

Mile High Greyhound Park Environmental Issue

CCURA Meeting
February 10, 2020



Environmental Site History



- Delwest Phase 1 environmental report identified a known EPA Superfund site at 4661 Monaco Street (Chemical Sales Co.) that could impact the MHGP site
- The Chemical Sales Co. site first reported spills in 1985 and was listed as a Superfund site in 1988
- Clean-up at the Chemical Sales Co. site is complete, monitoring of the remaining plume is ongoing
- SACWSD and CDPHE are aware of the plume

Map

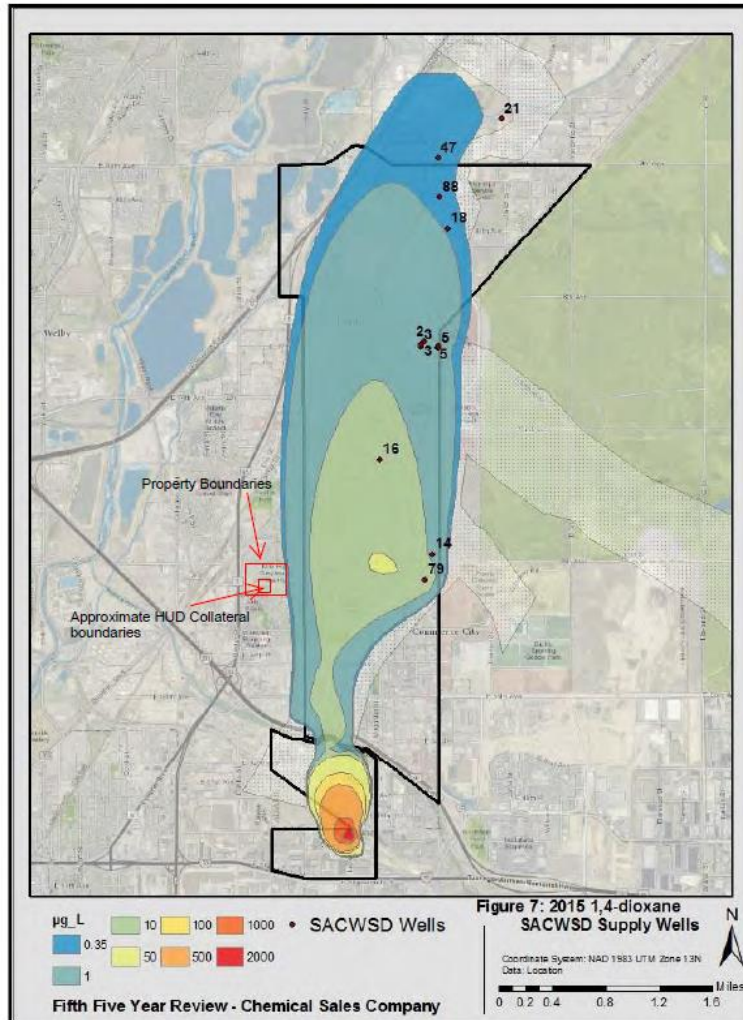


Figure 7: 2015 1,4-dioxane

Environmental Testing Results



- Delwest equity provider (Wells Fargo) required Phase 2 vapor and subsurface testing to determine if the MHGP is impacted
- Testing indicated no vapor, but did indicate low levels of 1,4-dioxane in the groundwater
- Calculations based on the testing indicate the dioxane “does not pose a threat to the health of future tenants” from vapor intrusion into residential structures

Next Steps

- Likely Next Steps
 - Report findings to CDPHE
 - Inform insurance carrier of possible claim, although no actual claim is likely
 - Delwest to install vapor mitigation barriers and de-pressurization systems as needed
 - Delwest to create a site management protocol, i.e. no water wells, don't eat the dirt

Discussion

