

Areawide Groundwater Study
Bassett Creek Valley – Minneapolis, MN

*Enhancing brownfield development
while managing groundwater risk*

October 2, 2012

Midwest Ground Water Conference

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Mary Finch – Barr Engineering Co.



Hennepin County

- Urban/agricultural county with 1.2 million residents
- Contaminated Lands Unit
 - Assess & cleanup contaminated land
 - EPA Brownfields Cleanup Revolving Loan Fund (RLF)
 - Environmental Response Fund grant
 - \$41 million in grants
 - Over 280 projects
- Extensive experience developing contaminated sites



Contamination can complicate urban redevelopment

- Infill redevelopment often occurs on contaminated sites, or “brownfields”
- Managing contamination during construction increases the cost of redevelopment
- Contamination can effect development design
- Preliminary site knowledge useful for construction planning
- Investigation required by state statute to obtain liability assurances
- Regulatory process for obtaining liability protection can extend schedules

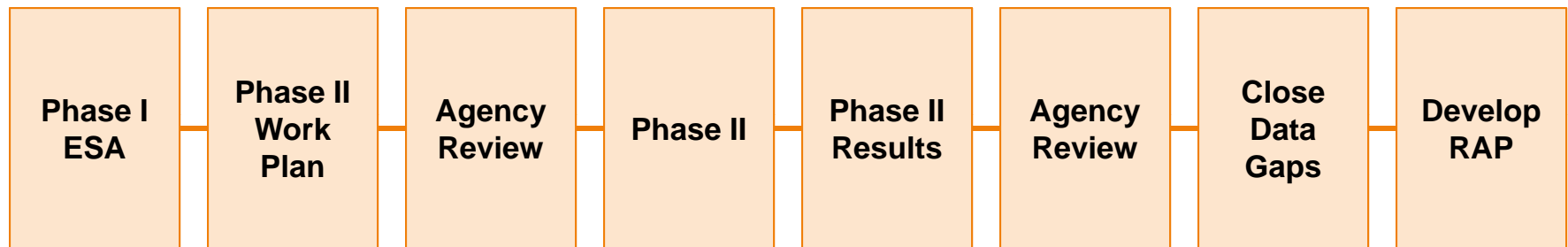
Hennepin County sees opportunity to expedite the development process

- County interested in finding ways to help developers reduce schedule and cost
- Uniquely positioned to facilitate brownfields redevelopment with current funding
- Providing information on groundwater contamination can reduce redevelopment costs
- Minimizing developer investigation costs results in better utilization of grant money
- Areawide groundwater study selected as cost mitigation solution

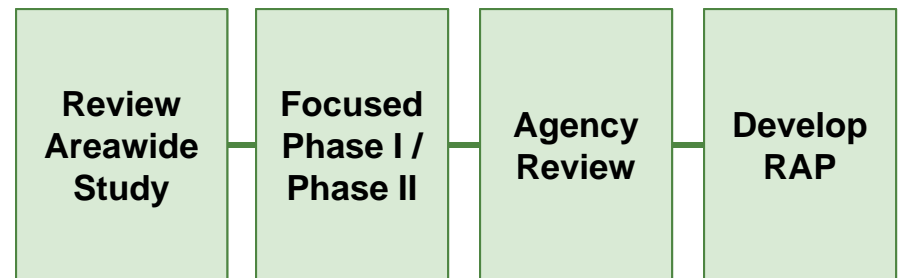


Areawide study reduces developer scope, schedule, and cost

Site-specific approach (18-24 months)



Areawide approach (6+ months)



Bassett Creek Valley selected due to its unique setting

- Adjacent to downtown Minneapolis
- Industrial use since 1800s
- Residents want community rehabilitation
- Existing development plan
- Light rail transit coming
- Supportive stakeholders



Stakeholder involvement

- Hennepin County
- MPCA Work Group
 - Voluntary program staff
 - MPCA leadership
- City of Minneapolis
- Bassett Creek Valley Redevelopment Oversight Committee (Harrison and Bryn Mawr neighborhoods)



**Minnesota Pollution
Control Agency**



Minneapolis
City of Lakes



Agreement and administrative details

- County worked with MPCA to ensure that developers could rely on areawide study
 - Two party agreement: study methods, deliverable, and purpose
 - User agreement: reliance and streamlined process for obtaining liability assurance
- County's and MPCA's goals:
 - Use project as a pilot study for future areawide studies
 - Measure effectiveness this approach

Technical details

- Data synthesis:
 - Historical data review:
 - Investigation and land-use history
 - Groundwater data
 - Identify data gaps
 - Create site summaries and attachments
- Communications:
 - How do you share data for 336 parcels?
 - Create interactive environmental data access tool (EDAT)

EDAT demonstration





More...



