



## DEPARTMENT OF SUSTAINABILITY

### Executive Summary

#### 2024 Salt Lake City Fleet Block Data Summary Report

The historic use of the Fleet Block Site (Site) has led to localized environmental contamination. Salt Lake City (City) has conducted several environmental investigations and corrective actions since 2005 to define the extent of contamination at the site and remove known environmental concerns, such as underground storage tanks. To help inform redevelopment decisions, the City engaged the Environmental Protection Agency (EPA) Technical Assistance to Brownfields Program at Kansas State University to prepare the *2024 Salt Lake City Fleet Block Data Summary Report*. The report summarizes the environmental conditions, concerns, data gaps, and recommended corrective actions for the four redevelopment areas and the midblock streets area.

The following environmental reports were reviewed for this report:

- 2005 Brownfield Environmental Assessment
- 2012 Building Asbestos Survey
- 2012 Geotechnical Report
- 2014 and 2017 Underground Storage Tanks and Fuel Filling Station Assessments and Remediation
- 2017 Limited Site Investigation

Key environmental conditions at the site are:

- Significant uncertainty remains under the existing buildings. Unknown abandoned facilities or contamination may be discovered when the buildings are removed.
- Surface soil sampling has not yet been conducted. After removing pavement and buildings, it's recommended that surface soil sampling be done to check for potential contaminants, especially in the areas where the public may be exposed to surface soils.
- Environmental data shows fuel-related contamination in some areas of the Site consistent with historical land use. The main contaminants in soil and groundwater include polycyclic aromatic hydrocarbons (PAHs), diesel, gasoline, volatile organic compounds (VOCs), and metals.
- Coal fines and asphalt materials are found in the northwest and central areas of the Site, likely from historic operations of a coal yard and asphalt plant.
- Soil contamination at deeper levels will likely be encountered during excavation, so a soil management plan is recommended for areas with planned excavation.



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- Arsenic levels in soil samples were higher than 2017 screening levels, but still lower than the naturally occurring levels in the Salt Lake Valley, so arsenic cleanup is not expected.
- Before demolishing any existing buildings, an updated asbestos survey is required.

Refer to the full report for a detailed description of the environmental conditions, concerns, data gaps, and recommended corrective actions at each redevelopment area and at the midblock streets area. The report also identifies potential funding opportunities available for this site.