

**Brownfield Cleanup Grant Community Relations Plan**

**Trillium Nature Sanctuary: South and Central Sites  
179 East Maryland Avenue**

**Cooperative Agreement No.  
BF-00E00917 & BF- 00E01067**

**City of Saint Paul, Minnesota**

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**US EPA Region 5 Brownfields Cleanup Grants  
Trillium South and Central Sites  
179 East Maryland Avenue**

**September 2012**

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## APPENDICES

Appendix A: Site Location Map

## 1.0 INTRODUCTION

The City of Saint Paul (City) has received two (\$200,000/each) U.S. Environmental Protection Agency (EPA), Region 5, Brownfields Petroleum Cleanup Grants (South Site 2011 & Central Site 2012) to fund the environmental site cleanup of the Trillium property located at 179 East Maryland Avenue (See Appendix A) in Saint Paul, Minnesota (the site). The City has entered into a cooperative agreement with the EPA to evaluate, design and implement a permanent cleanup remedy for contaminated soils at the site.

The City is evaluating the health risks posed by the contamination at the site to meet the primary objective of the cleanup remedy. The selected remedy will be designed and implemented to protect the environment, to mitigate the risk of potential human exposure to the contaminated soils, and take into account the proposed future land use.

Site cleanup will facilitate the construction of the “Trillium Nature Sanctuary” in the midst of an urbanized area of Saint Paul. The focus of the facility will be the creation of a stream channel segment which runs the entire length of the park. In fact, the restored waterway will represent the longest open stream channel within the city upon its completion. The Trillium Nature Sanctuary will also feature a stormwater management system of filtration ponds and wetlands, restoration of pre-settlement ecosystems, a new portion of the Trout Brook Regional Trail, local connector trails, nature trails, and related amenities for a new park.

The Capitol Region Watershed District (CRWD) lists the improvement as a high-priority project in its 2010 Watershed Management Plan designed to “Bring Water Back to Saint Paul.” In fact, the Trillium Nature Sanctuary directly satisfies one of the plan’s goals to “identify opportunities to restore portions of historic streams of the District by providing surface flow where water is currently conveyed through an underground pipe.”

The Trillium Nature Sanctuary resulted from an extensive planning process that focused heavily on community engagement activities. The following list highlights several collaborative efforts between the City of St. Paul and its citizens that were necessary to successfully realize the project.

- The development and eventual formal adoption of the “*Trout Brook Greenway Plan*” initiated by the Department of Planning and Economic Development in early 2000.
- The site acquisition process lead by the Parks and Recreation Department from 2001 to 2002.
- The completion of Environmental Site Assessments and a Natural Resource Management Plan.
- The convening of a design task force to help complete a Master Plan for the site in 2005.
- Citizen participation during public hearings as part of the EPA Brownfields Grant application submittals.
- Dissemination of information by the City’s spokesperson during outreach meetings designed to keep the adjacent neighborhood informed of any new details related to the development of the site.

The purpose of the Community Relations Plan (CRP) is to identify the communication strategies that will address the needs and concerns of the citizens of the City of Saint Paul with regards to the referenced project. Adjacent businesses and property owners directly or potentially affected by the selected cleanup remedy are of particular concern. This CRP describes how the City has involved and will continue to involve the community, city officials, and local organizations in the decision-making process regarding the environmental remedy for the site. Active participants in the community are essential to the success of the CRP by providing points of contact for disseminating information and soliciting input in each step of the cleanup process.

## **2.0 BACKGROUND**

### **2.1 What is a Brownfield?**

A Brownfield is “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Brownfields are typically former industrial or commercial properties where improper operations and activities may have resulted in soil, groundwater and/or building contamination. These sites can adversely impact human health, decrease the value of surrounding properties, deter potential investments, and represent a significant safety hazard to the community if left unaddressed. The Trillium site meets the definition of a Brownfield site.

### **2.2 Site Description and Background**

#### ***2.2.1 Site Location and Description***

The 42-acre site is located north of downtown Saint Paul and just west of Interstate 35E (I-35E). The site is roughly bound by Maryland Avenue to the north, Agate Street to the west, Burlington Northern Santa Fe (BNSF) railroad lines to the east, and Cayuga Street to the south in the City of Saint Paul, Minnesota. The site is further located by latitude and longitude at 44° 58' 22.40" North and 93° 05' 31.41" West. The Site Location Map in Appendix A illustrates the shape and approximate size of the site in relationship to the surrounding parcels.

