

Riverfront Update

8/2/2018

Timeline of Events

Timeline

2004 –

- Last year Lawrence pays full taxes

2005 –

- Stanley buys National

2006 –

- Lawrence Hardware formerly Lawrence Brothers, closes
- City Code Enforcement puts pressure on Youngs to address the condition of the former NWSW Plant 1 site they bought out of bankruptcy

2007 –

- City files for a demolition order against Northwestern Acquisition Company/Jeff Young for the NWSW Plant 1 site

2008 -

- Youngs place NWSW plant 1 for sale for \$1,900,000

Timeline

2009 –

- City purchases the “NWSW Plant 1 site” from Northwest Acquisitions, Inc. (Young family) Purchase price net was \$85,000
- City engages ELM to begin the testing of the “NWSW Plant 1 site”

2010 –

- City files suit against LB Acquisitions in June
- Black & Decker buys Stanley
- \$1million revolving loan fund money used for demolition of HR Building, Safety Building, Shipping Building, Triangle Building for asbestos abatement.
- Begin the community Riverfront Planning Process.
- Phase I Environmental Site Assessment completed at Lawrence Brothers

2011 –

- Demolition of the large mill production buildings and power line to Lawrence Park.
- Finish Riverfront Plan
- City acquires Lawrence Brothers facility
- First Brownfield Assessment Grant App for Lawrence using Fehr Graham

Timeline

2012 –

- Grant Application coordination with Hummel/Ohm and Cardno to apply for IL Green Infrastructure Grant and Mud to Parks grant
- Gary W Anderson Architects engaged for Adaptive Reuse Study for Lawrence Brothers and Stanley/National properties
- Remedial Action Plan approved for NWSW Plant 1 by IEPA

2013 –

- Remedial Objectives Report completed for NWSW Plant 1
- Coordinate Plant 1 site remediation with ComEd inherited Manufactured Gas Plant (MGP) site remediation (Stantec)
- \$1.3m IL Green Infrastructure Grant and \$900,000 Mud to Parks grant awarded.
- Begin construction design and engineering for awarded grants.
- City requests IEPA contact USEPA to initiate Emergency Removal Action following an arson which led to discovery of various pollutants

2014 –

- Engineer environmental barrier grading using best management practices, including restoring most of the site with deep-rooted native plants to build carbon and ensure that any PCBs and mercury stay sequestered in the ground (both mercury and PCBs tend to sorb strongly to soil organic matter), landscape for nearly 13 acres, plus get IEPA approval of plan and send out to bid. This also had to be coordinated with a ComEd MGP site within the old NWSW site that was being cleaned at the same time
- Contracted with ELM to do soil assessments for all incoming fill (Meadowlands, Thomas Park)
- USEPA completes Emergency Removal Action at Lawrence Brothers

Timeline

2015 –

- Concrete Deck demolished, crushed and hauled out
- over 30,000 cubic yards of fill hauled in, compacted and graded, then seeded.
- Plaza constructed

2016 –

- State stops reimbursing grants with no budget
- Finished grant construction of above.
- Fencing Installed
- 1st Phase of realigned Wallace Street built.
- Lots north of Wallace Street sealed in compliance with the Remedial Action Plan.
- Begin Draft Remedial Action Completion Report.
- Houseal Lavigne brought back to update Riverfront Plan to take into account the work done through the IGIG and Mud grants.
- Gary W Anderson Architects consulted for estimates to address the roof and windows at Lawrence Brothers

Timeline

2017 –

- Complete Remedial Action Completion Report. Receive No Further Remediation Letter.
- Temporary roof place on 5 story section of Lawrence Brothers
- City staff remove remaining windows from river facing sections of Lawrence Brothers except for the 5 story
- Clear out unwanted weeds.
- End lease with Best Cob for use of the warehouse.
- Find engineer to reverse engineer the warehouse for re-use in the Meadowlands.
- On site council meeting at Lawrence Brothers

