

VP11410 and VP11411 – Robin Center

4044, 4048, 4050, 4100, 4152, 4180 Lakeland Ave. North
Robbinsdale, MN 55422

04/13/2018



SUMMARY



Site ID: VP11410
Site Name: Robin Center
Address: Multiple (see above)
County: Hennepin
Parcel ID: 0602924130128,
0602924130127,
0602924130129,
0602924130145,
0602924120123,
0602924120022
MPCA Program: VIC / Brownfield
Investigation Dates: 1989 - 2011
Depth to Groundwater: 9 - 16 feet
Groundwater Flow: South-Southeast
Previous VI Investigation: No

Additional Investigation Recommended: Yes

SITE BACKGROUND AND HISTORY

The Robin Center property (Site) is an approximately 8-acre group of parcels located between Lakeland Avenue N. and Lake Road in the city of Robbinsdale. The Site consists of multiple one-story commercial buildings, and associated paved parking space.

The Site parcels currently include single story commercial business buildings (strip malls), and parking space.

Phase I Environmental Site Assessments (ESAs) and subsequent subsurface investigations were conducted due to a history of industrial activities (former and current gasoline stations and dry cleaners) adjacent to, and/or at the Site.

SITE HYDROGEOLOGY

Surficial geology consists of lacustrine sand and silt with interbeds and lenses of silty clay to gravelly sand. The unconsolidated material is expected to be approximately 110 feet thick and is underlain by Ordovician-aged St. Peter Sandstone. Bedrock consists of fine- to medium-grained, friable quartz sandstone.

Depth to groundwater is estimated to be 9 to 16 feet below ground surface (bgs), although previous subsurface investigation activities have revealed groundwater at depths as shallow as 3.5 feet bgs.

REGULATORY HISTORY

- March 1989 – An Environmental Assessment was performed by Twin City Testing (TCT) at the former Fina Gas station located at 4180 Lakeland Ave N. Four monitoring wells were installed at the site and analyzed for VOCs, including tetrachloroethene (PCE). Analysis results from samples collected at one of the monitoring wells revealed Tetrachloroethene (PCE) concentrations at 7 micrograms per liter ($\mu\text{g/L}$), total hydrocarbons as gasoline at 18,000 $\mu\text{g/L}$, and total hydrocarbons as #2 fuel oil at 14,000

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µg/L. A groundwater sample collected from another monitoring well revealed total hydrocarbons as gasoline at 1,400 µg/L, and total hydrocarbons as #2 fuel oil at 1,100 µg/L.

