



Minnesota
Pollution
Control
Agency

Brooklyn Park Dump Superfund Site

Superfund Program fact sheet g-27-21 • December 2012

This Minnesota Pollution Control Agency (MPCA) fact sheet for the Brooklyn Park Dump Superfund Site, located in the City of Brooklyn Park, Hennepin County, Minnesota:

- summarizes site historical and investigation activities conducted during the remedial investigation,
- discusses risks to human health and the environment, and
- presents the site's current status.

Where is the site?

The Brooklyn Park Dump Superfund Site is located in Brooklyn Park. The approximately 22-acre site is located between 85th Avenue North on the north and 83rd Avenue North on the south. The western portion of the site extends approximately 600 feet to the west of Noble Avenue North. The eastern portion of the site extends to just east of Halifax Court North. The site location is shown in Figure 1.

The site is divided into three primary use areas based upon property use:

- Area I is the portion of the site west of Noble Avenue North within city-owned Central Park.
- Area II is the portion of the site east of Noble Avenue North. It is owned by the city and operated as the City Operation & Maintenance Facility.
- Area III, the remaining portions of the site, consists of commercial and light industrial properties.

What is the site's background?

The Brooklyn Park Dump operated as a privately owned dump from the mid-1950s to the mid-1960s and accepted municipal, commercial and industrial wastes. The City of Brooklyn Park purchased part of the dump site in the late 1960s after the dump had ceased operations. During construction of Noble Avenue in 1971, buried waste and unsuitable soil encountered during construction were moved to Central Park to form a sledding hill west of the limits of the former dump. Area II was subsequently developed with municipal buildings and paved parking areas. Area III was developed with commercial and industrial properties, except for one property in the central portion of the dump that was left undeveloped.

Mixed residential and commercial properties are north of the site, commercial properties are east of the site, and residential properties are south of the site and west of Central Park.

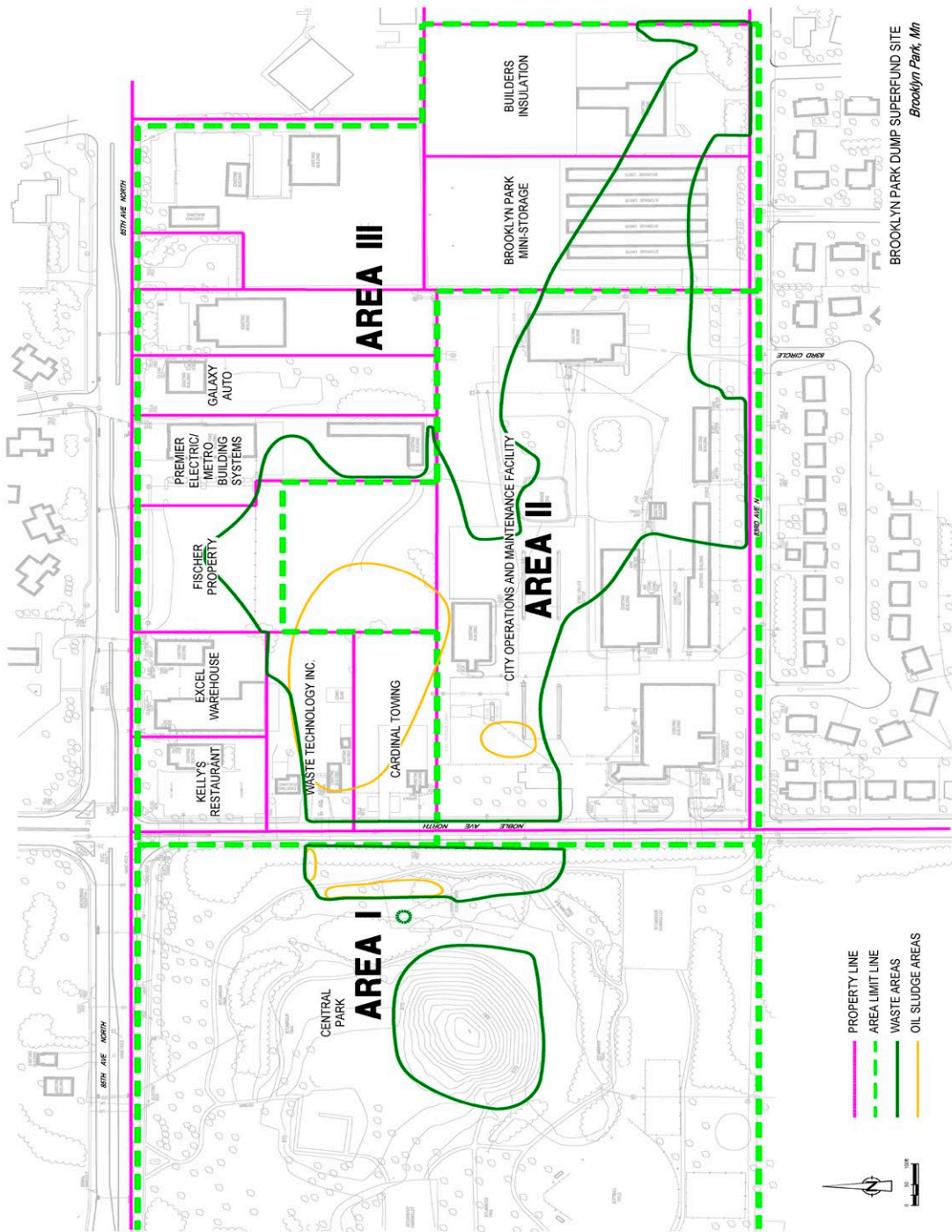


Figure 1 Footprint of the former Brooklyn Park Dump and boundaries of the three areas

