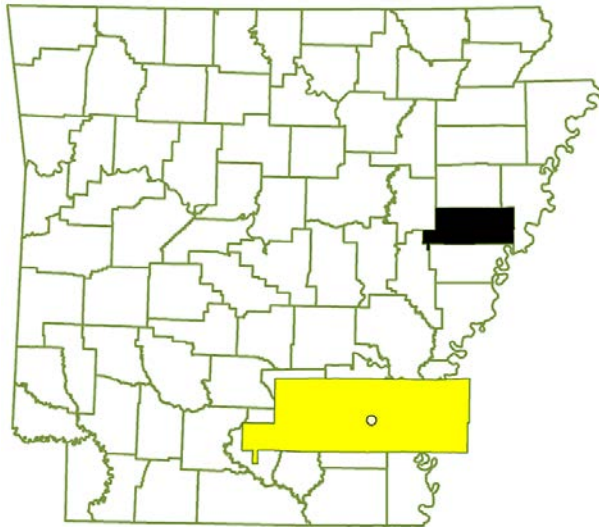


# BUTLER ELEMENTARY SCHOOL BROWNFIELDS

## STATE PRIORITY LIST SITE MADISON, ARKANSAS



ADEQ  
5301 Northshore Drive  
North Little Rock, Arkansas 72118



EPA RCRA ID No: Not Assigned  
EPA CERCLA ID No: Not Assigned  
AFIN: 62-00210  
County: St. Francis County  
Arkansas Senate District: 16  
Arkansas House District: 52  
US Congressional District: 1

### **Current Status**

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The Butler Elementary School property was being assessed under the Arkansas Voluntary Clean-Up Act (Brownfields Program) (Act 1042 of 1997, as amended, Arkansas Code Annotated (A.C.A. 8-7-1101 et seq.). Under this program and amendments, underutilized or abandoned industrial, commercial, or agricultural sites are evaluated through the Comprehensive Site Assessment (CSA) process to determine the nature and extent of hazardous substances released to the environment, potential for additional releases, and the risk to human health and the environment.

This site was donated to the City of Madison in the 1950s for use as a school. Abandoned for several years, the building fell into a state of disrepair. The Madison Community Improvement Association (CIA) issued a Letter of Intent in February 2005 indicating their desire to enter into an agreement with the ADEQ for redevelopment of the site under the Arkansas Brownfields Program.

The CSA Report for this site was approved in January 2007. A Public Notice of the Implementing Agreement (IA) entered by and between the Madison CIA and the ADEQ for the purpose of compliance with appropriate Arkansas Statutes governing the voluntary cleanup of the Butler property became effective in May 2007. The ADEQ approved the Property Development Plan (PDP) submitted

by the Madison CIA in September 2007. The PDP proposed the redevelopment of the site into a multi-purpose center for community-based programs, including a park, after school programs, senior citizen day care, Head Start, and other services. The ADEQ issued the final Property Development Decision Document (PDDD) on April 2, 2008. This site was removed from the State Priority List (SPL) in January 2009.

The Madison CIA received funding from the EPA in October 2011 to conduct a cleanup of this site. The Madison CIA has since lost ownership of the property and has been removed from the Arkansas Brownfields Program. The cleanup funding awarded by EPA has since been rescinded and cleanup activities are not expected to occur.

## **State Priority List History**

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The Arkansas Remedial Action Trust Fund Act (A.C.A. 778-7-501 et seq.), or RATFA, provides authority and funding for identifying, investigating, and remediating hazardous substance sites throughout the State. The RATFA Hazardous Substances SPL identifies those hazardous substance sites eligible for State-funded investigation and remedial actions, if necessary, on a case-by-case basis; it is not an inclusive site inventory or historical list. The Butler Elementary School site was added to the Investigative category of the SPL in 2005 in order to identify the nature and extent of health and other risks associated with suspected heavy metal and asbestos contamination, as well as the possible presence of unknown contaminants. This site was removed from the SPL effective June 2010.

## **Site Description**

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**Location:** The site, comprising more than 2.5 acres, is located at the southeastern corner of the intersection of 5<sup>th</sup> Street and School Drive in the southern portion of the City of Madison, Arkansas. The geographic coordinates are 35° 00' 39" north latitude and 90° 43' 33" west longitude.

**Population:** Madison has approximately 987 residents.

**Setting:** An abandoned, 12,411-square-foot school building and a concrete foundation of a historical school building are situated on the property. The site is bordered on the south and southeast by open land with single- and multiple-family residences to the east and west. A church is adjacent to the north of the property and senior citizen apartments are located northwest of the site. Madison is primarily residential, having fewer than 10 commercial or retail businesses.

