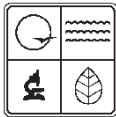


MISSOURI DEPARTMENT OF NATURAL RESOURCES
HAZARDOUS WASTE PROGRAM
BROWNFIELDS ASSESSMENT APPLICATION

| APPLICANT | | | | |
|---|--|---|---|---|
| NAME City of Dellwood | | | | |
| CONTACT PERSON Daffney Moore | | TELEPHONE NUMBER WITH AREA CODE (314) 521-4339 | | E-MAIL ADDRESS dmoore@cityofdellwoodmo.com |
| MAILING ADDRESS 1415 Chambers Road | | CITY Dellwood | STATE MO | ZIP CODE 63135 |
| SITE NAME | | | | |
| SITE NAME Fashions R Boutique | | | PARCEL NUMBER (IF KNOWN) 11G111170 | |
| SITE ADDRESS 9844 West Florissant Ave. | | CITY Dellwood | STATE MO | ZIP CODE 63135 |
| CURRENT SITE OWNERSHIP | | | | |
| OWNER NAME Juanita Moore | | | TELEPHONE NUMBER WITH AREA CODE | |
| MAILING ADDRESS 11299 Prentice Drive | | CITY Florissant | STATE MO | ZIP CODE 63033 |
| If the property is not owned by applicant, will the applicant obtain the property through: <input type="checkbox"/> Foreclosure <input type="checkbox"/> Purchase <input type="checkbox"/> Other (Specify): | | | | |
| If the property is not owned by applicant, will the applicant be able to obtain legal permission for department staff or department's contractor to enter the property to conduct site assessment activities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain): | | | | |
| Note: The department ensures that upon completion of the project, any department material and equipment will be removed from the site. | | | | |
| SITE HISTORY | | | | |
| Is there any reason to believe the property is contaminated with hazardous substances, (e.g., solvents, pesticides, creosote, metals - lead, mercury, arsenic -, dry-cleaning products, petroleum or controlled substances), as defined in 40 CFR Part 30? <input type="checkbox"/> Yes (Describe below) <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown | | | | |
| Is the property mine scarred? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown | | | | |
| Is applicant, or any other party, under order from the EPA or the Missouri Department of Natural Resources to conduct site assessment or cleanup? <input type="checkbox"/> Yes (Describe below) <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown | | | | |
| Briefly describe the involvement or role of EPA or the department in enforcement or oversight of the assessment or cleanup of candidate site: | | | | |
| If property is owned by applicant, did applicant generate or dispose of any of the contaminants? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| Is applicant aware of any federal, state or local agency inquiry or order regarding any party's responsibility for contamination or hazardous waste at the property? <input type="checkbox"/> Yes (Describe below) <input checked="" type="checkbox"/> No | | | | |
| SITE ZONING | | | TOTAL ACREAGE OF SITE (ATTACH SITE MAP) | |