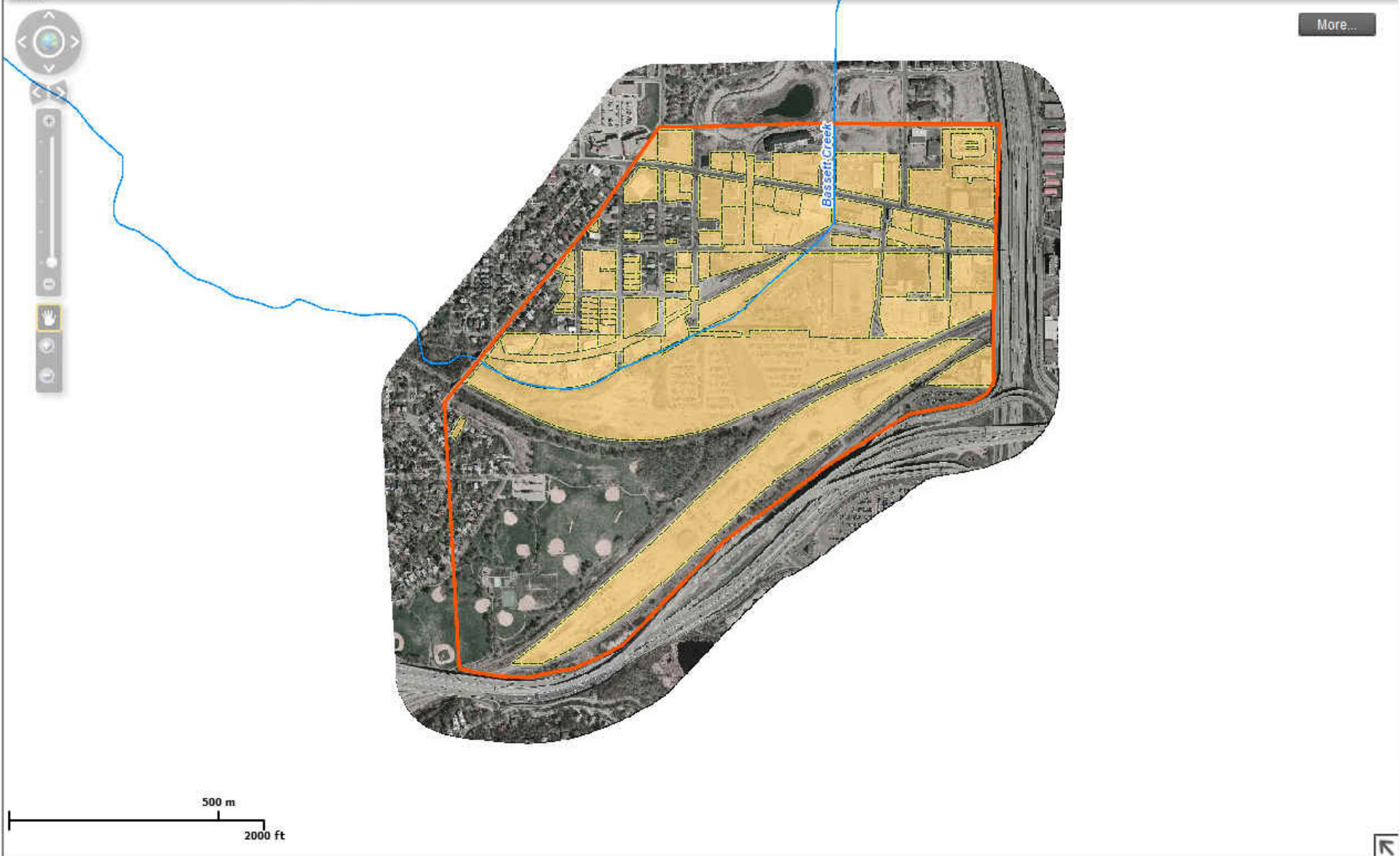
**Bassett Creek Area-Wide Ground Water Study
Environmental Data Access Tool (EDAT)**

This application was last updated on 10/01/2012

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500 m
2000 ft





More...