- June 1989 – Environmental Evaluation. Braun Intertec (Braun) conducted an environmental evaluation to determine if hazardous chemicals were present in the subsurface of a 4181 Lakeland Ave (northwest of Site) location. Two soil borings were advanced, and one permanent monitoring well was installed upgradient of the site location. Two soil samples and groundwater samples from the monitoring well were collected and analyzed for Volatile Organic Compounds (VOCs), polychlorinated biphenyls (PCBs), pesticides, and Resource Conservation and Recovery Act (RCRA) metals. Analysis results revealed concentrations of PCE in groundwater at 15 µg/L. Previously installed groundwater wells sampled in February 1989 revealed concentrations of PCE between 2.2 and 120 µg/L. The source of PCE contamination was not identified in this report, although it was noted that multiple dry cleaners and automotive shops were in the vicinity and could be potential sources.
- November 1989 – Phase I Environmental Real Estate Assessment. A Phase I ESA was conducted by PACE Laboratories at 4058 Lakeland Ave N. to determine if there is any evidence of asbestos, polychlorinated biphenyls, hazardous and solid wastes, underground storage tanks, soil contamination, waste water non-compliance, ground water quality problems, and proximity to a Superfund site which could impact the property. Recognized environmental conditions (RECs) associated with the 4058 Lakeland Ave. N. parcel include: Asbestos containing materials (ACM) found in building flooring, heating, and water supply systems; potential presence of PCBs in interior lighting fixtures; and wastewater discharge from a photography/printing store directly into the sanitary sewer.
- February 1990 – Phase I Addendum Letter. An addendum letter was issued to Mr. Ralph Atlas by Pace Analytical clarifying the use and disposal of asbestos and PCB containing materials, and identifying properties of concern within a one-mile radius of the Robin Center.
- August 1990 – Subsurface Environmental Assessment. A subsurface environmental assessment was conducted by TCT in an attempt to document what affect, if any, a prior dry-cleaning operation may have had on the subsurface of 4058 Lakeland Ave (Site). A total of 11 soil borings were advanced in front and behind Robin Center Liquor Store (previous dry-cleaner), and soil samples collected were analyzed for VOCs, and total hydrocarbons as #2 fuel oil. Analysis results revealed concentrations of PCE at 2 µg/kg, cis-1,2-Dichloroethene at 31 µg/kg, and total hydrocarbons as #2 fuel oil at 1000 mg/kg. Other contaminants were detected, but at levels below their respective regulatory criteria.
- May 1990 – An MPCA letter was issued to Mr. Ralph Atlas, Managing Partner of Robin Center, and indicated that PCE had been detected upgradient of Robin Center, and at a former gas station north of Robin Center Shopping Mall, and that the full extent of PCE contamination has not been defined.
- July 1990 – Letter regarding monitoring wells in vicinity of Robin Center (no additional details provided).
- September 1993 – Phase I ESA. A Phase I ESA conducted by RUST Environment and Infrastructure (RUST) revealed recognized environmental conditions (RECs) associated with the Site, including: non remediated petroleum-contaminated soils present at the Site, as identified in an August 1990 Environmental Assessment by Twin City Testing; contaminated groundwaters impacted by petroleum products and chlorinated solvents on adjacent properties to the northwest and south of the Robin Center property; and possible hazardous materials (asbestos, PCBs) identified in the Robin Center buildings.
- February 1999 – Site Status Report. A site status report was issued by the MPCA for Robin Center Shopping Center (Robbinsdale Development Site). Groundwater quality summary tables revealed PCE concentrations in select monitoring wells ranging from below detection limits (bdl) to 730 µg/L, and TCE concentrations ranging from bdl to 18 µg/L.
- April 1999 – Lender No Association Determination request issued by Trident Real Estate Services.

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- May 1999 – No Association Determination letter issued by MPCA.
- September 1999 – Phase I ESA - Liesch. A Phase I ESA was conducted that identified a number of RECs relative to the Robin Center property. The RECs included: the property listed as VIC site with elevated concentrations of PCE and degradation compounds above HRLs; the presence of the Robbinsdale Development PLP Site located within 1/8 mile west of the property with PCE and TCE contamination; the property listing in the spills database due to a release of petroleum products; presence of a dry-cleaning facility on the property (Genie’s Magic Cleaner) although no violations have been reported; and the presence of an aboveground lift and dock in the post-office tenant space in the loading dock area.
- March 2011 – Site was entered into the VIC/Brownfields program
- No soil vapor sampling has been completed on-site.

RECEPTOR INFORMATION

Three sensitive receptors (medical) were identified within 500 feet of the Site. Findings from the receptor evaluation are presented in the tables below.

Table 1: Verified Receptor Totals

VP11410 Robin Center	100 ft	200 ft	500 ft	1 mile
Daycares	0	0	0	23
Schools	0	0	0	5
Medical & Long-term Care Facilities	1	0	3	15

Table 2: Sensitive Receptors within 500 ft

Site ID	Receptor Type	Receptor Name	Receptor Location				Proximity to Site	
			Street Address	City	State	Zip	Distance (ft)	Direction
VP11410	Medical	Fresenius Med Care Robbinsdale	4094 Lakeland Ave N	Robbinsdale	MN	55422	0	N/A
VP11410	Medical	TFF Care LLC	4200 40th Ave N	Robbinsdale	MN	55422	300	Southeast
VP11410	Long-Term Care	Copperfield Hill The Lodge	4020 Lakeland Ave N	Robbinsdale	MN	55422	325	Southeast
VP11410	Long-Term Care	Copperfield Hill The Manor	4200 40th Ave N	Robbinsdale	MN	55422	300	Southeast

ADDITIONAL INVESTIGATION RECOMMENDED: Yes

PRIORITY FOR FOLLOW-ON ASSESSMENT: High

JUSTIFICATION: Based on a review of documents available for the Robin Center site, no vapor sampling has been conducted to date. Soil and groundwater contaminated with PCE and TCE remains at the Site, which may represent an ongoing source of potential vapor contamination for the surrounding area.

