

September 15, 2020

Jennifer Dorman
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King Dr.
Milwaukee, WI 53212-3128

Project #40405

**Subject: Additional Information re: Decommissioning of Current Sub-Slab Depressurization System and Implementation of Parking Garage Ventilation at Community Within the Corridor
BRRTS # 02-41-263675 FID 241025400**

Dear Mrs. Dorman:

On behalf of Community Within the Corridor Limited Partnership, K. Singh & Associates (KSingh) would like to request the change in approach to mitigation for a portion of the current and active Sub-Slab Depressurization System (SSDS) within the building complex located at 2748 N. 32nd Street.

Project Background

Historically, the building complex at 2748 N 32nd Street served various industrial purposes for over 100 years. The building complex was recently used as storage and is currently vacant, but plans for redevelopment are underway, estimated to commence in October of 2020. Current plans for redevelopment entail affordable housing, commercial space, and other amenities in the former industrial complex.

A historic hazardous discharge existed on the property, addressed under BRRTS # 02-41-263675, was closed in August 2008 with continuing obligations applied to closure which include maintaining a cap over the contaminated area and mitigating the soil vapor concentrations. The contaminated area was not excavated due to existing structural impediments over the area of concern.

A request for Post Closure Modification was submitted to the Wisconsin Department of Natural Resources (DNR), dated July 8th, 2020. Additional information for the proposed Parking Garage Ventilation System has been requested by Mr. David Hanson, DNR, Department of Milwaukee, and is provided below.

Requested Change to Mitigation Approach

The current mitigation system active at the subject site consists of a SSDS, comprised of two (2) extraction points with individually assigned RP265 mitigation fans on independent electrical supplies. The current SSDS overview is included in Figure 1, Attachment A. Plans for redevelopment of the subject site will impact portions of the building complex where the SSDS is currently active. We request to propose decommissioning the western portion of the current SSDS, which mitigates the sub-slab under Building (BLDG) 2A, to facilitate the redevelopment plans. Photographs of the western extraction point and BLDG 2A are included in Attachment A. The eastern portion of the current SSDS will remain unchanged, which mitigates the sub-slab under BLDG 3A, as it does not impact current plans for redevelopment.

Current plans for the redevelopment of the subject site consists of BLDG 1B (NW), BLDG 1B (NE), BLDG 2A, and BLDG 2B to be a parking garage. An outline of the parking garage redevelopment is included in

Figure 2, Attachment A. As a continued effort towards the mitigation on site, a Parking Garage Ventilation System would be installed to prevent possible vapor intrusion into the complexes above. Its current design would entail the installation of five (5) sidewall ventilation fans, each capable of 7100 CFM, to mitigate the approximate 43,271 square feet of space within the parking garage. Parking Garage Ventilation Calculations are included in Attachment B.

Conclusions and Recommendations

Based on current plans of redevelopment for the subject site KSingh requests the following recommendations:

Western Portion of SSDS

- The western portion of the SSDS will remain active to continue reducing soil vapor concentrations until redevelopment begins within the western basement section of the subject property. At that time, the SSDS will be decommissioned since its location conflicts with proposed redevelopment.
- Where redevelopment disturbs the sub-slab area, ventilation will be utilized to minimize worker risk of exposure. All existing protective barriers will be repaired if disturbed. Placement of sheet or spray-applied membranes are recommended to be applied prior to repair to prevent diffusion and migration of sub-slab vapors.
- Installation of the Parking Garage Ventilation System will commence during redevelopment, complying with the standards outlined in WDNR guidance publication RR-800: Addressing Vapor Intrusion at Remediation and Redevelopment Sites in Wisconsin, January 2018.

Eastern Portion of SSDS

- The eastern portion of the SSDS will remain unchanged since it currently does not impede plans for redevelopment.

Please call us at (262) 821-1171 if you have any questions regarding information provided within this submittal.

Sincerely,

K. SINGH & ASSOCIATES, INC.



Kyle Vander Heiden
Staff Geologist



Robert T. Reineke, P.E.
Senior Engineer

cc: Que El-Amin / Scott Crawford, Inc.
Shane LaFave / Roers Companies
David Hanson / Department of Natural Resources

Attachment A: Site Figures and Site Photographs
Attachment B: Parking Garage Ventilation Calculations

