



TARGETED BROWNFIELDS ASSESSMENT BLUFF AVENUE SITE

Shakopee, Minnesota

January 2018

The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted the Shakopee Mdewakanton Sioux Community, or SMSC, by completing a TBA for a property located on Bluff Avenue in Shakopee, Minn., which had been vacant due to potential contamination. Completion of the TBA will allow the site to be re-opened for public use. The site consists of a parcel of land encompassing about 28 acres. The majority of the site is on forested Minnesota River floodplain land. The land is occupied by the former Shakopee Valley RV Park and Campground, which, at the time of the TBA, had an office/recreation building and two bath houses. The site also had a small brick shop that was connected to two large circular tank structures that were formerly part of the city of Shakopee's wastewater treatment plant, or WWTP. There were also 102 RV pads, 72 of which had water and sewer connections and 48 that were rustic tent sites. An asphalt bike and pedestrian trail also transected the southern portion of the site.

Previous investigations include a Phase I Environmental Site Assessment, or ESA. The results of the Phase I ESA identified potential contamination at the site.



One of the on-site bath houses.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

U.S. EPA performed a TBA consisting of a Phase II ESA to determine the presence of soil and groundwater contamination and/or hazardous building materials including asbestos-containing material and lead-based paint. U.S. EPA took samples of materials in the on-site buildings, soil and groundwater. U.S. EPA also provided SMSC with a cost estimate for removal and, as needed, disposal of asbestos-containing materials, lead-based paint and other regulated materials.

REPORT/INVESTIGATION FINDINGS

Findings of the TBA found the presence of asbestos-containing materials and lead-based paint in the former WWTP building and other regulated materials in other on-site buildings. Groundwater contamination at the site was found at levels exceeding drinking water standards. Soil sampling indicated that the site met the criteria for recreational use.

CONTACT US

Brad Stimple

TBA Coordinator
U.S. EPA Region 5 Brownfields
stimple.brad@epa.gov
440-250-1717

REUSE/REVITALIZATION

The redevelopment plan for the site includes removing the buildings and preserving the trails for public use. The entrance to the trails is adjacent to the former WWTP. The trails have been closed until environmental hazards and impacts have been identified and cleaned up if necessary.

What is a Targeted Brownfields Assessment?

U.S. EPA's TBA program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. U.S. EPA, at no charge to the community, will characterize a brownfield to determine the nature and extent of contamination. For more information on TBAs or to request a TBA go to: <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-illinois-indiana-michigan-minnesota-ohio-and>