

Environmental Cleanup Continues with Positive Results

The environmental cleanup systems at the former Memphis Depot continue to produce positive results in removing contaminants from soil and groundwater and bringing the site closer to meeting the cleanup goals.

The cleanup goals were established in the records of decision approved by the Defense Logistics Agency (DLA), the U.S. Environmental Protection Agency (U.S. EPA) and the Tennessee Department of Environment and Conservation (TDEC). Representatives from each of these agencies formed the Base Realignment and Closure (BRAC) Cleanup Team (BCT) that managed the environmental cleanup and property transfer programs from 1995 until 2010.

Because of the cleanup systems' positive results, the U.S. EPA and TDEC agreed with DLA's determination that the cleanup systems were operating properly and successfully. The BCT agreed to disband in February 2010, and DLA submitted the final Closeout BRAC Cleanup Plan. Department of Army took over responsibility for the environmental cleanup from DLA in December 2010. The U.S. EPA and TDEC continue to provide federal and state input to the cleanup project.

The Army continues to operate the two cleanup systems - the Source Areas Fluvial Soil Vapor Extraction (SVE) system at Dunn Field and the Off-Depot Groundwater Air Sparge-SVE system west of Dunn Field. The Army will also continue the long-term monitoring (LTM) program for both the Main Installation (MI) and Dunn Field that tracks the continued decrease of contaminant levels in the groundwater.

Land use controls (LUCs) will remain in place until contaminant levels in the soil allow unlimited exposure and unrestricted use. The LUCs prevent residential use of most of the MI and Dunn Field and prevent exposure to contaminated groundwater by restricting the construction of drinking water wells. The Army conducts annual inspections to make sure the LUCs are being followed and remain effective.

The Army will document the cleanup systems' progress toward meeting the cleanup goals in 5-Year Review reports that will be available to the public. Once the cleanup systems have reduced groundwater contamination levels to the final cleanup goals, the Army will prepare a Final Remedial Action Completion Report for U.S. EPA approval and request removal of the former Memphis Depot from the National Priorities List.

Brad Sperry of HDR, environmental contractors to the Army, monitors the Off-Depot Groundwater air sparge-soil vapor extraction system that is removing contaminants from groundwater west of Dunn Field.



Cleanup Systems Progress Toward Cleanup Goals

Off-Depot Groundwater

The Off-Depot Groundwater Air Sparging-Soil Vapor Extraction (AS-SVE) system continues to pull chlorinated volatile organic compounds (CVOCs) out of groundwater from about 70 feet below ground surface (bgs) west of Dunn Field. System monitoring shows that about 70 pounds of CVOCs have been removed from the groundwater since the system began operating in December 2009.

The Army uses groundwater monitoring to see how well the AS-SVE system is working. Environmental contractors collect samples from 36 performance monitoring wells on a regular basis and report the results to the U.S. EPA and TDEC in annual reports that are also available to the public in the Information Repository. Levels of CVOCs in groundwater in the off-depot

area have been greatly reduced because of the Dunn Field cleanup actions. For groundwater that has moved through the AS-SVE system, CVOC levels have reached the treatment goal. The Off-Depot AS-SVE cleanup system is expected to continue operating until 2014.

Dunn Field Source Areas

The SVE system was installed to remove CVOCs from the soil that is about 30 to 70 feet bgs at the Dunn Field Source Areas. The Fluvial SVE system began operating in July 2007. As of July 2011, the system has removed about 4,000 pounds of VOCs from the soil and greatly reduced CVOC levels in the shallow groundwater (about 70 feet bgs).

The cleanup system was shut down from October 2010 to January 2011 to see if CVOC levels would increase, or rebound. Environmental contractors also collected soil samples to check the progress toward the soil cleanup goals. Sample results show soil cleanup goals have been met at all the treatment areas within the Source Areas, but that low levels of CVOCs remained in the soil at two treatment areas. Additional SVE wells were installed in ten sample borings to aid the final cleanup of CVOCs in the soil.

