

Environmental Site Assessment Summaries,
Recommendations and Potential Redevelopment Sites with
Preliminary Desktop Review

UACDC Area
Tampa, Florida

June 2018



Prepared for:



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Director for Brownfields Research

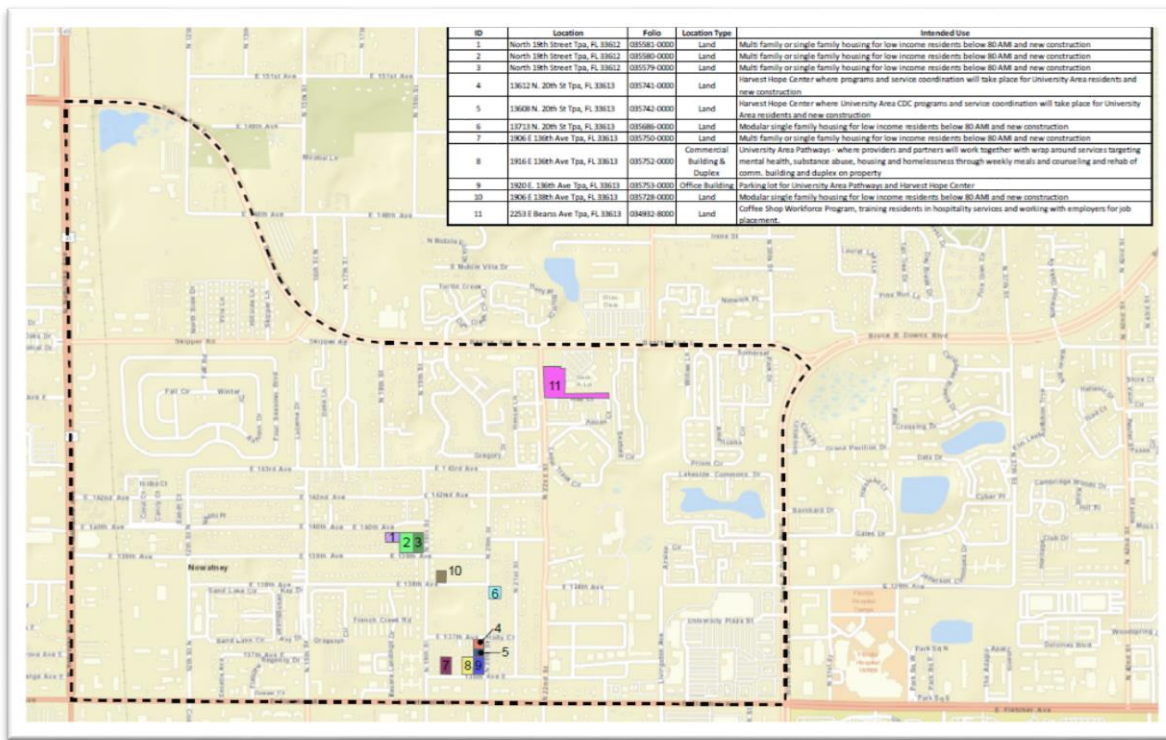
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1 Introduction

As part of the USF Environmental Inventory for Brownfields Training – Research and Technical Assistance Grants and Cooperative Agreement, Cardno has conducted some preliminary environmental research into areas identified by the University Area Community Development Corporation Inc. (UACDC) for potential redevelopment. The UACDC is a 501(c)(3) public-private partnership whose mission is “children and family development, crime prevention, and commerce growth.” Their primary focus is the at-risk areas surrounding the Tampa campus of USF.

The UACDC initially identified 11 potential development properties within their target area as seen below.



Sites:

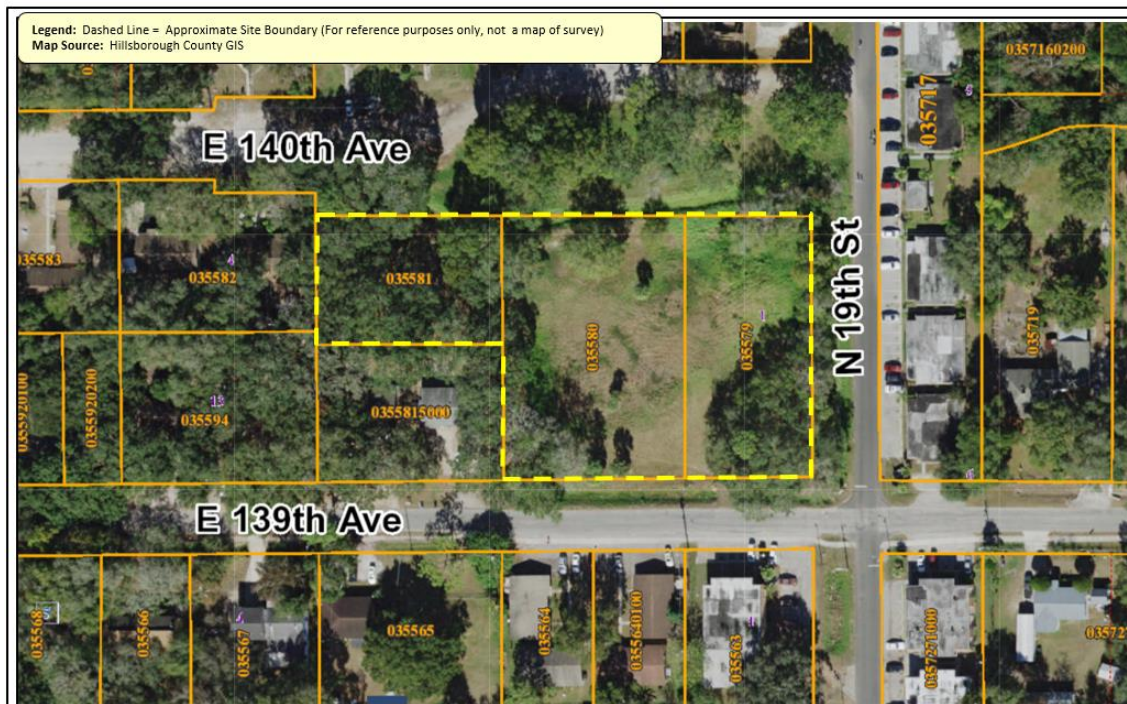
ID	Location/Folio	Intended Use
1	N 19 th St/0035581	Multi/single-family housing for low-income residents
2	N 19 th St/0035580	Multi/single-family housing for low-income residents
3	N 19 th St/0035579	Multi/single-family housing for low-income residents
4	13612 N 20 th /035741	Harvest Hope Center
5	13608 N 20 th /035742	Harvest Hope Center
6	13713 N 20 th /035686	Modular single-family housing for low-income residents
7	1906 E 136 th Ave/035750	Multi/single-family housing for low-income residents
8	1916 E 136 th Ave/035752	University Area Pathways Facility
9	1920 E 136 th Ave/035753	Parking Lot for Pathways Facility
10	1906 E 138 th Ave/035728	Modular single-family housing for low-income residents
11	2253 E Bearss Ave/034932.8	Coffee Shop Workforce Program (job training)

2 Environmental Assessments Completed

Phase I Environmental Site Assessments (ESAs) were conducted on five of the identified properties, as well as other contiguously-adjacent parcels associated with the East 138th Avenue parcels. In addition, sites identified in Section 1 were grouped together to allow cost savings, when applicable. All Phase I ESAs conducted under this effort to-date were funded by the Florida Department of Environmental Protection’s (FDEPs) Brownfields and CERCLA Administration through their State and Tribal Response Program (SRP) Grant [Section 128(a)] on behalf of EPA Region 4; as follows:

