

Brownfield Clean Up Community Relations Plan for Former Fashions R Boutique AND Former Advanced Auto Parts January 2022

Names and Addresses of Projects

- Former Fashions R Boutique, 9844 West Florissant Avenue, Dellwood, MO 63136
- Former Advanced Auto Parts, 9846 West Florissant Avenue, Dellwood, MO 63136

Overview of Projects

Land Clearance for Redevelopment Authority of St. Louis County (LCRA) Brownfield Revolving Loan Fund (RLF) will provide a sub-grant to remediate subsurface soils at 9844 and 9846 West Florissant Avenue, in preparation for a commercial building.

Urban League of Metropolitan St. Louis (ULMSL) proposes redeveloping these two properties into Urban League Plaza. This redevelopment will provide convenient access to necessary services for the cities of Dellwood, Ferguson, and surrounding north county communities which have long lacked access to such services. The new 13,500 square foot commercial center will promote economic growth, create new jobs, and foster entrepreneurial endeavors and community wellness for the City of Dellwood and surrounding communities. This multi-use center will be an incubator of new businesses, a home to established and committed partners, as well as a place for community services for pregnant people, children, and parents of young children. Prospective, representative tenants include First Bank, At Home Care, Proficient Chiropractic, ULMSL, including space for the Save our Sisters program, and a local restaurant. All are minority businesses except First Bank which plans to hire minority residents. In addition to these and other retail tenants, ULMSL has plans for a community conference center, incubator space, and co-working spaces.

Community Relation Goals

This plan will help the project meet the following goals:

- Ensure local awareness of the cleanup activities on the two properties.
- Provide an update about the proposed redevelopment.
- Comply with federal and state cleanup requirements, EPA brownfield guidelines, and the LCRA RLF approved workplan.

Community Relations Activities

At a minimum, LCRA, in partnership with the RLF sub-grantee, ULMSL, will coordinate the four activities detailed below.

Public Meeting

ULMSL and LCRA will host a virtual public meeting on Thursday, February 3, 2022 at 3pm. The meeting will include a presentation about both projects' environmental site assessment findings, the Analysis of Brownfields Cleanup Alternatives (ABCA), the cleanup remedies selected, the proposed redevelopment, and the activities that will transpire on both sites. All

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members of the public are welcome and invited to attend, learn about the projects, ask questions, and provide input.

At a minimum, the meeting details will be promoted in the following ways at least one week prior to the meeting date:

- Posted on the ULMSL website (www.ulstl.com) and STL Partnership's Urban League Plaza Project Page (<https://bit.ly/RLFULPlaza>)
- Emailed to the St. Louis Promise Zone and promoted on ULMSL's social media accounts.
- Posters placed at:
 - Dellwood City Hall, 1415 Chambers Road Dellwood, MO 63135
 - ULMSL's Ferguson Community Empowerment Center, 9420 West Florissant Avenue, Ferguson, MO 63136

ABCA Public Comment

The ABCA will be posted on the STL Partnership's Urban League Plaza Project Page (<https://bit.ly/RLFULPlaza>) for no less than 30 days. Contact information will be prominently displayed so that the public may provide comments via email or by calling the project manager.

A hard copy of the ABCA will also be available for the public to review at:

- Dellwood City Hall, 1415 Chambers Road Dellwood, MO 63135
- ULMSL's Ferguson Community Empowerment Center located at 9420 West Florissant Avenue, Ferguson, MO 63136

Response to Public Comment

A summary of the public comments received within the 30-day public comment period will provide a response to those summarized comments and address if or how those comments impacted the cleanup process. The summary will be posted on the Urban League Plaza Project Page (<https://bit.ly/RLFULPlaza>).

Publicly Available Information

All information related to RLF cleanup for these projects will be posted on the STL Partnership's Urban League Plaza Project Page (<https://bit.ly/RLFULPlaza>) including the ABCA, Response to Public Comment, Remedial Action Plan, photos of both sites, and this Community Relations Plan.

Signage Posted on Project Sites

An informational sign will be posted prominently on 9844 West Florissant and 9846 West Florissant Avenue until the cleanup is complete. The signage will state:

Subsurface soil remediation project in process.

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*For more information contact Maude Trost, STL Partnership Project Manager,
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Acknowledgement Requirement

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