| IF APPLICABLE – PAST SITE USES (e.g., TYPE OF MANUFACTURING) | | |
|---|----------------|---|
| PAST SITE USES Apparel Retailer | | APPROXIMATE DATES |
| BUILDINGS ON-SITE None | SQUARE FOOTAGE | CONDITION (USEABLE, GUTTED, RAZED, ETC.) Razed |
| PRIOR SITE ASSESSMENT ACTIVITIES | | |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Describe conclusions of prior site assessment activities (or attach "conclusion" section of report(s)). If reports are unavailable, identify consultant, client and approximate date of study: | | |
| SITE ASSESSMENT NEEDS | | |
| Describe how perceived contamination has hindered reuse of the property: Fashions R Boutique's inventory was burned along with the building during the civil unrest that occurred in November 2014. Since then, because of perceived contamination, in addition to other market factors, neither the current owner nor developers have moved forward in developing the site. | | |
| ANTICIPATED FUTURE USE | | |
| <input type="checkbox"/> Residential <input type="checkbox"/> Recreational <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other Describe the applicant's proposed reuse plan: Commercial redevelopment to serve the traffic-heavy West Florissant Corridor in Dellwood with the aim of making the corridor a more sustainable and accessible area and ensuring that redevelopment at the site is appropriately suited to fit the community's needs. The City of Dellwood is currently seeking a technical assistance grant from the EPA for land revitalization and design planning for this and other properties along the corridor. | | |
| FUNDING SOURCES | | |
| Describe any financial incentives planned to spur development and proposed funding sources, like tax incentives: Funding sources are still being explored. One potential source of funds is the Revolving Loan Fund administered by the Land Clearance for Redevelopment Authority of St. Louis County. Note: This program is for site assessment only, cleanup money is not being offered as part of this program. | | |
| PUBLIC OR COMMUNITY INVOLVEMENT | | |
| Describe public interest or community involvement in site reuse planning: Plans and investments in the commercial redevelopment along the West Florissant Corridor includes funding from St. Louis County Parks and Recreation to beautify the Dellwood City Park and Community Development Block Grant Funds which are being utilized to upgrade the Dellwood Recreation Center. Both are located along the West Florissant Corridor. Additional, the City recently issued general obligation bonds in the amount of \$5,000,000 for the purpose of repairing all streets in the City over the course of three years. Further, a Great Streets Plan was prepared for this corridor. As part of that process, community input for development of the corridor was sought and incorporated in the plan. | | |



MISSOURI DEPARTMENT OF NATURAL RESOURCES
HAZARDOUS WASTE PROGRAM – BROWNFIELDS/VOLUNTARY CLEANUP PROGRAM (BVCP)
CONSENT FOR ACCESS TO PROPERTY FORM

SITE INFORMATION

SITE NAME

Fashions R Boutique

SITE ADDRESS

9844 West Florissant Ave.

OWNER

Juanita Moore

OPERATOR (IF DIFFERENT FROM OWNER)

ACCESS AGREEMENT

I, as owner/authorized representative of _____ (“Owner”), authorize officers, employees, authorized representatives and persons acting at the request of the Missouri Department of Natural Resources (department) to enter and have access to the above named property at the stated location, for purposes of oversight of environmental investigation and remediation under the BVCP. Access shall include but not necessarily be limited to the following activities:

- Walkthroughs of the property, buildings, facilities and operations
- Evaluation and documentation of site conditions
- Verification of information contained in reports submitted to the BVCP
- Observation and oversight of sampling, testing, investigation and remediation activities
- Collection (and/or splitting) of samples of environmental media including soil, groundwater, waste or building components
- Other actions related to the investigation of hazardous substances under the BVCP

The department ensures that:

- Access will be upon reasonable notice, and will be typically (but not necessarily limited to) visits to observe site work planned and performed by the Owner, BVCP applicant or their contractors or agents, under department-approved work plans.
- Department personnel will follow industry standard health and safety practices appropriate for conditions and will abide by health and safety directives communicated by Owner or Applicant or their representatives or contractors, including the use of appropriate personal protective equipment such as hardhats, work boots and safety vests.
- Upon completion of the project, any department material and equipment will be removed from the site.
- This consent shall expire upon department’s issuance of a certificate of completion for this site, participant’s withdrawal from BVCP or termination of participation by the department.
- This consent shall not be construed as or deemed to be an admission of any fact, responsibility, fault or liability in connection with the site.

Owner ensures that:

- Owner shall hold the department harmless from any claims (including, but not limited to, property damage or personal injury) arising from activities, reviewed or overseen, by the department under this agreement and which have been approved by Owner and conducted under Owner’s supervision.

This Access Agreement may be executed in multiple counterparts, each of which will, for all purposes, be deemed an original, but which together will constitute one and the same instrument.

This Access Agreement is executed by duly authorized personnel of the parties to be effective as of the _____ day of _____ 20____ (the “Effective Date”).

SIGNATURES

SITE OWNER SIGNATURE

PRINTED NAME/TITLE

DATE

MISSOURI DEPARTMENT OF NATURAL RESOURCES

PRINTED NAME/TITLE

DATE