ATTACHMENTS

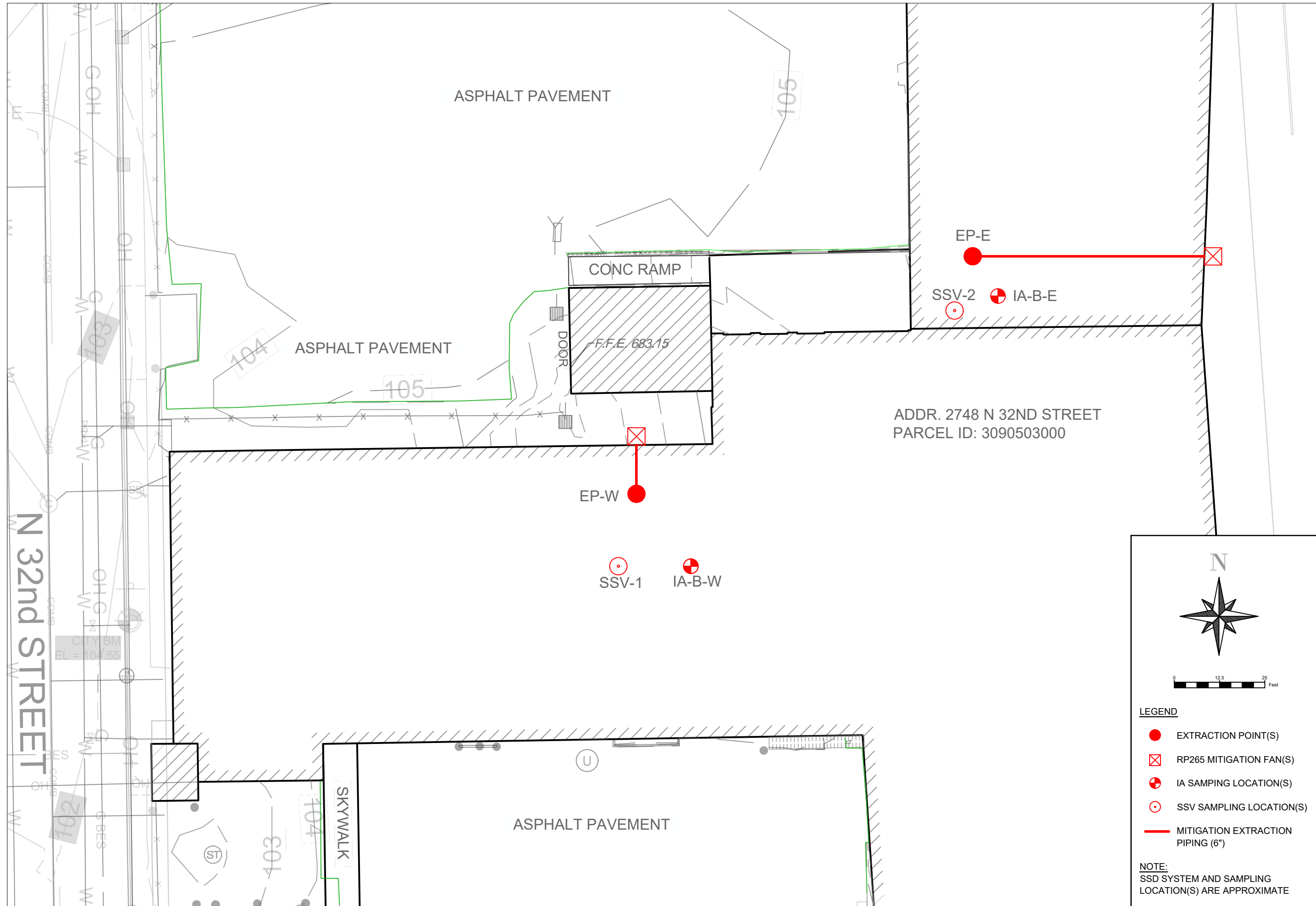
ATTACHMENT A

Site Figures and Site Photographs

CONSULTANT

CONSULTANT

CONSULTANT



PROJECT TITLE: COMMUNITY WITHIN THE CORRIDOR
MILWAUKEE, WI
PROJECT NUMBER: 40392

CLIENT: ROERS COMPANIES

REVISIONS	DATE	DESCRIPTION

DRAWN BY AMZ	DATE 05/21/2020
CHECKED BY KVH	DATE 05/21/2020

SHEET TITLE
SUB-SLAB DEPRESSURIZATION
SYSTEM OVERVIEW

FIGURE 1



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 Suite 200
 Milwaukee, WI 53202