2018 –

- Budget to begin a trail through the site.
- City turns the warehouse over to the GSDC to disassemble and re-erect as a business incubator in the Meadowlands
- RFQ issued for Lawrence underground testing
- City applies for \$125,000 in grants for continued trail work at former NWSW site

2019 –

- Last warehouse to come down on NWSW site
- Contract to begin soil borings at Lawrence Brothers Site using former RLF funds from SIDC
- Continue coordinating with Stanley on environmental clean up of former National Manufacturing site
- Haul fill to the site of the last building torn down
- Public Works to lay brick along new riverfront path and install waste receptacles

Before & After

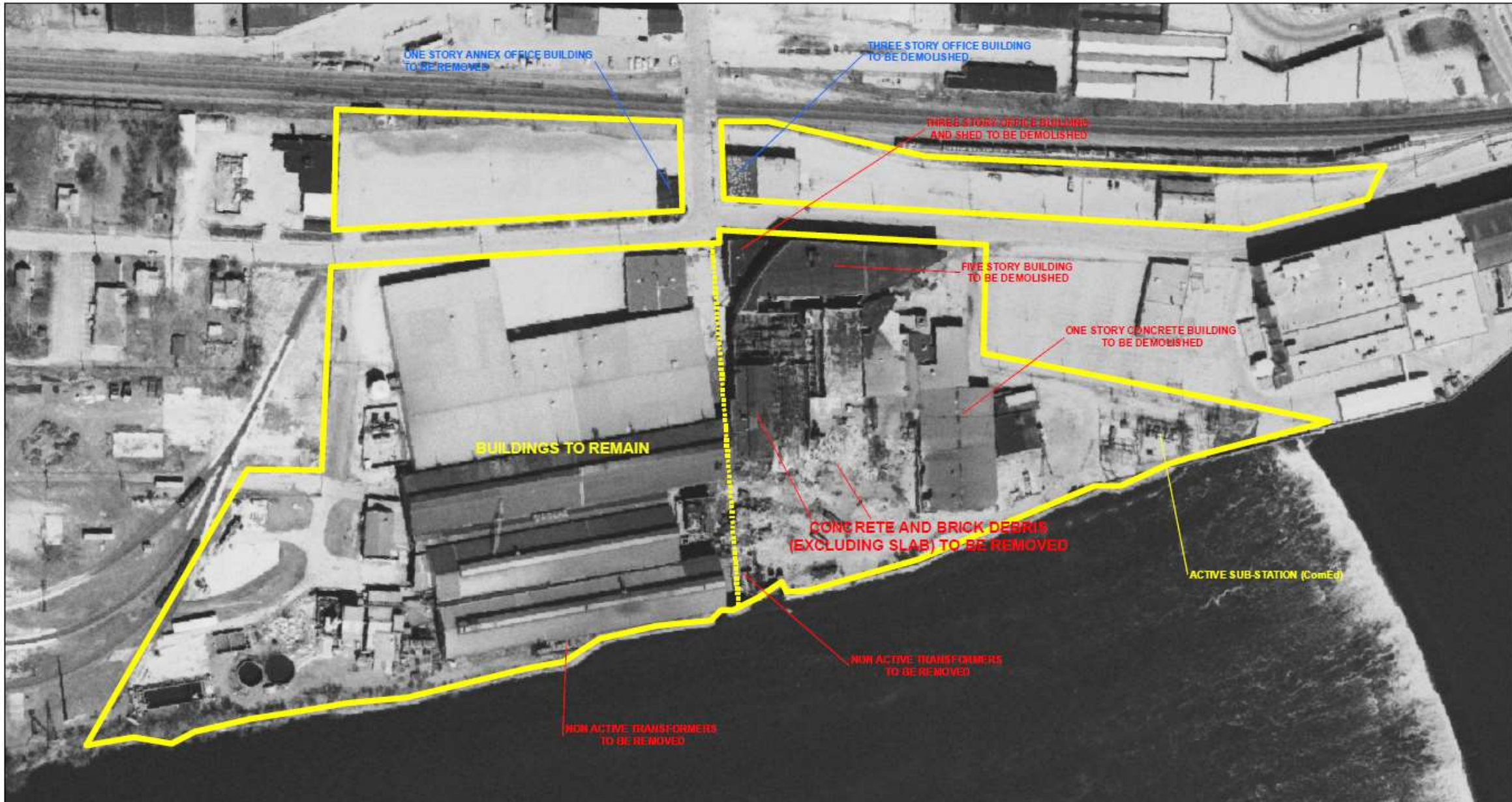


DRAFT PRESENTATION





DRAFT PRESENTATION



0 150 300 450

SCALE IN FEET

1 inch equals 150 feet

- Stage 1 Services:**
- Abatement of friable and non-friable (Category II) ACM from existing structures (all buildings).
 - Clearance air sampling required at completion of abatement work (all buildings).
 - Used oil disposal (all buildings).
 - PCB ballast disposal (all buildings).
 - Fluorescent light bulb disposal (site-wide, excluding active warehouse building).
 - PCB Transformer Disposal (site-wide, excluding active units and/or units owned by ComEd such as the units located within the active substation on the eastern portion of the site).
 - Special Waste Disposal (site-wide).
 - Hazardous Waste Disposal (site-wide).
 - Demolition of structures and debris piles (providing air clearance) located on the east portion of the site to existing grade.
 - Transportation and disposal of demolition debris requiring off-site disposal.
- Stage 2 Services:**

National Acquisition Corp.
 SCOPE OF WORK
 STAGE ONE AND STAGE TWO SERVICES



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Address

T21N R07E S21
T21N R07E S28



October 2007 vs July 2018



August 2010 vs July 2018



August 2010 vs July 2018



August 2010 vs July 2018



August 2010 vs July 2018



August 2009 vs July 2018



December 2007 – July 2018