The site is located in an area of Saint Paul that consists of mixed residential, commercial, and industrial properties.

#### ***2.2.2 Site History***

The site was originally the western edge of a north/south running valley that confined the Trout Brook surface stream channel. Progressive development in the area led the city to eventually bury portions of the channel within the Trout Brook Storm Interceptor. The valley was later filled and terraced to accommodate rail transportation and local industry.

The site first developed as a rail yard in 1891 and continued to operate as such for approximately 100 years. The site included tracks for two major railroad routes during this time period. The railroad sold the property to a construction company in the mid-1990s for use as a soil storage area. The construction company utilized the property until 2001.

The City of Saint Paul acquired the northern 28 acres of the site in 2001. The eastern seven acres of the city-owned land is part of a DNR Conservation Easement and

Mn/DOT currently owns the southern 14 acres of the site. The City has also recently acquired an additional 1.64 acres of land to serve as the entrance into Trillium and as a trailhead for the Trout Brook Regional Trail.

### **2.2.3 Nature of Threat to Human Health and Environment**

Braun Intertec conducted Phase I and Phase II Environmental Site Assessments (ESAs) on the site in 2003 and 2004, respectively, as part of an EPA Brownfield Assessment Grant awarded to the Saint Paul Port Authority. The Phase I ESA identified several recognized environmental conditions (RECs) which had the potential to impact the Trillium property (including its past use as a rail yard). Additional concerns included the following: 4 hazardous waste activity facilities registered under the Resource Conservation and Recovery Act (RCRA) within a mile of the site; 3 MN Voluntary Investigation Cleanup (VIC or SCL) facilities within half a mile of the site; 9 Leaking Underground Storage Tanks (LUST) within half a mile of the site; and 1 Underground Storage Tank (UST) located adjacent to the site.

The Phase II ESA involved advancing 9 soil borings and excavating 21 test pits (ranging from 8-17 feet in depth) to evaluate both the depth and type of fill material and the chemical composition of the soils. Select samples were submitted to a laboratory to be analyzed for volatile organic compounds (VOCs), gasoline range organics (GRO), diesel range organics (DRO), metals, polychlorinated biphenyls (PCBs), and polycyclic aromatic hydrocarbons (PAHs)<sup>1</sup>. Contaminant concentrations were compared to the Minnesota Pollution Control Agency (MPCA) Tier 2 Recreational Human Health Based Soil Reference Values (SRVs).

The results of the analysis showed that samples from three borings and five test pits contained contaminant concentrations that exceeded the SRV for either arsenic or mercury. Some samples contained detectable levels of gasoline range and diesel range organics; however, there are no established SRVs for these contaminant groups. No other SRVs were exceeded.

The City is enrolling the site into the MPCA's Voluntary Investigation and Cleanup (VIC) Program to facilitate the cleanup and redevelopment of the site.

## **3.0 COMMUNITY INVOLVEMENT**

### **3.1 Community Profile**

The project area population displays great ethnic and cultural diversity. The communities most directly affected by the Trillium Nature Sanctuary Project are the North End and Payne/Phalen Neighborhoods. These neighborhoods have become increasingly diverse over the past 20 years. From 1990 to 2000, the white population dropped from 75% to 55% in the North End Neighborhood and from 82% to 49% in the Payne Phalen Neighborhood. Blacks comprise between 11% and 15% percent, Asian (predominantly Hmong) between 18% and 24% of surrounding neighborhood populations and Hispanics up to 11% of the project neighborhood population. Approximately 75% of public school children in this neighborhood are children of color (2000 Census). The community has a rich immigrant population as well: 26-35% of all residents and between 44 and 51% of the public school children speak a language other

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<sup>1</sup> The analysis was conducted for a sample taken from the location in the boring with the highest organic vapor content or where staining or odors were encountered. Therefore, test results are likely biased toward the higher end of the contamination range for each location and does not reflect an average contaminant concentration.

than English as their primary language at home with Asian languages and Spanish the most common. Furthermore, the area displays a greater of poverty than on average for either the City or the Twin Cities Metropolitan Region. Two Family Public Housing Developments (Mount Airy and McDonough Homes), comprising a total of 879 family units, are located within a mile radius of the Nature Sanctuary; additional Public Housing Scattered Sites are located within this same radius.

