



Anatomy of a Brownfield Site

REDEVELOPMENT SUCCESS—OSSEO, MINNESOTA

HANS FOREIGN AUTO SALVAGE YARD

In January of 2002, Pinnacle’s corporate offices relocated to our new building on the former Hans Foreign Auto salvage yard site in Osseo, Minnesota. Work conducted by Pinnacle was instrumental in the successful redevelopment of this property, which had been utilized as an automobile salvage yard for over 30 years.

Work Scope

Pinnacle conducted Phase I and II Environmental Site Assessments that indicated site soils had been impacted by petroleum contaminants and heavy metals. A comprehensive site investigation further determined that the groundwater at the site had been impacted by diesel range petroleum contaminants. Pinnacle coordinated site remediation through the MPCA VIC program and prepared a Response Action Plan that involved the removal and disposal of approximately 6,000 cubic yards of contaminated soil.

Project Highlights

The Challenge: The Hans Foreign Auto site in Osseo, Minnesota was an auto salvage yard for more than 30 years. This prominent parcel of land was not only an eyesore from the city’s point of view, but also under-utilized in a city starved for commercial property. The challenge was to clean up the site while meeting the city’s redevelopment goals and budgetary constraints.

The Issues: Pinnacle’s Phase I and II Environmental Site Assessments confirmed site soils contained petroleum and heavy metal contaminants. Further site investigation detected diesel-range petroleum contaminants in the groundwater.

Financial Assistance to the City: With Pinnacle’s help, Osseo obtained three DTED grants for more than \$1.7 million, covering investigation activities, contaminant cleanup, and infrastructure upgrades. The monies funded the Phase I, contaminant investigation, RAP development, site acquisition, building demolition, and soil cleanup.

Site Remediation: After buildings on the site were demolished and the site cleared to allow access to the contaminated soils, Pinnacle removed and disposed of more than 6,000 cubic yards of soil containing petroleum contaminants and debris.

Geotechnical Investigation: Pinnacle’s assistance with construction testing during the initial phases of building, allowed for the successful completion of a 65,000 sq. ft. office/warehouse and the 59,000 sq. ft. Bell Tower office complex, currently home to Pinnacle’s corporate offices.

Project Team:

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