



TARGETED BROWNFIELDS ASSESSMENT SWAYZE APARTMENTS WEST COURT STREET

Flint, Michigan

September 2017

The United States Environmental Protection Agency assisted the city of Flint, Mich. by conducting a targeted brownfields assessment, or TBA, at a property known as Swayze Apartments. The TBA helped pave the way for redevelopment of the property, which now consists of the rehabbed historic Swayze Apartment building and a second newly built fully occupied apartment building. Together the development includes 36 apartments—28 for people with special needs.



Pre-rehabbed Swayze Apartment building.

The property is located at 303-327 West Court Street in Flint and consists of approximately 0.92 acres. The property was primarily a residential area from the early 1900s until 2010. Over the years the site was the location of apartment buildings, a single family residence and offices. At the time of the TBA, the site included two buildings one of which was the pre-rehabbed Swayze Apartment building (*pictured at left*); two garages; two vacant lots and a concrete pad.

In Sept. 2013, the property owners performed a Phase I Environmental Site Assessment, or ESA, on the property prior to inclusion in the TBA program. They then updated the Phase I ESA in Feb. 2014. The Phase I ESA concluded there was evidence of recognized environmental conditions, or RECs, and potential vapor encroachment conditions, or pVECs, associated with the property.

RECs are confirmed or potential hazardous substances or conditions at a property and pVECs are situations either on the property or near the property where there is the potential for vapors to be released, which could potentially cause vapor intrusion. Vapor intrusion occurs when volatile organic compound, or VOC-contaminated vapors in the soil or groundwater move into the basements or foundations of buildings. The pVECs identified at the site included a nearby gas station and a potential former nearby dry cleaner. RECs found included asbestos-containing material.

What is a Targeted Brownfields Assessment?

U.S. EPA's Targeted Brownfields Assessment, or 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. The assessment will be conducted by environmental consultants currently under contract with U.S. EPA. Results are provided to the community to assist them in redevelopment planning. The site must be known to be contaminated or suspected to be contaminated with hazardous substances or petroleum product.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

As a result of the Phase I ESA, in Nov. 2014, U.S. EPA performed a TBA at the site consisting of a Phase II Property Assessment, or PA. At that time, a hazardous materials survey consisting of an asbestos-containing materials and lead-based paint inspection was also done. U.S. EPA evaluated soil contamination, groundwater, the potential for vapor intrusion, asbestos-containing materials, and lead-based paint and dust. As part of the TBA, U.S. EPA also prepared an Environmental Assessment in accordance with Michigan State Housing Development Authority Rental Development Division reporting requirement and updated the Phase I ESA because it had expired.

REPORT/INVESTIGATION FINDINGS

The RECs and pVECs identified in the Phase I ESA were investigated during the TBA. The findings indicated that no hazardous substances or petroleum products had been released at the property. The results of soil sampling showed that no VOCs, or polycyclic aromatic hydrocarbons, called PAHs, were present. Any metals detected were at levels below levels required for cleanup in residential areas. Soil gas sampling also found that VOCs were below levels at which U.S. EPA determines action needs to be taken. The TBA further indicated that vapor intrusion at the property is unlikely.

U.S. EPA concluded that no additional investigation was recommended, however, the hazardous materials survey identified the presence of asbestos-containing material and lead-based paint, which would need to be addressed prior to occupancy.

REUSE/REVITALIZATION DETAILS

The property is now being used as affordable rental housing near the downtown area of Flint. It required the gut-rehab of the Swayze building and additional construction of a three-story building. New and rehabbed rental units now include additional living amenities and consist of a 36-unit rental development. Of the 36 units, 28 are designated for permanent supportive housing for people with special needs, homeless individuals or people at risk for becoming homeless. Those individuals are also eligible for project-based rental assistance, which helps low-income residents pay for rent.

CONTACT US

Brad Stimple

TBA Coordinator

U.S. EPA Region 5 Brownfields

stimple.brad@epa.gov

440-250-1717

ADDITIONAL INFORMATION

For more information on TBAs or to request a TBA:

<https://www.epa.gov/brownfields/brownfields-and-land-revitalization-illinois-indiana-michigan-minnesota-ohio-and>

Information on U.S. EPA's brownfields program and brownfields grant information can be found at:

<http://www.epa.gov/brownfields/>

QUESTIONS AND ANSWERS

Q: What is a Brownfield?

A: Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Q: Who is eligible to apply for a TBA?

A: Eligible entities include state, local and tribal governments; general purpose units of local government, land clearance authorities or other quasi-governmental entities; regional council or redevelopment agencies; states or legislatures; or nonprofit organizations.

TBA assistance may only be used at properties that meet the statutory definition of a brownfield. The TBA program does not provide resources to conduct cleanup or building demolition activities. Cleanup assistance is available under U.S. EPA's cleanup or Revolving Loan Fund, or RLF, grants. Information on U.S. EPA's brownfields cleanup and RLF grants can be found on the U.S. EPA brownfields website at www.epa.gov/Brownfields.

Q: What kind of technical assistance is provided in a TBA?

A: Generally, a Phase I and Phase II environmental site assessment. U.S. EPA can also provide analysis for risk assessment to potential contaminants and recommendations for site cleanup.