- Street Labels
- Groundwater Data
- Sites Overview
- Imagery 1938
- Imagery 1945
- Imagery 1967
- Imagery 1978

500 m

2000 ft

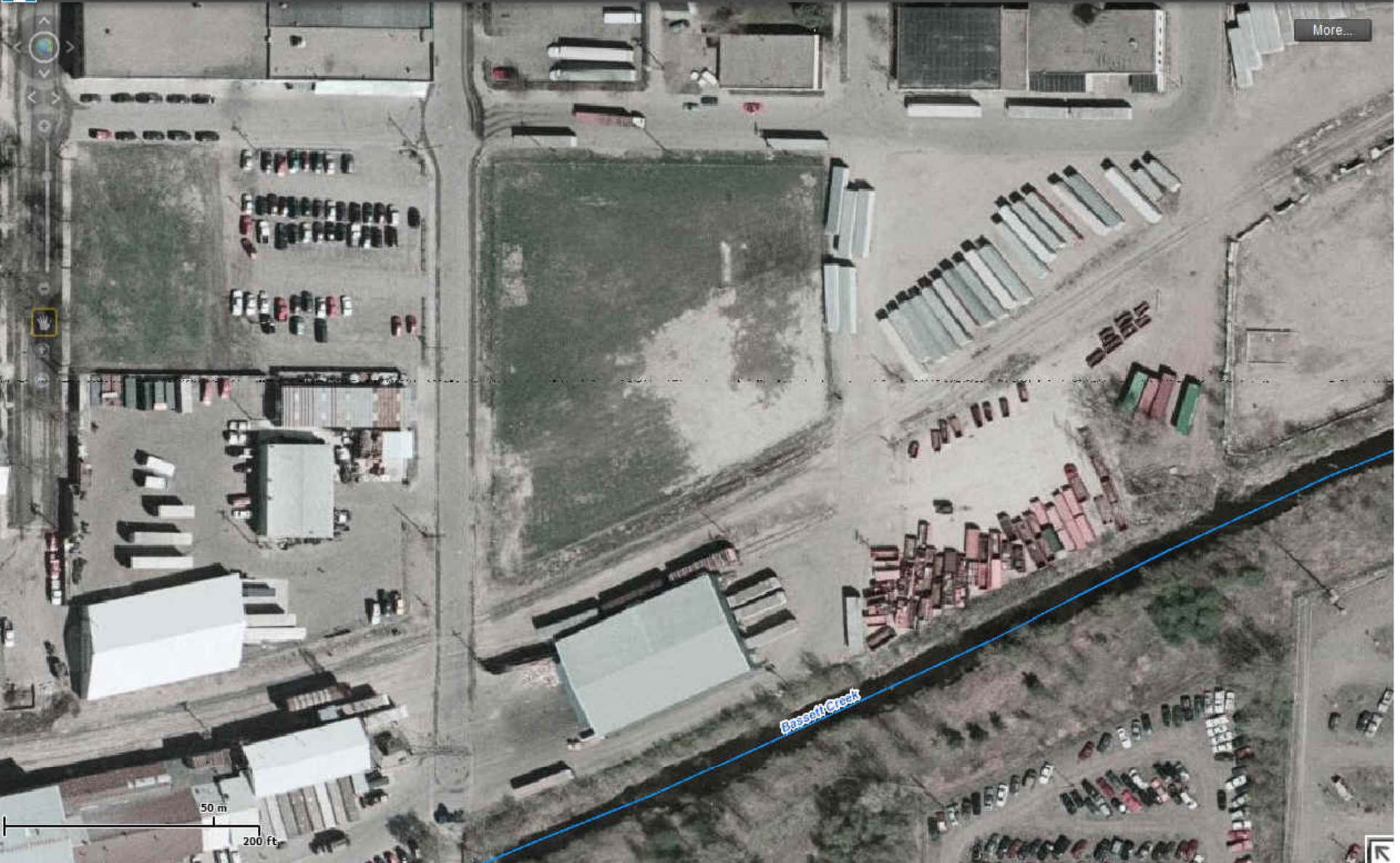




Bassett Creek Area-Wide Ground Water Study Environmental Data Access Tool (EDAT)



About



More...

