



TARGETED BROWNFIELDS ASSESSMENT WOLOHAN LUMBER SITE

Grayling, Michigan

April 2018

The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted the city of Grayling, Mich., by completing a TBA for a property located at 305 Huron St. in Grayling known as the Wolohan Lumber site. Completion of the TBA will allow the city to redevelop the property as the Crawford County Community Recreation Center providing amenities to the growing community. At the time of the TBA the site was vacant with only a building slab remaining and a boundary fence. The site encompasses 6.3 acres of commercial property and was the location of the Kerry-Hanson hardwood-flooring mill; a custom wood mill; a wholesale building supply; and a lumber warehouse.



View of the southern portion of the site.

REUSE/REVITALIZATION

The redevelopment plan for the site involves the development of the Crawford County Community Recreation Center. The recreation center will provide the community with much-needed recreational facilities including basketball courts, an indoor walking track, a swimming pool and a gym. Space will also be developed for Crawford County offices.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

U.S. EPA performed a TBA consisting of Phase I and II Environmental Site Assessments (ESAs) and a Baseline Environmental Assessment (BEA). The Phase I ESA included site inspections, reviewing property records and historical documents and interviewing people with knowledge of the site. The Phase II ESA involved performing a geophysical survey using ground penetrating radar to identify any underground storage tanks, sampling soil and groundwater, and sampling concrete for asbestos. The BEA identified existing environmental contamination at the site.

CONTACT US

Brad Stimple

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

REPORT/INVESTIGATION FINDINGS

Findings of the TBA found elevated levels of polycyclic aromatic hydrocarbons (PAHs) and metals in soil and groundwater. Based on the elevated levels of PAHs and metals detected in soil and groundwater from the Phase II ESA, the site was deemed a "facility" per Michigan Department of Environmental Quality (MDEQ) Part 201. A facility is a place where hazardous substances were identified at levels above criteria for unrestricted residential use. The BEA was completed to document that the contamination identified was present prior to the city of Grayling obtaining ownership, and was submitted to MDEQ for review and approval.

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>