Groundwater samples were also collected from monitoring wells within the treatment areas to see if CVOCs from the soil moved into the groundwater after the cleanup system was temporarily shut down. The sample results show that CVOC levels in the groundwater did not go up. The Fluvial SVE system will be shutdown in July 2012.

Main Installation

Cleanup goals for groundwater on the MI include reducing groundwater contamination levels to the Safe Drinking Water Act maximum contaminant levels (MCLs) and preventing groundwater contamination from moving off the MI. Environmental contractors completed groundwater treatment in February 2009 and are now performing LTM of the groundwater.

Environmental contractors collect groundwater samples from the designated LTM wells semiannually in April and October. The latest available results, from April 2011, show that contaminant levels are similar to those from previous LTM sampling events. LTM will continue until groundwater contamination levels are reduced to the MCLs.



New Army Point of Contact

The Army has appointed a new BRAC Environmental Coordinator as the point of contact for information regarding the environmental cleanup program at the former Memphis Depot:

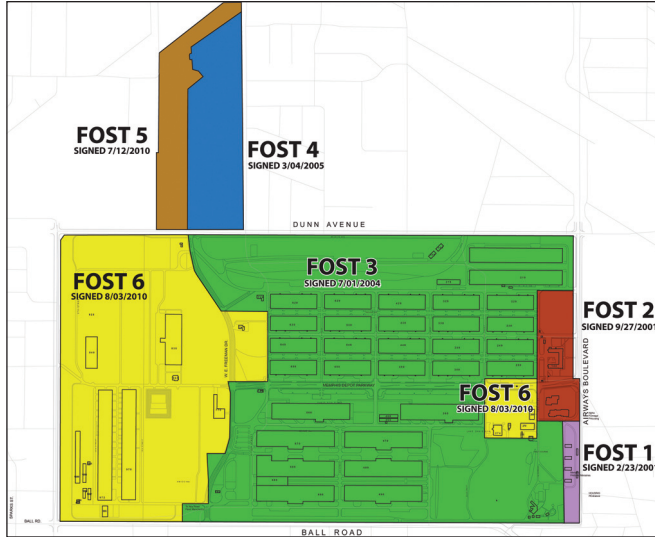
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Ms. Hutton is the primary liaison between the community and the Army. She will handle all site inquiries and distribute all information about the former depot cleanup activities. She will work closely with the U.S. EPA and the TDEC project managers and contractors as the cleanup program continues.

Upcoming 5-Year Review

In 2012, the Army will conduct a 5-year review at the former Memphis Depot to determine if the remedial actions for the Main Installation and Dunn Field are protective of human health and the environment. At the start of the review, a notice will be placed in the newspaper and local officials will be contacted. Please call the Community Involvement Line at (901) 774-3683 for more information.

Property Transfer Update: Army Successfully Completes BRAC Process



The Department of Army has successfully completed activities for BRAC closure and property transfer at the former Memphis Depot.

In 2010, the U.S. EPA and TDEC approved the MI and Dunn Field Source Areas Interim Remedial Action Completion Reports and agreed that the MI and Dunn Field Source Areas cleanup systems were operating properly and successfully. The U.S. EPA also issued the Preliminary Close Out Report that elevated the former Memphis Depot's status in the cleanup process to 'Construction Complete'.

These actions cleared the way for the Army to sign the last two Findings of Suitability to Transfer (FOST) documents for the transfer of the remaining former Memphis Depot property on the MI and Dunn Field. The Army also submitted the Closeout BRAC Cleanup Plan documenting the end of the BRAC process at the former Memphis Depot.

When the former Memphis Depot closed in 1997, the neighbors feared the property would remain vacant. However, the BRAC process at the former Memphis Depot has been a great success thanks to the cooperation between the BRAC Cleanup Team, the Army and the Depot Redevelopment Corporation (DRC). Even before the former Memphis Depot closed in 1997 as part of the Base Closure and Realignment Act, the DRC had entered into an interim lease with the Army for the MI property. The plan was for the DRC to receive the majority of the property by a no-cost economic development conveyance.