Bassett Creek

50 m
200 ft



Bassett Creek Area-Wide Ground Water Study Environmental Data Access Tool (EDAT)



About



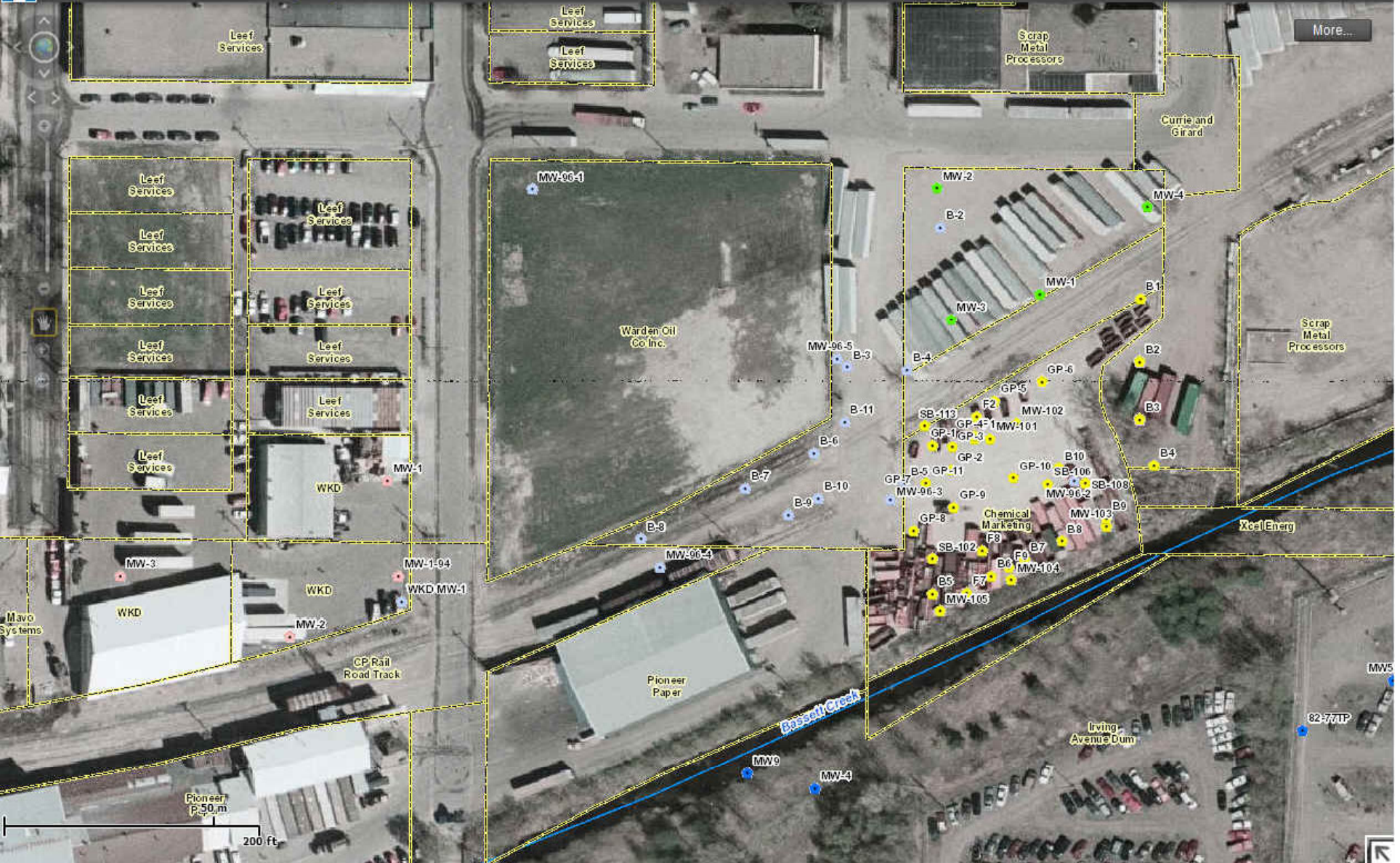
50 m
200 ft

Bassett Creek

Bassett Creek Area-Wide Ground Water Study Environmental Data Access Tool (EDAT)