October 2016 vs July 2018



December 2007 vs July 2018



December 2007 vs July 2018



August 2015 vs July 2018



Oct 2016 vs July 2018



August 2009 vs July 2018



April 2014 vs July 2018



December 2007 vs July 2018



April 2014 vs July 2018





April 2014 vs July 2018



March 2015 vs July 2018



April 2011 vs July 2018



April 2011 vs July 2018



April 2011 vs July 2018



February 2011 vs July 2018



December 2010 vs July 2018



June 2012 vs July 2018





August 2009 vs July 2018



February 2011 vs July 2018



August 2009 vs July 2018





December 2009 vs July 2018







April 2006 vs July 2018



April 2006 vs July 2018







October 2007 vs July 2018





Dec 2007 vs July 2018



February 2011 vs July 2018





April 2006 vs July 2018



December 2007 vs July 2018



January 2011 vs July 2018





Safety/Usability Concerns Before Opening

Litter



Litter



Graffiti and unsecured tower



Animal holes in mowed path



Drop off behind warehouse & graffiti



Drop offs from plaza to warehouse



Fence Vandalism/Graffiti



Fence Vandalism



Before Opening

Security

- Inability to patrol (out of site from existing Wallace)
- Over 20 acres from Plant 1 site alone
- Warehouse unsecured
- No power or poles available for cameras

Safety

- Retaining wall drop-offs, damaged fence
- Holes
- Electric Towers/substation
- Forthcoming construction and demolition: no way to easily cordon off areas without fencing (\$)

Access

- No accessible way to site at this time

Litter

- Considerable litter on site already

Legal liability

Create a bad perception due to incomplete nature of site

To open:

- Purchase signage to warn of risks
- Create and purchase signage describing history of site, current condition and plans
- Rent fencing for warehouse/drop-offs
 - 1,300' to fence off 3 W, S and E sides of warehouse
- Create a plan in place for an accessible entry path
- Buy waste receptacles like those in our other parks (if compliant with the NFR letter)
- Plan for paying to run power for lights and cameras to the site