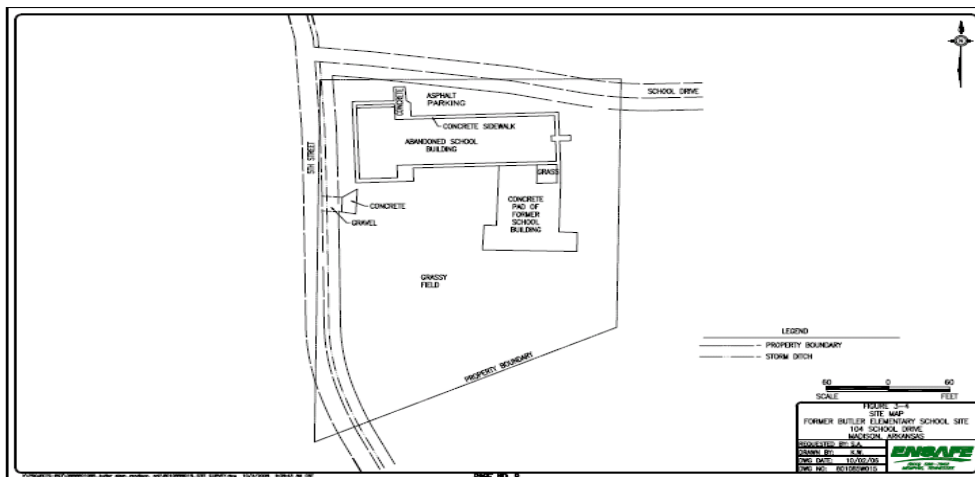
**Hydrology:** A stormwater conveyance/roadside drainage ditch runs southward along the western property boundary (parallel to 5<sup>th</sup> Street). This conveyance receives a majority of the surface runoff from the site. It continues offsite, south of the property, where it empties into another conveyance. According to the USGS 7.5-minute quadrangle map, no tributaries to navigable waters exist on or in the immediate vicinity of the subject property. The St. Francis River, a navigable water, lies within approximately .5 miles

east of the property; and Crow Creek, a tributary to the St. Francis River, lies approximately 1 mile south of the site. The site is not in a special flood hazard area.

Aerial Photo: Madison, Arkansas



Site Diagram: Butler Elementary School



## **Waste and Volumes**

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Asbestos and lead-based paint have been identified in various building materials. Approximately 12,000 square feet of floor tile and mastic and 12,411 square feet of ceiling surfacing material contains greater than one percent asbestos. Of 387 measurements taken of painted surfaces, 44 indicated lead content at or above the Department of Housing and Urban Development (HUD)'s regulated level of 1.0 mg/cm<sup>2</sup>. Additionally, lead concentrations in dust wipe samples of the floors exceeded HUD's standard of 40 ug/ft<sup>2</sup>.

## **Health Considerations**

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The inhalation of asbestos fibers poses potential human health risks; and releases of lead presents a threat to both human health and the environment. To mitigate these risks, all waste building materials and lead-containing dust in the building will be abated by certified abatement firm(s). Depending on the type and extent of renovation activities, asbestos- and lead-containing materials will require: the development of written manage-in-place procedures; removal; or a combination of both. Future users of the building will be required to follow all manage-in-place procedures regarding these materials. The PDDD provides detailed information regarding risk mitigation measures during redevelopment activities.

## **ADEQ Response Actions**

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Funding awards granted by the EPA allow ADEQ the opportunity to offer technical assistance for site assessments to qualified Brownfields Program participants belonging to either the non-profit or public sector. As a non-profit organization, the Madison CIA was eligible for such assistance and ADEQ began a Targeted Brownfields Assessment (TBA) for the Butler Elementary School site in 2005. TBAs are designed to help minimize the uncertainties of contamination often associated with brownfields. ADEQ arranged for a contractor to prepare a Phase I Environmental Site Assessment, which included a background and historical investigation and preliminary site inspection, in April 2005. Upon Phase I completion, ADEQ secured a contractor to conduct the CSA activities of 2006 and 2007. ADEQ has provided contractor oversight, reviewed plans and reports, and assisted the Madison CIA in expediting the redevelopment process. The EPA awarded the Madison CIA with a grant in October 2011 to remediate the asbestos and lead-based paint hazards. The site has since been removed from the Arkansas Brownfields Program and the grant awarded by EPA in October of 2011 has been rescinded. No cleanup activities are expected to be conducted.

## **ADEQ Anticipated Future Activities**

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This site does not present a threat to either human health or the environment and the ADEQ Hazardous Waste Division has removed this site from the RATFA SPL.

## **Site Contacts**

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Brownfields Coordinator: Terry Sligh (501) 682-0867

Project Coordinator: Brett Baker (501) 682-0874