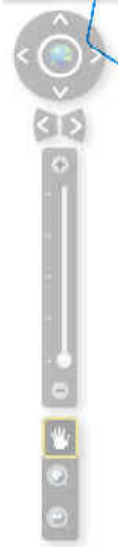
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About





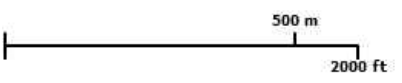
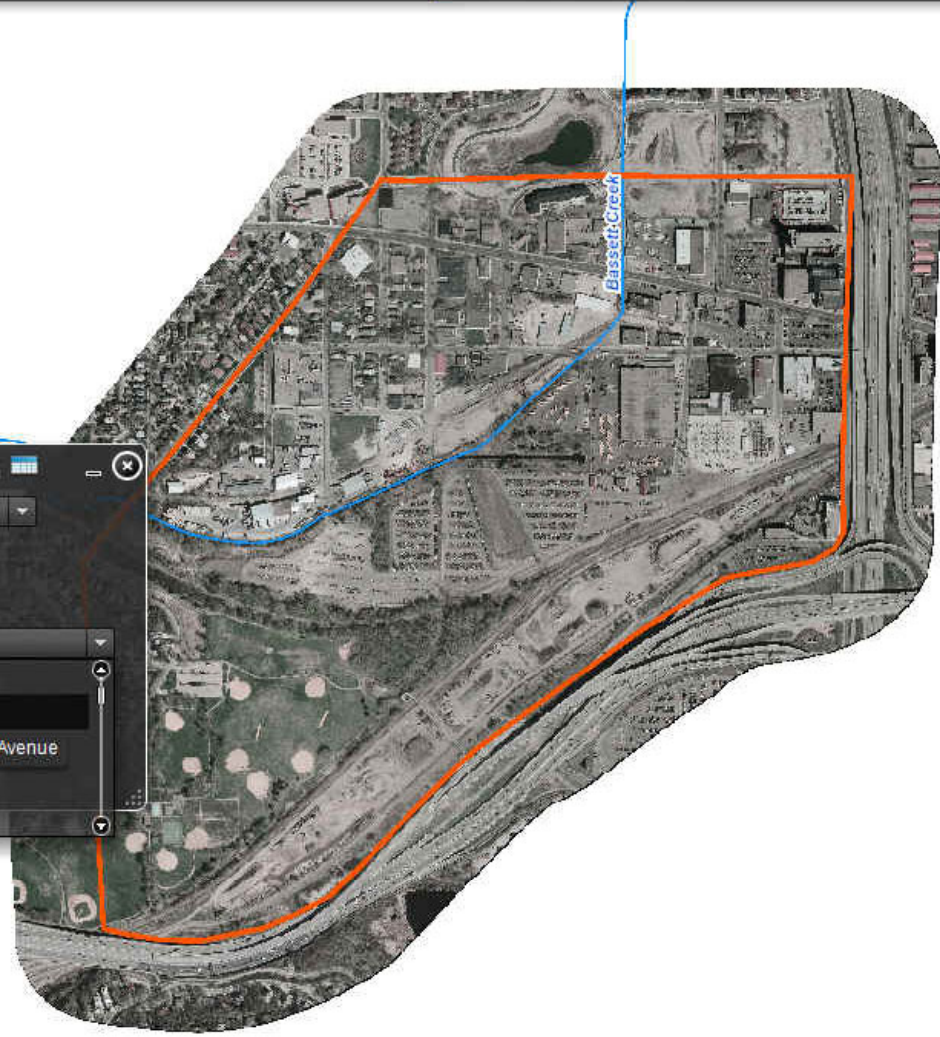
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Search Feature: Sites