Site discovery

The site was discovered in 1989, when a tar-like substance was observed oozing out of the ground on the east side of Central Park. Laboratory analysis of the substance detected elevated concentrations of polychlorinated biphenyls (PCBs) and a low pH. Further analysis indicated that dioxin/furans were also present in the sludge. Following initial investigations, the U.S. Environmental Protection Agency (EPA) conducted removal actions in 1990 and 1992 to remove the oil sludge from Central Park. The EPA ceased the removal actions before completely removing the oil sludge from the park. The excavation was discontinued because the extent of the sludge was not fully defined at that time, more contamination was removed than was anticipated, and the project was over budget. The area was covered with soil and fenced to restrict access.

The MPCA added the site to the Permanent List of Priorities (PLP) in 1989. The PLP is the State of Minnesota Superfund list. State Superfund law requires that a site be listed on the PLP before Superfund monies can be spent on the site. Removal of a site from the PLP, referred to as “delisting,” occurs when all state-funded activities are complete and/or when the site is no longer a threat to human health and the environment.

Subsurface investigations at the site have determined the extent of the dump material and of the oil sludge that was found to contain PCBs. The extent of the dump material is shown on Figure 1. The oil sludge was primarily located below the ground surface in Area I, on the east side of Central Park, west of Noble Avenue. Lower PCB concentrations found below the sledding hill west of a paved skating rink may be associated with soil and debris moved to the sledding hill during the construction of Noble Avenue. Oil sludge and lower concentrations of PCBs were also detected on the west side of Area III, at the Cardinal Towing and Waste Technology Inc. properties, and at one location on the west side of Area II, in the City Operations and Maintenance Facility.

Groundwater quality monitoring has been conducted at 18 monitoring wells installed across the site. Groundwater was encountered at depths between 13 and 18 feet below the ground surface. The groundwater monitoring suggests that the groundwater has not been impacted by PCB contamination and there are limited impacts of volatile organic compounds at the far eastern portion of the site.

Response actions conducted at the site

Area I (Central Park)

In 1989, after a tar-like substance was observed oozing out to the ground in Central Park, the MPCA asked EPA to remove the material and contaminated soil using the emergency response provisions of the federal Superfund law. In December 1989, the site was placed on Minnesota’s Permanent List of Priorities (PLP).

Early remediation activities at Area I included:

- 1990: EPA contractors removed approximately 2,700 tons of PCB-contaminated soil and tar from Central Park, where tar was found seeping to the surface. The excavated material was disposed off site at a facility permitted to accept PCB wastes.
- April 1991: Approximately two tons of tar globules were removed from Area I in the vicinity of the 1990 response action and were disposed off site at a facility permitted to accept PCB wastes.
- 1992: An additional 170 tons of PCB-impacted soil were removed from Area I in the areas immediately south of the area excavated in 1990. The material was disposed off site at a facility permitted to accept PCB wastes.

In 2002, the city obtained a grant from the Hennepin County Environmental Fund to complete a remedial investigation of the site. The results of this investigation, completed in 2003, were presented in the Site Investigation Report and Response Action Plan (RAP). At a public meeting conducted by the city on April 28, 2003, the remedial investigation findings and the proposed actions in the RAP were presented. The MPCA produced a Minnesota Decision Document (MDD) on October 13, 2005, that discussed and accepted the response actions for the site.

The following response actions have been implemented in Area I:

- In 2003, an additional soil and vegetative cover was placed over the sledding hill in Central Park to provide at least two feet of soil cover over the buried waste.
- In 2005 and 2006, a compacted soil cover was placed over the area of refuse and oil sludge located on the eastern portion of Central Park. A bituminous asphalt cover was later constructed over the soil cap, to be used as outdoor, all-season hockey and rollerblade rinks. The cap and bituminous cover provide a physical barrier between the waste and potential contact at the ground surface.
- On January 4, 2007, an Environmental Restrictive Convent was filed by the city on the property deed to prevent and regulate disturbance of the buried waste.
- On August 13, 2007, the MPCA delisted Area I of the site from the PLP, following the required public comment period. The remedial actions conducted by the city and the Environmental Restrictive Covenant were deemed protective of human health and the environment, allowing the delisting of this area.

