

## Pressey Otley Site, Hampton, VA

**Client: Hampton Redevelopment and Housing Authority**

**Completion Dates: 8/2013 – Ongoing**

Pressey Otley is a mixed density residential zoned property on which all above ground structures have been demolished. The site currently consists of undeveloped woods, former home sites, fields and razed former commercial properties. Environmental assessments were requested by Hampton Redevelopment and Housing Authority (HRHA) with the intent to sell the Pressey Otley property for future residential development. The current RFP for environmental and construction services is a result of environmental assessment conclusions prepared by REMSA for HRHA.



REMSA has performed the following services at Pressey Otley:

- **Wetland Delineation Review:** Conducted a complete review of a 2010 wetland delineation report to include methodology, data, and ancillary materials. REMSA also conducted a Natural Resource Conservation Service soil map review, US Fish and Wildlife Service National Wetland Inventory Map Review, and built a WETS water table budget to determine antecedent moisture conditions. Based on the review REMSA recommended that a new wetland delineation be performed in hopes that areas erroneously identified as wetlands would be removed from protected status.
- **Phase I Environmental Site Assessment:** An inventory of all recognized environmental conditions (RECs) was completed in 2013 in which REMSA identified 4 onsite RECs concluding in a Limited Phase II ESA recommendation.
- **Limited Phase II Environmental Site Assessment:** Based on the recommendations of the Phase I ESA, REMSA delineated the boundary of suspect furnace slag fill material, advanced 5 soil borings, collected 5 soil samples and one water sample, and installed a temporary groundwater monitoring well. Samples were submitted for laboratory analyses to assess for RCRA-8 metals and Mercury. Based on the results of the Limited Phase II ESA a Limited Phase II ESA Addendum was recommended.
- **Pressey Otley Wetland Delineation:** The property was inspected by walking the boundary, easements, paths, drainage ways, and interior portions of the property, as well as just outside the boundary of the property for the purpose of determining boundaries of any nearby wetlands and to ascertain what wetland and upland communities existed in the vicinity. The delineation resulted in an approved jurisdictional determination from the Army Corps of Engineers (USACE) stating there were no regulated waters and/or wetlands onsite.
- **Limited Phase II Environmental Site Assessment Addendum:** Advanced 3 onsite soil borings to collect a composite sample from the 1080 sq. ft. area of furnace slag identified in the Phase I ESA. Samples were submitted for laboratory analyses to assess for Trivalent Chromium metals and Hexavalent Chromium Metals. Based on the results of the Limited Phase II ESA Addendum excavation of the furnace slag fill material was recommended.
- **Phase III Environmental Site Assessment:** REMSA is under contract to perform “Environmental and Construction Services for Pollutant Removal and Mitigation” related to previous Limited Phase II ESA conclusions. The tasks include clearcutting land, installing a temporary access road, excavation and disposal of CCB impacted media, site restoration, and regulatory agency notification. The project is slated for an early May commencement.

