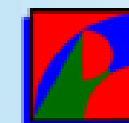




**FLY 314 Coalition
Project Gateway
Environmental Assessment Update
December 5, 2019**



**Charbonnet & Associates,
Planners and Consultants, Inc.
St. Louis, Missouri**

ENVIRONMENTAL SITE ASSESSMENT UPDATE
ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
ST. LOUIS, MISSOURI
December 5, 2019



Environmental Site Assessment and other related reporting data: PURPOSE

- Phase I Environmental Site Assessment (ESA) Standard: ASTM E1527-13

PRIMARY PURPOSES:

- Identify Recognized Environmental Conditions so that:
 - The City understands the current environmental conditions
 - An environmental baseline is established
 - Bidders may assess and reflect the risk of known conditions in their bid values
 - Insurance providers can underwrite policies, if needed
- Identify potential restrictions on development of certain sites
- Limited Environmental Compliance Assessment

Phase I Environmental Site Assessment: RECs

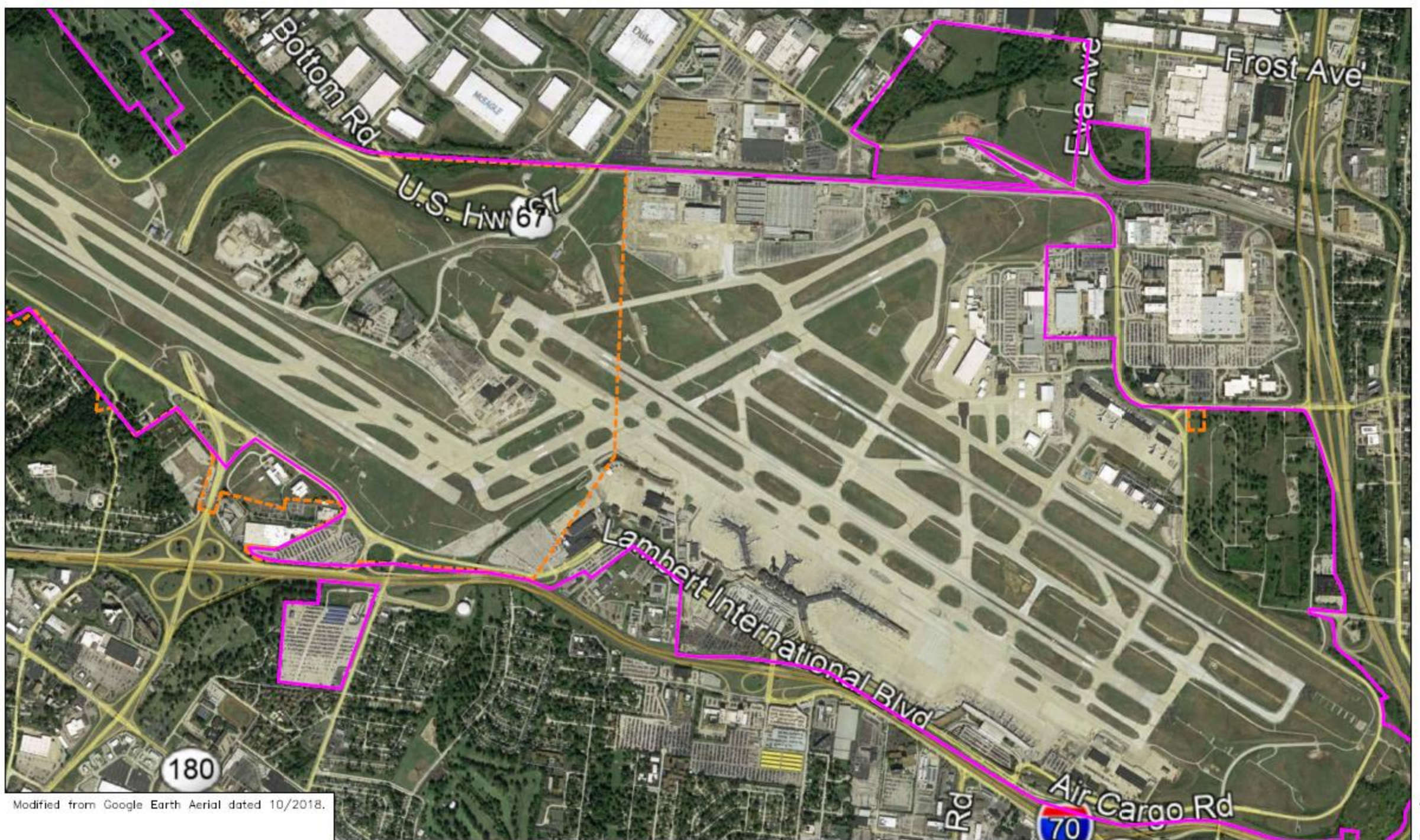
- Recognized Environmental Conditions (RECs) - the presence or likely presence of hazardous substances or petroleum products indicating a release, past release or threat of future release
 - Airport
 - Tenant involved (based on ownership, operator status, or tenant agreements)
- Controlled REC (CREC) - hazardous substances or petroleum products remain but controlled; no environmental exposure concerns
- Historical REC (HREC) - hazardous substances or petroleum products have been removed and no longer present (no required controls)
- De Minimis Conditions: We may also identify *de minimis* conditions, vapor encroachment or intrusion

Phase I Environmental Site Assessment: SCOPE OF WORK

- Phase I ESA Scope of Work:
 - Records Review
 - Data set provided by the Airport
 - Regulatory report: properties within 1 mile of Airport property boundary
 - Open records requests to Agencies
 - Site Reconnaissance
 - Airport, tenants, other operations areas
 - Interviews with Airport Personnel
 - Report development

Phase I ESA Results – RECs Airport/City:

- Airport/City RECs identified:
 - Concourse B subsurface impact
 - Former drum removal area
 - Northern fence line subsurface soil impact
 - FUSRAP areas (north of Airport Operations)
 - Eastern demolition/construction debris area
 - Potential impact from aqueous film-forming foam (AFFF)



Modified from Google Earth Aerial dated 10/2018.