The DRC spent about \$25 million on capital improvements to turn the MI into the Memphis Depot Business Park, an industrial park for distribution and warehousing. As of 2010, the DRC had leases with about 30 businesses accounting for the reuse of about 4 million square feet of covered and uncovered facilities that supported more than 1,300 jobs.

After the facility closed in 1997, the Defense Logistics Agency conducted several small environmental cleanup projects in order to

complete FOSTs. Following each FOST, the Army signed deeds transferring different areas of the MI to various organizations: Alpha Omega Veterans obtained the former military housing area in 2001; the City of Memphis Police Department obtained the site of the current Southeast Precinct in 2002; Memphis Area Ministries obtained the golf course and recreational area in 2004; and by 2006 the DRC had obtained about 315 acres of warehouses and open areas.

The City of Memphis also obtained about 2 acres of Dunn Field in 2005 used to widen Hayes Road. In October 2007, the Army transferred about 40 acres of Dunn Field to the Dunn Field Development Corporation following a competitive public sale. In 2010, FOSTs for the remaining property on the MI and Dunn Field were signed. The Army signed the deed to the DRC for the remaining 193 acres of the MI in March 2011.

The Army will continue to run the environmental cleanup systems currently operating and perform other actions required by the cleanup decision documents that include long-term monitoring of groundwater and annual LUC inspections. The LUCs prevent residential reuse at most of the MI and Dunn Field and the construction of drinking water wells at the former Memphis Depot. U.S. EPA and TDEC will continue to provide oversight of the environmental cleanup project.

Property Reused and Revitalized

Once the DRC received the deed in 2011 for the remaining MI property, efforts began to sell the developed property. The DRC will retain ownership of about 100 acres of undeveloped property. Proceeds from the property sales went to the City of Memphis and Shelby County, which established the DRC to serve as the local redevelopment agency for the former Memphis Depot.

In June 2011, the DRC sold about 90 acres for \$1.4 million to Barnhart Real Estate LLC, which is associated with Barnhart Crane that has leased property at the Memphis Depot Business Park since 2000. The area includes the buildings and former open storage areas on the west side of the business park as well as the former administration building on Airways Blvd.

In August 2011, the DRC sold about 260 acres of property containing 4.2 million square feet of buildings to Memphis Depot Associates LLC, affiliated with Dallas-based Mayfield Properties LP, for \$35.8 million. Colliers International now manages this portion of the Memphis Depot Business Park. In September 2011, the DRC sold about 14 acres including a large warehouse to Varma Family LP for \$1.4 million. The Army plans to offer the remaining 24 acres of property on the west side of Dunn Field for public sale once the environmental cleanup system at the Dunn Field Source Areas has finished operating.

All in all, this makes a happy ending to the story of restoring, reusing and revitalizing the former Memphis Depot.



The Former Memphis Depot
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(901) 774-3683

Please call ahead for an appointment to ensure that we are available to assist you.

We are located within the
Memphis Depot Business Park.

For Your Information

New Documents

- Dunn Field Groundwater Interim Remedial Action 2009 Operations and Closure Report
- Main Installation Annual Long-Term Monitoring Report - 2010
- Off-Depot Groundwater Long-Term Monitoring Report – 2010
- Dunn Field Fluvial Soil Vapor Extraction System Rebound Test and Confirmation Soil Sampling Report
- Notification of Change of Project Manager
- Closeout BRAC Cleanup Plan Version 14
- Off-Depot Groundwater Interim Remedial Action Completion Report

How to reach us...

If you have any questions or comments about the former Memphis Depot's environmental cleanup program, please feel free to contact any one of the following:

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EnviroNews is published by the former Memphis Depot to update the public on the environmental cleanup program. If you have comments, questions or suggestions for future articles, please call the Community Involvement Line at (901) 774-3683.