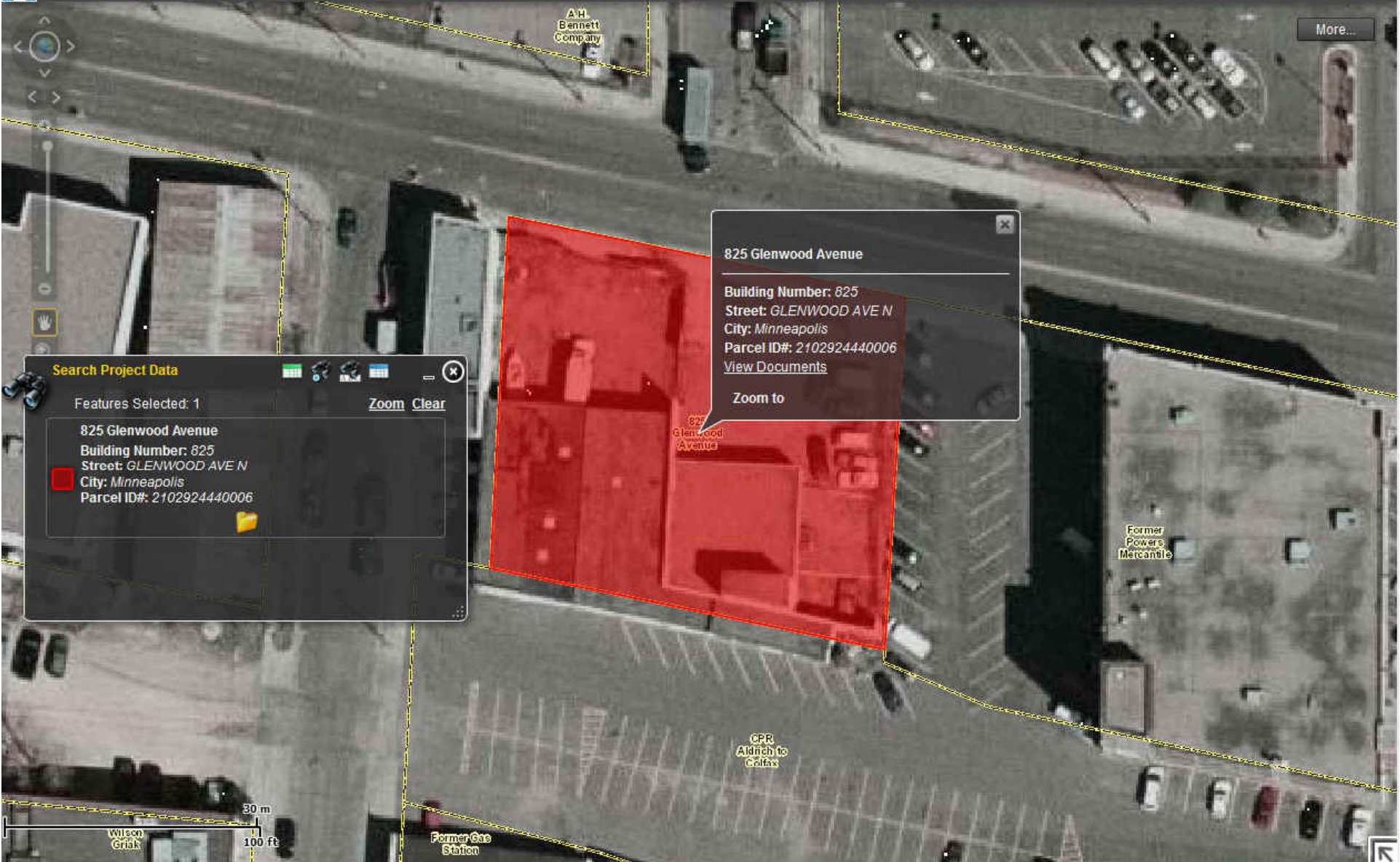
By: Name

- 825 Glenwood Avenue
- 7th Day Adventist Church
- 825 Glenwood Avenue
- A&L Laboratories 825 Glenwood Avenue
- A.H. Bennett Company
- Abandonment



Bassett Creek Area-Wide Ground Water Study
Environmental Data Access Tool (EDAT)

About



825 Glenwood Avenue

Building Number: 825
Street: GLENWOOD AVE N
City: Minneapolis
Parcel ID#: 2102924440006
[View Documents](#)

Zoom to

Search Project Data

Features Selected: 1 [Zoom](#) [Clear](#)

825 Glenwood Avenue
Building Number: 825
Street: GLENWOOD AVE N
City: Minneapolis
Parcel ID#: 2102924440006

Files for: 825 Glenwood Avenue

- 825 Glenwood Avenue - Boring Logs and Temporary Well Sealing Records .pdf
- 825 Glenwood Avenue - Draft Site Summary.pdf
- 825 Glenwood Avenue - Soil and Groundwater Analytical Data Tables .pdf
- 825 Glenwood Avenue - Soil Boring Location Map.pdf