### **3.2 Chronology of Community Involvement**

The City has actively engaged the community in the planning for the Trout Brook Regional Trail and for the Trillium Nature Sanctuary Project since the late 1990s, when a series of meetings was held in conjunction with the planning of the existing trail and production of the Trout Brook Greenway Small Area Plan. The resulting Trout Brook-Lower Phalen Greenway Plan was incorporated into the Saint Paul Land Use Plan in 1999. In early 2000 the city received a planning grant from the MnDNR to prepare a Master Plan for the Trout Brook Greenway. In September 2000, the Saint Paul Planning Commission established a Task Force to assist in the development of the Master Plan, representing affected parties and community interests. Eleven groups sent a delegate to City of Saint Paul – Trillium Central Cleanup Grant Application 14 participate in the Task Force: the Capitol Region Watershed District, the Tri Area Block Club, the District 6 Planning Council, Friends of Swede Hollow, the Dayton's Bluff District 4 Community Council, the Payne Phalen District 5 Planning Council, Diamond Products, the Lowertown Depot, Ramsey County Parks, Saint Paul Parks and Recreation Commission, and the DNR Metro Greenways Division. In addition to the Task Force, a Technical Advisory Committee advised this work. A Public Hearing for this plan was held on September 7, 2001.

Specific to the Trillium Nature Sanctuary Project, a Community Task Force was created during the Preliminary Design phase of the park. Meetings were held from April 2005 through February 2006. Trout Brook Regional Trail routes, amenities, connections and impacts were a large focus of the Trillium planning process. The 2009 Master Plan for the park resulted from that process. Since that time, the City and CRWD have worked collaboratively on a study to determine which potential water sources are available for the proposed stream channel. A report entitled "Trillium Water Resources Feature Feasibility Study" was completed in January 2011 by CRWD. As a part of the water resource study, a stakeholder task force was convened which included representatives from the City, CRWD, the Tri Area Block Club, Mn/DOT, and Ramsey County.

The City has designated a spokesperson (see Section 5.0) to inform the community of actions taken and respond to inquiries. The spokesperson will use a wide array of communications methods to keep all segments of the community informed and enable them to ask questions, offer suggestions, and provide comments. These include:

- Issuing press releases
- Posting updates in the Capitol Region Watershed District's direct mail newsletter
- Hosting two public meetings to present final redevelopment and cleanup plans
- Providing briefings to the City Council and local interest groups
- Maintaining the project website (<http://www.stpaul.gov/index.aspx?NID=4177>)
- Maintaining the informational repository at City of Saint Paul Department of Parks and Recreation

All communication efforts would be consistent with the requirements of the National Contingency Plan to ensure that all actions taken relative to cleanup and redevelopment planning would provide ample public review and comment.

### **3.3 Key Community Concerns**

- Leaching of contaminants through the water resources, eventually into the river
- Airborne pollutants during construction
- The site sits undeveloped due to contamination concerns; community wants to see the site developed into park space.

### **3.4 Benefits to the Community**

City officials anticipate that the stream/pond/wetland system will process the incoming source water to a condition more conducive to natural ecology. This will allow the completed system to provide critical functions for wildlife and water-dependent biological habitat while fostering numerous educational and wildlife-appreciation activities. This includes highlighting the process of cleaning water, as well as the area biology and ecology, for local school children.

The redevelopment of the site also plays an integral role in the City's Proposed Trout Brook Regional Trail Master Plan. The Regional Trail will provide important linkages within the City's and the County's Regional Park Systems. In fact, the trail a connection to the regional bicycle and walking trail extending from Lake McCarrons County Park to the Lower Phalen Creek Valley area.

Overall, the Trillium Nature Sanctuary project presents an excellent opportunity to begin realizing the CRWD's goal to "Bring Water Back to Saint Paul". City officials hope the highly-visible project will begin building support for expansion of restoration efforts in the City.