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06/10/20

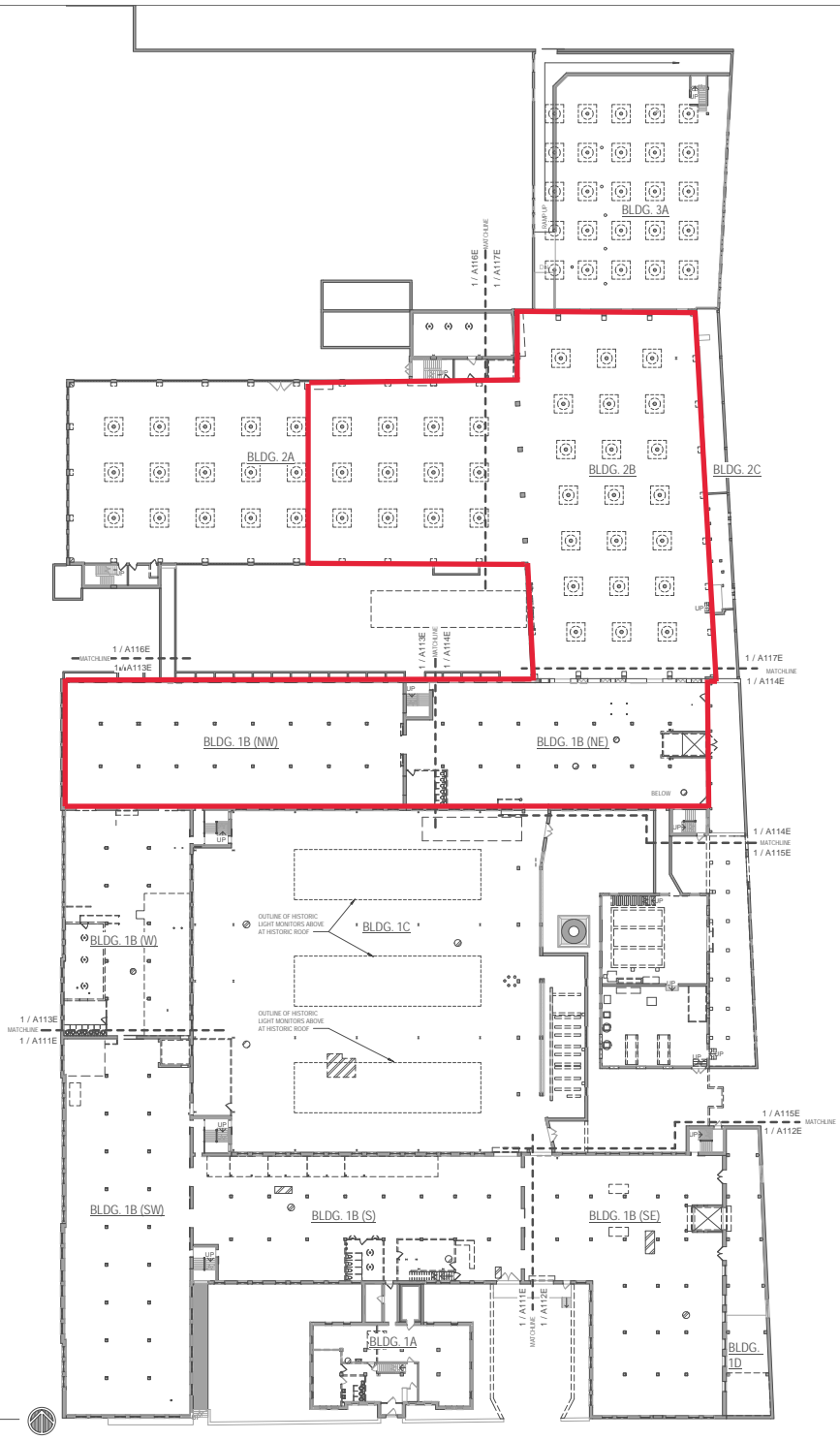
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COMMUNITY WITHIN THE CORRIDOR - EAST BLOCK

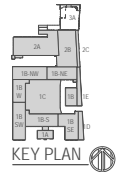
2748 N. Dodge Street
 Milwaukee, WI 53210
 SHEET TITLE: DEMOLITION PLAN - LEVEL 01 OVERVIEW

REVISIONS

SCALE	VARIABLES
PROJECT NUMBER	200702
SET TYPE	SD SET
DATE ISSUED	04/27/20
SHEET NUMBER	A110E



1 DEMOLITION PLAN - LEVEL 01 OVERVIEW
 SCALE: 3/64" = 1'-0"



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Level 1 – Building 2A (view to West)



Level 1 – Building 2B (view to East)

ATTACHMENT B

Parking Garage Ventilation Calculations



Greenfire

9/15/20

Jobsite – Community within the Corridor 32St and Center St Milwaukee, Wi 53210

Subject – East Block Garage Ventilation Calculations

Attn; Ed Person

The East Block Garage is approximately 43,271 Square Feet 12 feet tall .

IMC code required ventilation is 32,454 CFM

IMC code Timed Fan operation is 5 hours during a 24 Hour Period .

Fan Timing Program 10 - 30 minute operational periods 5:30 AM to 10:30 PM

5- Side Wall Propeller fans provide ventilation @ 7,100 CFM , .125 sp Each = 35 ,500 CFM Total

The Carbon Monoxide and Nitrogen Dioxide activate the Ventilation system independent of the Timed Ventilation if the sensors detect higher levels of CO / NO2 gas .



Per Neal R Solheim - HVAC Designer of Mechanical Systems # 1283 D

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