825 Glenwood Avenue

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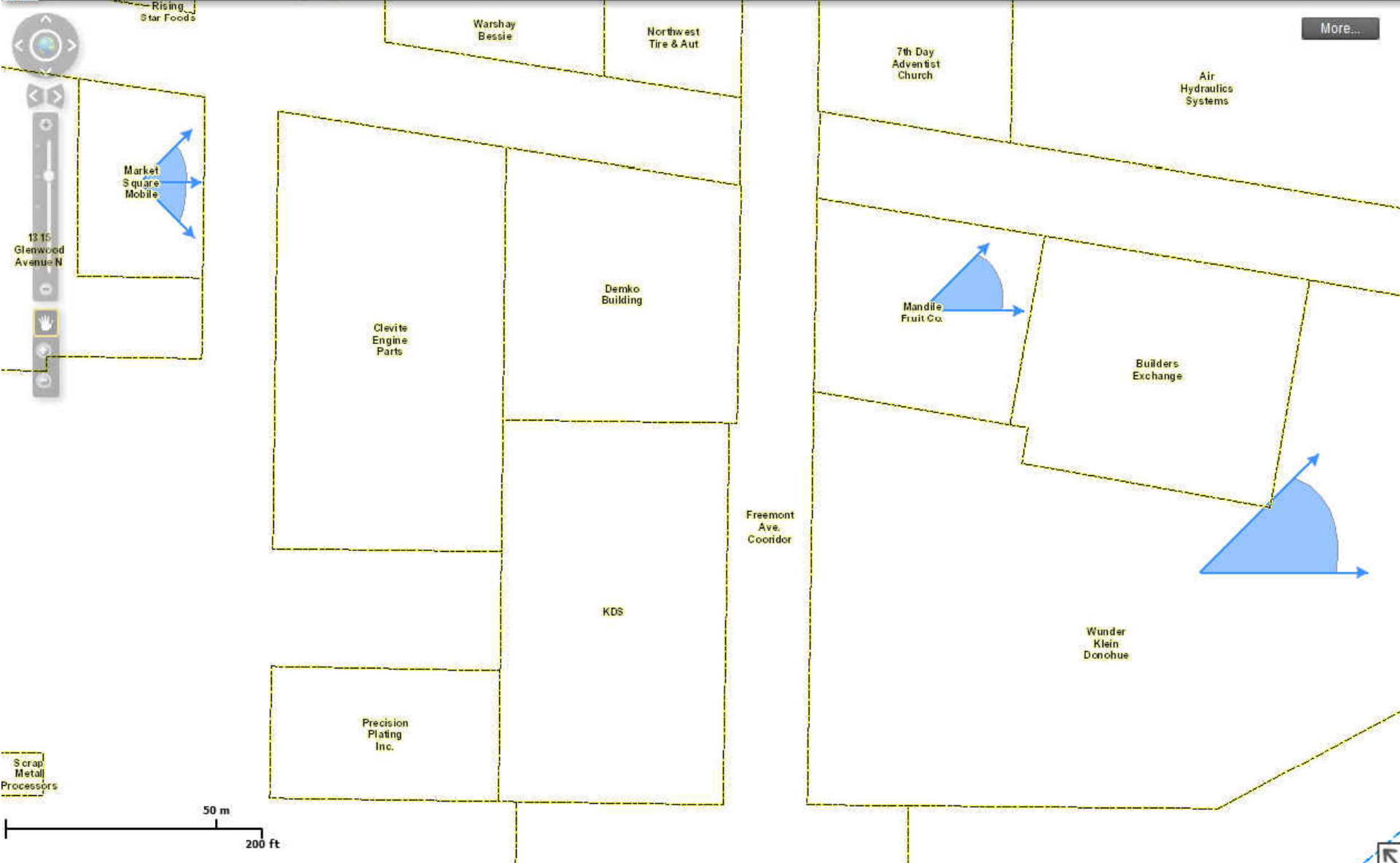
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About



Future actions

- Conduct targeted investigation to fill data gaps
- Synthesize area hydrogeology
- Develop areawide characterization of contamination distribution
- Prototype end user agreement between MPCA and voluntary party applicants
- Launch EDAT
- Update EDAT with future data

Contact information

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