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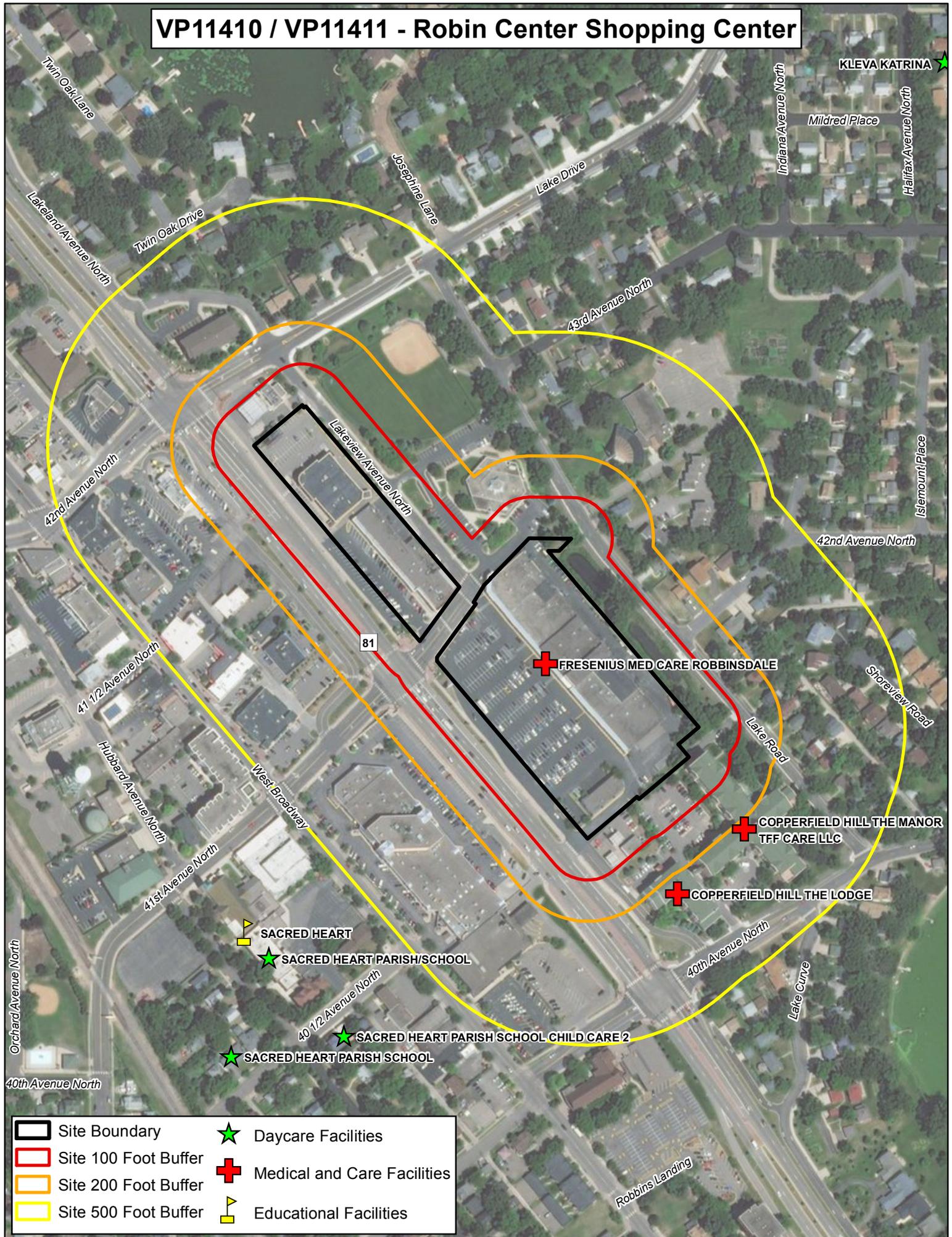
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Several sensitive receptors were identified within 500 feet of the Site with additional sensitive receptors just outside the 500-foot buffer. Residential development is also present within 200 feet of the site. Additional investigation is recommended on a high priority basis.

The Site is currently listed as active and therefore if more recent documentation is available, they should be reviewed to validate these findings.

VP11410 / VP11411 - Robin Center Shopping Center



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|--|----------------------|---|-----------------------------|
|  | Site Boundary |  | Daycare Facilities |
|  | Site 100 Foot Buffer |  | Medical and Care Facilities |
|  | Site 200 Foot Buffer |  | Educational Facilities |
|  | Site 500 Foot Buffer | | |