Area II (City Operation and Maintenance Facility)

The city has offices, maintenance buildings, parking lots and a stormwater pond in Area II (the pond is not over the buried waste). Most of this area was developed before the site was listed on the PLP. Some removal of waste has occurred in recent times. The city removed refuse under the Salt Shed that was constructed in Area II, and this waste was disposed in a landfill under the approval of the MPCA. A limited amount of waste was removed during installation of the underground fuel tanks used by the city. Installation of utility trenches and other construction-related activities have also resulted in limited removal of wastes, which were disposed of at approval landfills. All recent subsurface work has had the approval of the MPCA. The city has a Construction Contingency Plan in place to deal with the possible excavation of waste while maintaining and improving the City Operation and Maintenance Facility. The city and the MPCA are making final an Environmental Restriction Covenant for Area II. The current construction contingency plan restricts unauthorized exposure to the waste located beneath Area II, which is capped by the building and parking lots. Area II was delisted from the PLP on November 7, 2011, after a public comment period.

Area III

Area III consists of private commercial and industrial properties. Most of the properties were developed before the dump was listed on the PLP. Much of Area III that lies over the former dump is paved or is below building footprints, thus limiting access to material underneath. Most of Area III will remain on the PLP and will not be delisted until further environmental work is completed. This will likely occur when properties are redeveloped, which could potentially expose waste currently capped by buildings and parking lots.

Unlike the rest of Area III, the Metro Building Systems site (L.J. Fisher property) is currently vacant but has been enrolled in the MPCA Voluntary Investigation and Cleanup (VIC) program. An MPCA-approved investigation and response action has been completed at the site to mitigate the risk associated with that portion of the former dump and to allow future construction of a building on the property. Institutional controls will require a vapor barrier under the building when it is constructed.

The following MPCA-approved response actions have occurred at this property:

- In December 2010, approximately 12,000 tons of waste material were removed during a partial removal action on the south half of the former L.J. Fisher Property (Metro Building VIC Site VP6470 in Area III), which had recently been purchased by the city, and disposed of at the Vonco II landfill. Eight hundred eighty-one tires and two drums of consolidated paint products not related to the dump were also removed. Clean fill was placed over the remaining waste and an asphalt parking lot constructed. After a public comment period, Area II was delisted on November 7, 2011.
- In 2011, approximately 14,700 tons of waste material were removed from the northern half of the L.J. Fisher property (Metro Building VIC site VP6470 in Area III) during a partial removal action and transported to Veolia Environmental Services in Buffalo for disposal. Clean fill was placed over the remaining waste. Institutional controls will require a vapor barrier under any buildings constructed in the site in the future. This area of the site will be delisted after development is complete.

Summary of site risks

The primary contaminants of concern at the Brooklyn Park Dump are PCBs in the dump material.

The potential risk receptors are:

1. **Soils:** The remaining dump material and PCB-impacted soil in Areas I, II and much of III have been covered with clean fill and are capped with pavement or buildings to limit direct contact with soil and tar-like sludge. The city-owned property and the Metro Building Property have institutional controls to limit access to the soils. Shallow dump material located in Area III on the Cardinal Towing and Waste Technology properties may contain PCBs. However, these commercial properties are fenced and have limited access. Much of the surface of these properties are either paved or covered by buildings.
2. **Groundwater:** The buried waste oil sludge at the site is immobile and capped at much of the site. Groundwater monitoring conducted at the site demonstrated that the PCB contamination in the soils is not leaching to the groundwater and there are no groundwater impacts. Groundwater at the site generally flows to the northeast, away from Shingle Creek. Thus, the site is not impacting Shingle Creek or any other surface water bodies. Brooklyn Park municipal wells have not been impacted by the site.
3. **Vapor intrusion:** Because the primary contaminants, PCBs, are semivolatile compounds, the potential for vapor intrusion is low. Vapor monitoring conducted by the city detected no combustible gases in most of the sample locations across the site, indicating no or little risk associated with methane within the footprint of the dump material. Volatile organic compounds were detected at concentrations above the action limit in several soil gas samples collected on the Metro Building site. However, a vapor barrier is required on any buildings constructed on the northern part of the site, and the southern part of the site is a parking lot, with no buildings nearby, thereby limiting the vapor intrusion risk.

Current status of the site

- At this time, no additional cleanup activities are planned at the site. Institutional controls on Central Park (Area I), City Operation and Maintenance Facility (Area II), and the Metro Building Systems (L.J. Fisher) property (Area III) will require MPCA notification if the site is disturbed or redeveloped.
- There are no institutional controls on the remainder of the Area III properties, but they remain listed on the PLP and will not be delisted until future environmental assessment is necessary, such as when they are to be redeveloped.
- The Minnesota Department of Health is producing a Health Consultation focused on Brooklyn Park drinking water quality and a Public Health Assessment evaluating potential exposures to contaminants through contact with soil, air and/or water at the Brooklyn Park Dump site. The Public Health Assessment will be released for public comment in early 2013.

Where can I get more information?

For more information about the Brooklyn Park Dump Site, contact:

Steven Schoff, Project Manager
Minnesota Pollution Control Agency
520 Lafayette Rd. N.
Saint Paul, MN 55155-4194
Phone: 651-757-2701; Toll-free/TDD: 800-657-3864
Email: steven.schoff@state.mn.us

To view the documents in the MPCA's administrative record that contain more details on the cleanup activities at this site, call the MPCA at 651-296-6300 or 800-657-3864.