Phase I ESA Results – RECs Tenant Involved/Off-Site:

- Tenant Involved RECs/Off-Site: Examples
 - Former military operations (mainly MoANG)
 - Northern Tract industrial area
 - Jet fuel hydrant related impacts
 - Impacts from AFFF

Phase I ESA Results – Controlled RECs (CRECs):

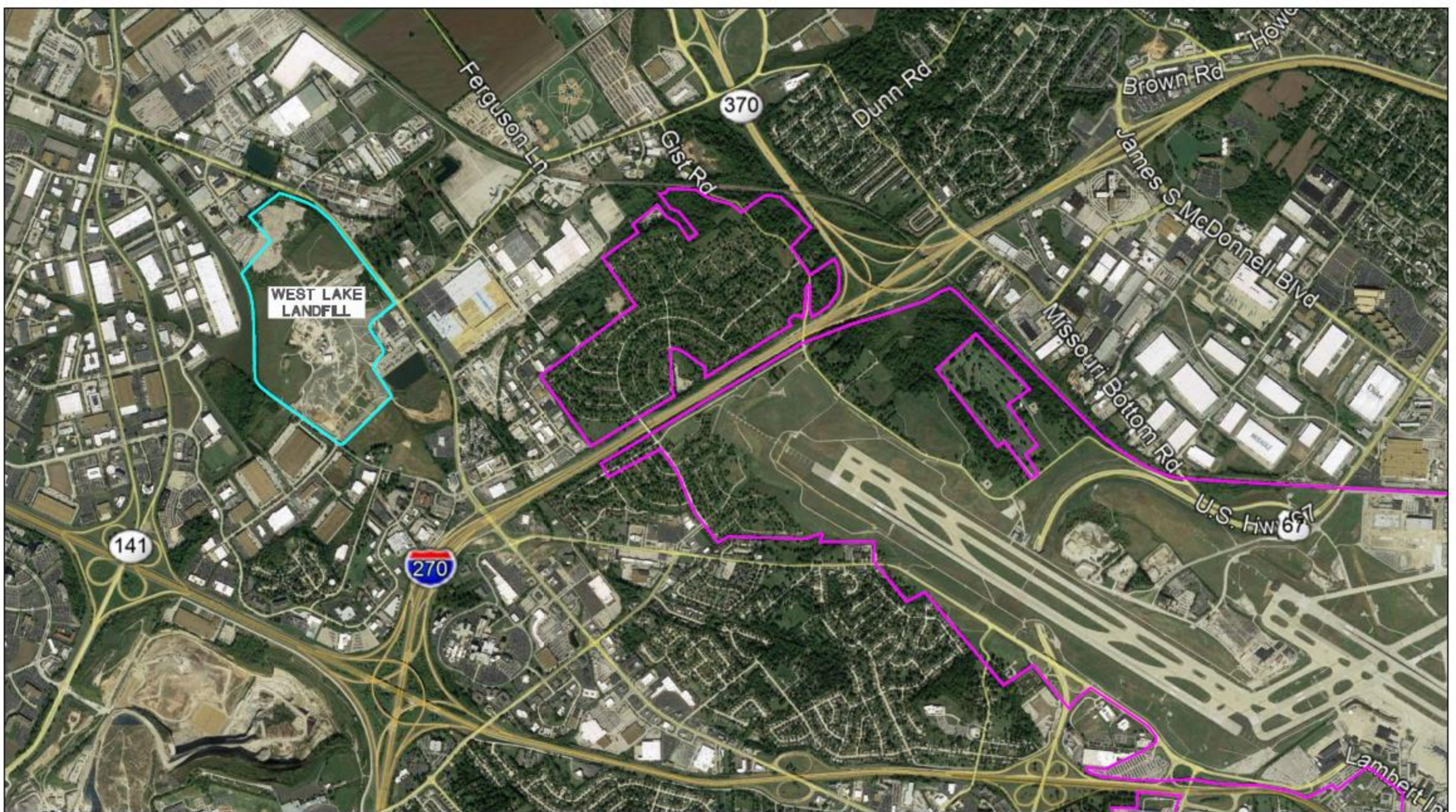
- Controlled REC: Examples
 - Remediated under Airport Expansion Program
 - Former East Terminal Site

Phase I ESA Results – Historical RECs (HRECs):

- Historical RECs (HRECs): Examples
 - St. Louis Airport Site (SLAPS)
 - UST removals-several

- Additional Information:

- West Lake Landfill
- Coldwater Creek



Modified from Google Earth Aerial dated 10/2018.

- Questions?