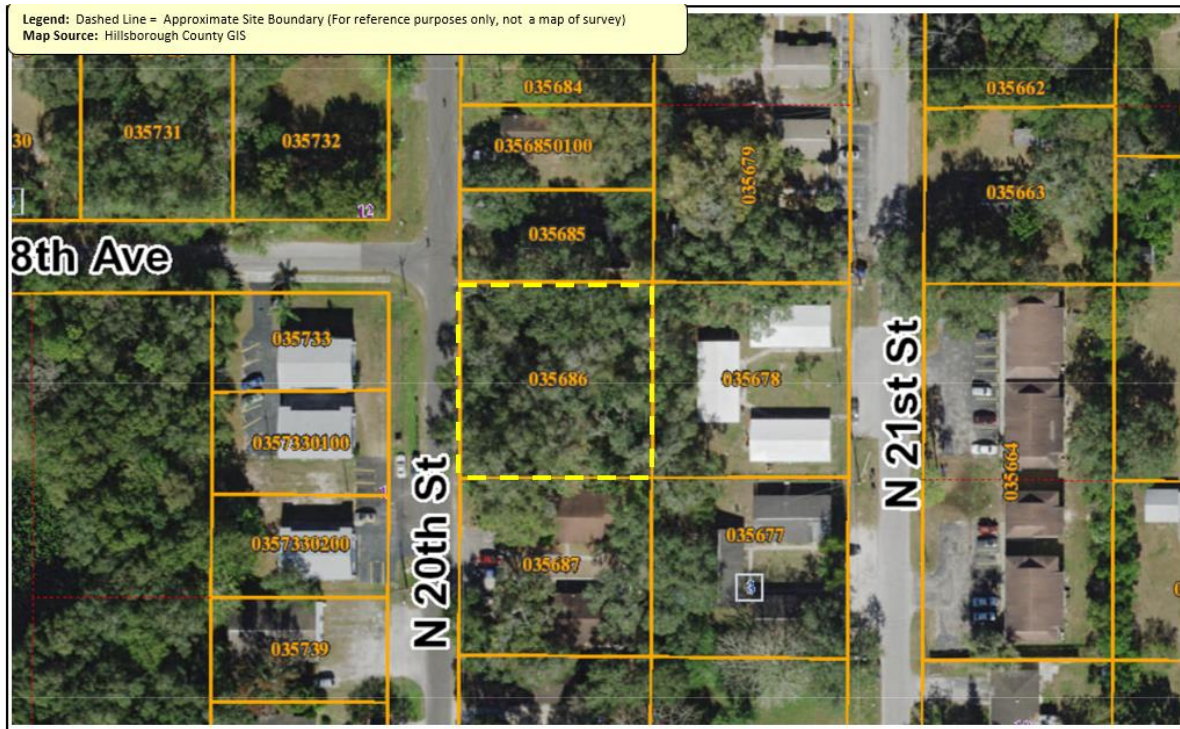
Group A: Sites 1 thru 3	
Location	North 19 th Street
Hillsborough County Parcel Folio Nos.	035581, 035580 and 035579
Proposed/Intended End Use	Multi/single-family low-income residential
Site Description/Land Use	The combined parcels consist of 1.81 acres of land with a County property use code of “vacant residential.” Historical resources (primarily aerial photographs and city directories) indicated the parcels had never been developed.
Phase I ESA Findings	No recognized environmental conditions were identified as part of the Phase I ESA completed in January 2018.

Site Map:



Group C: Site 6	
Location	13713 North 20 th Street
Hillsborough County Parcel Folio No.	035686
Proposed/Intended End Use	Modular single-family residential (low income)
Site Description/Land Use	The parcel consists of 0.43 acres of land with a County property use code of “vacant residential.” Historical resources (primarily aerial photographs and city directories) indicate the parcel has never been developed.
Phase I ESA Findings	No recognized environmental conditions were identified as part of the Phase I ESA completed in January 2018.

Site Map:



Group E: Sites 7 and 8 (plus additional adjacent parcels)	
Location	1906, 1908, 1912, 1916 & 1918 East 138 th Avenue
Hillsborough County Parcel Folio Nos.	035728, 035729, 035730, 035731, and 035732
Proposed/Intended End Use	Multi/single family housing & University Area Pathways Facility
Site Description/Land Use	The combined parcels consist of 1.67 acres of land with a County property use code of “vacant residential.” Historical resources (primarily aerial photographs and city directories) indicate each of the parcels had been previously developed with single-family residential dwellings.
Phase I ESA Findings	No recognized environmental conditions were identified as part of the Phase I ESA completed in February 2018.

Site Map:



3 Potential Redevelopment Sites Identified by UACDC

The UACDC has identified other parcels for future Phase I (and possibly Phase II) ESAs as follows:

<u>Location:</u>	<u>Current Use:</u>
1916 E 136 th Avenue*	Mixed-use warehouse
1920 E 136 th Avenue*	Commercial office
13608 N 20 th Street*	Vacant residential
13612 N 10 th Street*	Vacant residential
2253 E Bearss Avenue	Municipal-owned

*Site access agreements executed.



4 Desktop Environmental Review of UACDC Area

As identified in the recently-completed “University Area Community Brownfields Environmental Inventory,” the majority of potential areas of environmental concern are located primarily at the following locations:

- Along the UACDC west boundary (Nebraska Avenue)
- Along the UACDC south boundary (Fletcher Avenue)
- Along Bears Avenue near the northeast quadrant of the UACDC area.

