

From: Byers, Harris <Harris.Byers@stantec.com>
Sent: Friday, April 28, 2023 8:51 AM
To: Beggs, Tauren R - DNR; Adam Tegen
Subject: Summary of River Point District
Attachments: Figure 2 - Previous SAG Projects.pdf; River Point District Summary.xlsx

Tauren:

For our call later today, attached is a spreadsheet summarizing work within each project area at River Point. Also attached is a figure illustrating the project areas for reference.

Look forward to catching up soon.

Sincerely,

Harris Byers, Ph.D.

Sr. Brownfields Project Manager
Contaminant Hydrogeologist / Urban Geochemist

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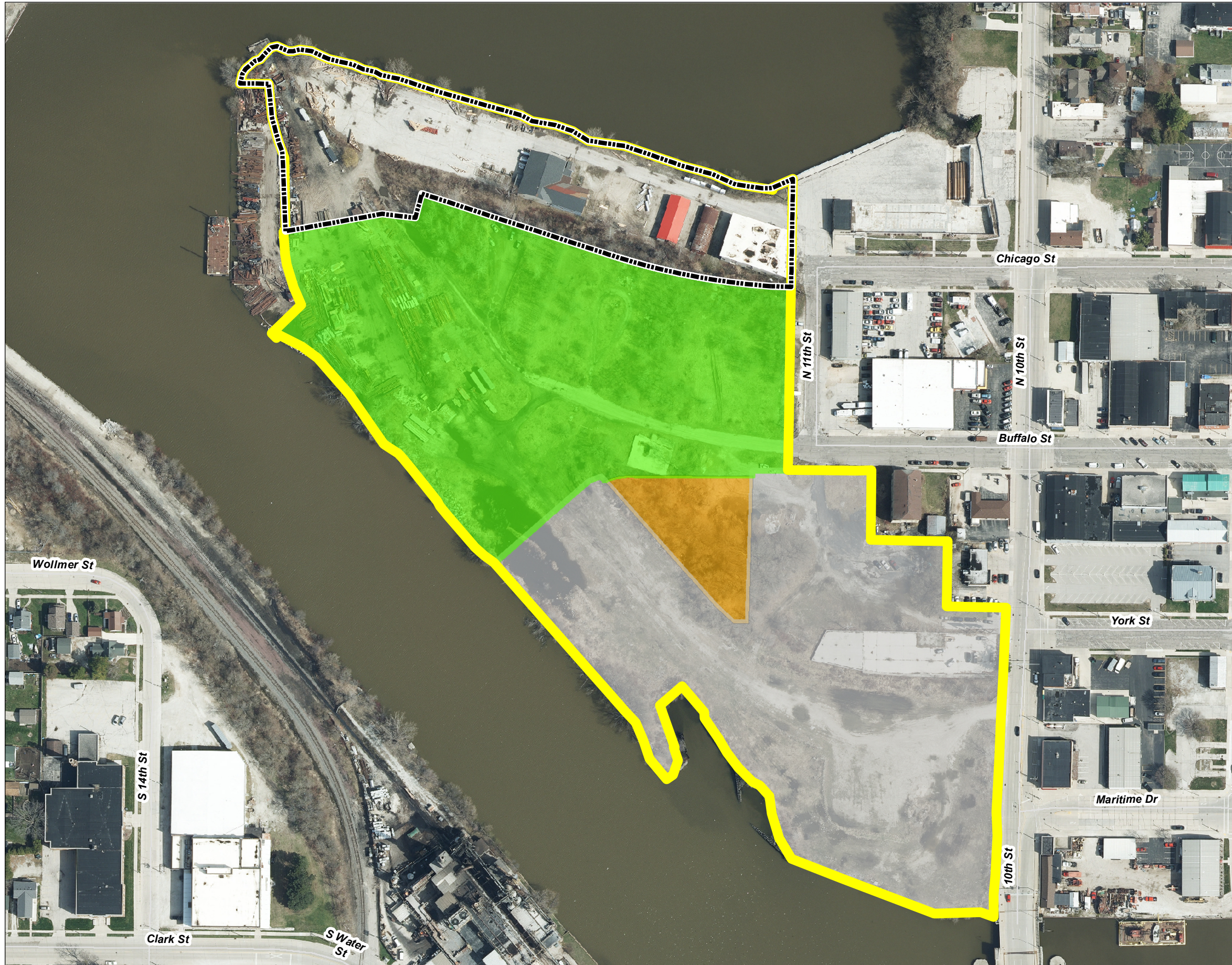


Figure No.
2
 Title
**Phase III Redevelopment Area
 and Previous SAG Project Areas**
 Client/Project
 Phase III Redevelopment Area
 River Point District
 City of Manitowoc
 0 130 260 Feet
 193708490
 Prepared by HLB on 3/30/2023

Legend


River Point District

Phase III Redevelopment Area

Phase II Redevelopment Area (SAG 2022)

Phase I Redevelopment Area (SAG 2020-2021)

Former Turntable and Engine House - NO SAG



Notes
 1. Coordinate System: NAD 1983 HARN WISCRS Manitowoc County Feet
 2. Orthophotograph: Manitowoc County, 2020



| Construction Area | Project Area | Phase of Work | Report | Status |
|---|---|---|--------|---|
| Phase I Construction Area | River North Apartments | Excavation of Petroleum Soil | | Submittal to you 4/28/2023 |
| | | Construction of SSDS | | Submittal to you 4/28/2023 |
| | | Sub-Slab Vapor Samples | | Submittal to you 4/28/2023 |
| | | Construction of Engineered Barriers | | Writing |
| | | Institutional Controls | | Wait until finish sub-slab vapor sampling (Fall 2023)? |
| | Junk Yard | Excavation of Soil for Stormwater (2021) + Excavation of Additional Soil (2023) = 2400 cy; fill to grade with topsoil and grass | | RACR Writing Now; Expect to You ~ May 2 |
| | | Post-Removal GW Sampling | | Expected Summer 2023, once grass is established |
| | | SI/RAOR/RAP (etc.) | | Once developer identified |
| | "Area B1" | Phase II ESA/SI (2022-2023 Sampling) | | Draft written; expect to you by May 5 |
| | Rights of Way | 2021 Roadwork finished | | Recommendations on next steps? Combined Construction Documentation Report?? |
| 2023 Roadwork and Shoreline (RAP/MMP Approved; Work Starting early May) | | | | |
| Phase II Construction Area | River front; former bulk petroleum area | Site Investigation | | Expected to you by May 5; need work to delineate GW impacts to far NE area |
| | Townhomes / Restaurant | RAP/MMP/718 Exemption | | Once developer identified |
| | Rights of Way | Roadwork and Shoreline (2024?) | | Once plans are developed |
| Phase III Construction Area | Northern river front; Braun Building | Site Investigation Workplan | | Implementation pending funding (SAG or Community-Managed WAM) |
| | Townhomes | RAP/MMP/718 Exemption | | Once developer identified |
| | Rights of Way | Roadwork and Shoreline (2024?) | | Once plans are developed |