



The RACER Trust: Empowering America's Auto Communities

Pontiac, MI

RACER Site 13061

PCC Validation Industrial Land I
200 South Boulevard West
Pontiac, MI 48341

Updated June 2021

Site Description

Located directly adjacent to railroad tracks and the US 24 Business Route, this 75-acre property is in an area zoned for Mixed Use Development, less than a mile from downtown Pontiac. When RACER received ownership the property was fenced, and much of the area was paved.

The property was first developed by the Rapid Motor Car Co. in 1906, and was built up and expanded over the years. Various buildings and above-ground storage tank areas once in place at the property were previously removed, with the exception of a long one-story, high-bay building formerly used for rail car loading/unloading and temporary parts/equipment storage.

The property was sold in 2014 to M1 Concourse, LLC. M1 has constructed a mixed-use development targeted for automobile enthusiasts that includes over 250 private garages, a 1.5-mile performance track and an event center, with plans for restaurants and auto-focused shopping.

Cleanup activities are performed by RACER Trust, with the approval and oversight of the U.S. Environmental Protection Agency (EPA). The Settlement Agreement that established RACER Trust set aside approximately \$470,639 for cleanup work at this property.



Environmental History

Environmental remediation work at the property is being completed under the RCRA Corrective Action program under the oversight of EPA. Soil, groundwater, and LNAPL (Light, Non-Aqueous Phase Liquid) impacts were

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identified and delineated during the Phase III Environmental Site Assessment. Elevated levels of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), and polychlorinated biphenyls (PCBs) have been identified in small areas of the property.

LNAPL was not found to be a significant concern and VOC concentrations in groundwater were generally limited to the property, except for very low parts per billion levels of vinyl chloride that had migrated off-site from the northwest corner of the property. Groundwater monitoring was suspended from 2015 until 2018 to allow for completion of several development activities. Periodic groundwater monitoring continues.

Several phases of investigation were completed to delineate PCB impacts, and in 2015 approximately 100 tons of soil containing PCBs with concentrations greater than 100 ppm were excavated and properly disposed off-site. The excavation was backfilled and the area with soil with remaining PCBs concentrations will be subject to a deed notice and restriction. M1 has also capped soil containing PCBs as part of its development activities.

A Declaration of Restrictive Covenant (DRC) for the property was recorded with the Oakland County Register of Deeds on August 8, 2014. A summary of the DRC includes the following: restricts use of the property to nonresidential; prohibits installation of groundwater wells or use of groundwater except for state-approved response activity or short-term construction dewatering; requires proper soil management and relocation; requires soil vapor management before constructing or occupying any structure; provides notice of the LNAPL area; and prohibits installation of utilities or structures in the area.

Based on data obtained as part of development activities, evaluation of the potential for off-site soil vapor intrusion from a small section of the property along South Boulevard was initiated in 2020.

In support of the U.S. EPA's Statement of Basis and Final Decision process that identifies EPA's proposed corrective actions for the property, soil and groundwater data were re-evaluated during 2020 and 2021 and the Corrective Measures Proposal (CMP) was updated in 2020.

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Next Steps

Next steps include finalizing the off-site soil vapor intrusion evaluation, revising and finalizing the CMP, continuing groundwater monitoring, and working through EPA's Statement of Basis and Final Decision process. The anticipated outcome from EPA's Final Decision process is preparation and recording of an amended DRC to, among other items, adequately address the remaining concentrations of PCBs in soil at the property, and groundwater monitoring. In addition, the property owner needs to continue to comply with the DRC and RACER will continue monitoring compliance with the DRC.



More detailed information on the site can be viewed at the RACER website at www.racertrust.org.

For More Information

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