Sites with documented contamination within the UACDC Area include:

Metro Self Storage	
Location	14902 N 12 th Street (NW corner of Area)
Contamination of Concern	Petroleum
Current Regulatory Status	Active Cleanup / FDEP Fac ID 54219482
Notes	Undergoing natural attenuation monitoring for dissolved phase VOC and SVOC impacts limited to an area within this facility’s boundaries. Can likely be considered a low risk for surrounding properties.
Sheppard Electric Co.	
Location	Within west half of Area
Contamination of Concern	Petroleum
Current Regulatory Status	Active Cleanup / FDEP Fac ID 54224273
Notes	Approved for Site Rehabilitation Completion Order in January 2018 for the petroleum release (i.e. release is no longer considered a risk)
Super Kwik #206	
Location	Near SW corner of the Area
Contamination of Concern	Petroleum
Current Regulatory Status	Active Cleanup / FDEP Fac ID 54219573
Notes	A remedial action plan is being prepared with FDEP guidance to address a dissolved-phase petroleum plume that has been documented to extend south from the facility’s canopy toward Fletcher Avenue. This would be identified as a Controlled REC.

Sunoco #905-7019	
Location	2302 E Fletcher (North side of Fletcher, just east of 23 rd Street)
Contamination of Concern	Petroleum
Current Regulatory Status	Active Cleanup / FDEP Fac ID 54232484
Notes	This site is undergoing active remediation to address a substantial 1986 petroleum release. Milestones are being met with the exception of one monitor well; but the plume has been down-sized to within the site boundaries, with groundwater flowing toward Fletcher Avenue (per May 2018 data). This would be identified as a Controlled REC; and not likely to impact any nearby development.
Citgo - University	
Location	2916 E Fletcher (North side of Fletcher, just west of Bruce B Downs)
Contamination of Concern	Petroleum
Current Regulatory Status	Active Cleanup / FDEP Fac ID 89624977
Notes	This site is undergoing post-active remediation natural attenuation monitoring of a release reported in 1987. Degradation of the dissolved-phase plume is estimated to be below cleanup target levels within the year (as of the latest report date March 2018). This finding would be identified as a Controlled REC; and not likely to impact any nearby development.
Handy Food Store #60	
Location	13710 Bruce B Downs (within east boundary of Area)
Contamination of Concern	Petroleum
Current Regulatory Status	Active Cleanup / FDEP Fac ID 54232503
Notes	This site is undergoing active remediation and monitoring. The latest site-specific data (October 2017) indicates the vertical extent of dissolved-phase contamination has not been identified (the consultant is suggesting installation of injection wells to deeper depths). The plume has been delineated horizontally to east portion of this site, with groundwater flowing southeast (under Bruce B Downs). This finding would be identified as a Controlled REC; and not likely to impact any nearby development.

University Cleaners	
Location	13524 University Plaza (East side of Livingston, North of Fletcher)
Contamination of Concern	Dry Cleaning Solvents
Current Regulatory Status	Active Cleanup / FDEP Fac ID 54227251, ERIC_4691
Notes	This site is about to undergo active remediation (via source removal) to address documented groundwater impacts that extend from the northeast corner of the structure, southwest underneath Livingston Avenue. Monitor wells installed beyond Livingston were non-detect. Based on the above, this would be identified as a Controlled REC; and not likely to impact any nearby development.
Classic Cleaners	
Location	2291 E Bearss Ave (in close proximity to Site 11)
Contamination of Concern	Dry Cleaning Solvents (PCE)
Current Regulatory Status	Active Cleanup / FDEP Fac ID 54228317, ERIC_4750
Notes	While no assessment data was available for review, a Rapid Risk Screening Form was completed by FDEP personnel in October 2011. The form confirms the facility has been an active since 1995. The only potential receptor identified was the apartment complex south of the shopping center. Due to the lack of soil and groundwater data and length of time as an active dry cleaner, this facility would be identified as an REC in relation to nearby properties.
Bearss Quick Mart Inc.	
Location	2209 E Bearss Ave (in close proximity to Site 11)
Contamination of Concern	Petroleum
Current Regulatory Status	Active Cleanup / FDEP Fac ID 54232413
Notes	As of May 2018, this site is undergoing active monitoring for a dissolved-phase plume located just southeast of the dispenser islands. Impacts have been delineated within that area with no detections of the contaminants of concern in wells installed along the site's boundaries. Based on the above, this would be identified as a Controlled REC; and not likely to impact any nearby development (including Site No. 11).

The above table summarizes only documented areas of contamination within the study area. Phase I ESAs conducted in other parts of the area would likely identify RECs associated with historical land uses that have not been addressed or identified by public agencies; such as historical gas stations, auto repair facilities and dry cleaners that closed prior to regulation.