## **4.0 PROPOSED PROJECT SCHEDULE**

The Trillium Nature Sanctuary project's proposed schedule is as follows:

- July 2012 – Project kickoff to start Design Development Phase.
- October 2012 – begin Construction Document Phase.
- March 2013 – Advertise bids for site remediation, development and Trout Brook Regional Trail (TBRT).
- Spring 2013 – Begin site remediation, development, and TBRT construction.
- Fall 2014 – Substantial completion of site redevelopment.

## **5.0 CONTACTS and ADMINISTRATIVE RECORD**

### **5.1 Contacts**

The City spokesperson for this project is Kathleen Anglo, Landscape Architect, who may be contacted at:

City of Saint Paul  
Department of Parks and Recreation

25 West 4<sup>th</sup> Street, 500 CHA  
Saint Paul, MN 55102  
[Kathleen.anglo@ci.stpaul.mn.us](mailto:Kathleen.anglo@ci.stpaul.mn.us)  
(651) 266-6368 Phone  
<http://www.stpaul.gov/index.aspx?nid=243>

The MPCA Voluntary Investigation and Cleanup Program Supervisor is Hans Neve, who may be contacted at:

Minnesota Pollution Control Agency  
Voluntary Investigation and Cleanup Program  
520 Lafayette Road North  
Saint Paul, MN 55155-4194  
[Hans.Neve@state.mn.us](mailto:Hans.Neve@state.mn.us)  
(651) 757-2608 Phone

<http://www.pca.state.mn.us/index.php/waste/waste-and-cleanup/cleanup-programs-and-topics/cleanup-programs/voluntary-investigation-and-cleanup-vic/voluntary-investigation-and-cleanup-vic-program.html?menuid=&redirect=1>

The US EPA Region 5 Project Officer is Ms. Linda Mangrum, who may be contacted at:

U.S. EPA Region 5  
Office of Superfund  
Community & Land Revitalization Branch  
Mailcode: SB-7J  
77 West Jackson Blvd.  
Chicago, IL 60604  
[mangrum.linda@epamail.epa.gov](mailto:mangrum.linda@epamail.epa.gov)  
(312) 353-2071 Phone  
<http://www.epa.gov/region05/>

The environmental consultant assisting with this project is Jonathon Kusa with HR Green, Inc. who may be contacted at:

HR Green, Inc.  
Court International Building  
2550 University Ave West, Suite 400N  
Saint Paul, MN 55114  
[jkusa@hrgreen.com](mailto:jkusa@hrgreen.com)  
(651) 644-4389 Phone  
[www.hrgreen.com](http://www.hrgreen.com)

## 5.2 Administrative Record

The Administrative Record is located at:

City of Saint Paul  
City of Saint Paul  
Department of Parks and Recreation  
25 West 4<sup>th</sup> Street, 500 CHA

Saint Paul, MN 55102  
[Kathleen.anglo@ci.stpaul.mn.us](mailto:Kathleen.anglo@ci.stpaul.mn.us)  
(651) 266-6368 Phone  
<http://www.stpaul.gov/index.aspx?nid=243>

Documents are available for viewing during normal business hours of 8:00 am to 4:30 pm, Monday through Friday. The Administrative Record may include but is not limited to:

- Trout Brook Greenway Plan, 2001
- Phase I and Phase II ESA and RAP for the Trillium Site south of Maryland Avenue, 2003 and 2004.
- Phase I and Phase II ESA for the Trillium Site north of Maryland Avenue, 2004 and 2006.
- Phase I ESA for the 1200 and 1202 Jackson Street site, February 2012.
- Trillium Site/Trout Brook Greenway Natural Resource Management Plan, 2004.
- Trout Brook Regional Trail, Including Trillium Nature Sanctuary Master Plan, 2010.
- Trillium Site Water Feature Feasibility Study, March 2012.
- XPSWMM modeling of proposed stormwater management system and stream base flow source piping as proposed in the Water Feature Feasibility Study, April 2012.
- EPA Reports which include quarterly reports, annual reports, and requests for funds.

**APPENDIX A**  
**SITE LOCATION MAP**