatory soil samples collected at the base and walls of the remedial excavation were below state screening standards.	HREC
33	Save More Market 2956 Nicholson Dr.	A <b>Phase II ESA is warranted</b> due to the lack of confirmation analytical samples of the soil when the USTs were removed in 12/1994. In addition, there have been no subsurface activities since a newer UST was installed in 12/2006.	REC
34	Victory Commons Condominium 3386 Nicholson Dr.	A <b>Phase II ESA is not warranted</b> since laboratory confirmation soil samples were below the detection limits, which indicates a “clean” closure.	Non-REC
35A	Louisiana Department of Public Safety – Prison Enterprises 1060 Nicholson Dr.	A <b>Phase II ESA is not warranted</b> since additional soil sampling demonstrated that the residual petroleum contamination is likely confined to the site’s tank holding area.	Non-REC
35B	Food Systems Co, Inc. 1010 Nicholson Dr.	A <b>Phase II ESA is warranted</b> due to the presence of residual soil and groundwater contamination. In addition, the subsurface assessment was very limited and did not define soil and groundwater contamination near the right of way.	REC
36	Nicholson Dr. Shopping Center 1580, 1601, 1626 and 1628 Nicholson Dr.	A <b>Phase II ESA is warranted</b> since a dry cleaner was present on-site in 1966 based on city directory search performed as part of a previous Phase I ESA.	REC
41	Bank One 450 Laurel St.	A <b>Phase II ESA is not warranted</b> since laboratory confirmation soil samples were below the detection limits, which indicates a “clean” closure.	Non-REC
A	Former Service Station 2810 Nicholson Dr.	A <b>Phase II ESA is warranted</b> , since a “Filling Station” was noted on the 1969 historic fire insurance map and the site is not listed on typical environmental database. With no further available information, it is unknown if the USTs have been removed. In addition, the ESAP1 revealed a lack of ownership information for the site.	REC
B	Former Service Station 404 Europe St.	A <b>Phase II ESA is warranted</b> since a “Filling Station” was noted on the 1951 historic fire insurance map and the site is not listed on typical environmental databases. With no further available information, it is unknown if the USTs are still present.	REC
C	Former Service Station 233 Louisiana Ave.	A <b>Phase II ESA is warranted</b> since the site was identified as a “Filling Station” and “Auto Service” station on a 1951 historic fire insurance map and the	REC

Table 1 - Mainline and Stop Locations			
Site #	Site Name and Address	Recommended Future Work	Opinion
		site is not listed on typical environmental databases. With no further available information, it is unknown if the USTs are still present.	
D	Former Service Station 350 Convention St.	A <b>Phase II ESA is warranted</b> since the site was identified as a “Filling Station” and “Auto Service” station on the 1923, 1951 and 1969 historic fire insurance maps. With no further available information, it is unknown if the USTs are still present.	REC
E	Former Filling Station 451 Florida St.	A <b>Phase II ESA is warranted</b> since the site was identified as a “Filling Station” on the 1951 historic fire insurance map.	REC

Phase II ESAs are recommended within the Project right of way adjacent to the 14 identified adjacent REC sites and one adjacent CREC site. Phase II ESAs may consist of hydraulic soil probes and/or conventional soil borings, temporary groundwater monitoring wells, soil vapor wells and in some cases, the use of ground penetrating radar. Chemical analysis shall focus on the contaminants of concern at each site. The placement of soil probes and/or borings shall be guided by the proposed locations of the OCS pole foundations during preliminary and final design stages along the mainline route.

## SUMMARY OF FINDINGS – OMF AND SUBSTATION LOCATIONS

Overall, this assessment has revealed the following three identified RECs, two sites with potential Asbestos Containing Materials (ACM) concerns and one site with potential Lead Based Paint (LBP) concerns. The assessment also revealed the presence of four Non-REC sites, which do not need further environmental studies. Table 2 summarizes recommendations for future work.

Table 2 - OMF and Substation Locations			
Site	Site Name and Address	Recommended Future Work	Opinion
South Boulevard	860 St Louis St.	A <b>Phase II ESA is warranted</b> , since a “Gas Tank” was noted on the 1951 historic fire insurance map and the site is not listed on typical environmental databases. With no further available information, it is unknown if the UST has been removed.	REC
Oklahoma Street	200-300, 208 Oklahoma St.; 1300-1400 Glacier St. and 1378 Highland Rd. and 124 Oklahoma St.	A <b>Phase II ESA is warranted</b> , since the site has had a large release of gasoline including free phase hydrocarbons present within the sewers around the site. This site is also listed on several environmental databases which document over two decades of environment work. Residual soil, groundwater and soil vapor petroleum impacts may be present at the site based on documents reviewed. In addition, a ACM assessment/inspection is recommended for the	REC

<b>Table 2 - OMF and Substation Locations</b>			
<b>Site</b>	<b>Site Name and Address</b>	<b>Recommended Future Work</b>	<b>Opinion</b>
		roofing materials observed on the northwest corner of Oklahoma St. and Glacier St. and one abandoned home located at 124 Oklahoma St. during the site visit.	
Garner Avenue	1600-1700 and 1755 Nicholson, and 850 Garner St.	<b>A Phase II ESA is not warranted</b> based on the site's history of being a restaurant, vacant land, an office building and a residential property. Both ACM and LBP inspections are recommended for the office building and an ACM inspection of the former restaurant property is recommended prior to demolition.	Non-REC, but ACM and LBP concerns
Northern Substations	628 and 660 N. 4th St. and 401 N. 4th St.	<b>A Phase II ESA is not warranted.</b> The primary location is within a landscaped area adjacent to the building with a history of three school buildings and the alternate location is within a parking lot that was formerly in residential land use.	Primary - Non-REC; Alternate - Non-REC
Central Substations	2810 Nicholson Dr. Addresses: Not listed	<b>A Phase II ESA is warranted (Primary)</b> , since a "Filling Station" was noted on the 1969 historic fire insurance map and the site is not listed on typical environmental databases. With no further available information and minimal ownership data, it is unknown if the USTs have been removed. <b>A Phase II ESA is not warranted (Alternate)</b> , since there were no hazardous materials or petroleum products observed on the site and the site has a history of being residential. An ACM inspection should be performed prior acquisition and construction of the residual flooring materials existing on the site's concrete slab-on-grade.	Primary - REC; Alternate - Non-REC, but ACM concerns
Southern Substations	3650 Nicholson Dr.	<b>A Phase II ESA is not warranted</b> , since the locations were formerly used as LSU college apartments. Currently the substation areas are a LSU parking lot.	Primary - Non-REC Alternate - Non-REC

Recommended Phase II ESAs at the OMF and TPSS sites may consist of hydraulic soil probes and/or conventional soil borings, temporary groundwater monitoring wells, soil vapor wells and in some cases, the use of ground penetrating radar. Chemical analysis shall focus on the contaminants of concern at each site. The placement of soil probes and/or borings shall be guided by the proposed locations of the OMF facility footprint and TPSS foundation locations during preliminary and final design stages.