

## Building 444



Building 444 was built in 1976 and currently houses the Defense Finance and Accounting Service and other tenants. The primary environmental concern at this building is the estimated 10,500 gallons of fuel oil which leaked from an underground storage tank into soil and groundwater. The tank, located off the southwestern corner of the building, and three additional underground storage tanks were removed in March and April 1992. Approximately 5,400 cubic yards of petroleum contaminated soil were excavated and treated, and a

bioventing system was installed to remediate contaminated soil left in place. Excavated soil was placed in a land farm located in another part the Lowry Air Force Base. Subsequently, the soil was remediated and the land farm closed. Final close out of the underground storage tanks and remediation of the associated contamination has been completed sufficiently for the use of the property at the time, and the Colorado Department of Public Health and Environment concurred in an October 3, 2000 letter with the understanding that soil and groundwater contamination may still be present underneath Building 444 and may need to be addressed when the building is demolished.

Six active diesel above ground storage tanks (ASTs) are associated with Building 444. These tanks are used to store fuel for backup generators within Building 444. One inactive recovered product (fuel oil) above ground storage tank, used to support cleanup activities during the removal of underground storage tanks south of Building 444, was cleaned and scheduled for removal from Buckley Annex.



A total of 82 gallons of free product were collected from the groundwater using five recovery wells within the zone of contamination. These wells were taken out of service in April 1994 because no free product had been observed since the initial months of operation. Monitoring and semiannual sampling at the site indicate corrective actions are working.

Because Building 444 remains an operating facility, the extent of hydrocarbon contamination beneath the building was never determined. The Colorado Department of Public Health and Environment is requesting additional investigations and, if necessary, the cleanup of soil and groundwater beneath the building prior to the clean transfer of the property for redevelopment.

## Quebec Street Gate

During excavation to install sewer and water lines and to widen Quebec Street, Lowry Redevelopment Authority uncovered contaminated soil in the vicinity of the former Quebec Street Gate. Analyses indicated low concentrations of organics in the range of gasoline and diesel, as well as volatile organic compounds. Approximately 100 cubic yards of petroleum contaminated soil were removed and disposed of at a permitted solid waste disposal facility. After the removal action, the Air Force prepared a No Further Action Planned document and the Colorado Department of Public Health and Environment concurred with the closure recommendation for this site in an April 20, 2007 letter.

## Building 446



Building 446 was built in 1976 as a sewage detention station for Building 444. At the time, sewage lines in the vicinity of Building 444 were inadequate. Between 1976 and 1993, larger sewage lines were installed and the detention station was decommissioned. In 1993, the building was inspected and identified as a potential solid waste management unit because of a PCB-containing transformer located in the building. The transformer did not appear to be leaking. By 1994, all PCB-containing transformers had been removed.

In 1995, Building 446 was converted to a hazardous waste storage facility. Used oil and mercury-contaminated materials were stored in 55-gallon drums within the facility. Used oil and universal waste continue to be stored in the building.

## Runway Apron and Buildings Along First Avenue



Historically, maintenance activities on the runway apron included degreasing aircraft engines and parts. Buildings previously located along 1st Avenue were used for aircraft maintenance, as well. Reportedly, degreasing solvents were allowed to run directly onto the runway apron, and historical aerial photographs show what appears to be an elongated drain on the eastern end of the runway apron. Groundwater samples collected during the Preliminary Assessment / Site Investigation found several volatile organic compounds at concentrations

near the detection limit.

Several structures along the northern edge of the runway apron were demolished. Due to numerous historical discoveries of buried asbestos-containing materials within the boundaries of the former Lowry Air Force Base, the Colorado Department of Public Health and Environment has requested a complete investigation to determine whether asbestos-containing construction debris has been buried onsite.

## Wetlands West of Building 444



A storm drainage system developed to drain precipitation from the area surrounding Building 444 consists of an open channel in the southwestern corner of the Buckley Annex parcel. The open drainage is now designated as a wetland and is watered intermittently for aesthetic purposes. No environmental samples have been collected from this area.

## Former Berms

Historical aerial photographs show several berms located where Building 444 now stands. Base personnel suggested these berms may have been used to store ordnance. The entire area was extensively disturbed during construction of Building 444 and no traces of the berms remain. No environmental samples have been collected from this area.

### **Building 404**

Building 404, formerly known as Building 1704, was used for maintenance equipment storage and maintenance activities. The building was transferred as part of the Base Realignment and Closure (BRAC) program and demolished, and the area remediated.

### **Building 409**



Building 409, formerly known as Building 1709, was used as the aerospace ground equipment shop and aircraft maintenance area. The building is currently being used as office space, a maintenance shop, and storage space. Hazardous materials were stored in the building. Two oil water separators were located on the northern side of the building and two above ground storage tanks used for storing magnesium chloride were located on the western end of the building. Stains on the asphalt of the storage yard were

determined to be the result of hydraulic fluid leaking from heavy equipment.



The oil water separator at the eastern end of the facility was removed in April 2004. The oil water separator at the western end of the facility was believed to have been removed earlier. However, during a recent site visit, the Air Force discovered this oil water separator remained. Further work on this oil water separator began in February 2009.



Soil samples collected from beneath the oil water separators in 1999 indicated barium and chromium above laboratory reporting limits. The Colorado Department of Public Health and Environment has not concurred with closure of the oil water separator removal locations, and discussions are on-going to resolve the issues. On November 27, 2008, the Air Force submitted a soil and groundwater investigation work plan to investigate any remaining contamination in the vicinity of the eastern oil water separator. The Colorado

Department of Public Health and Environment approved the work plan on December 19, 2008, recommending additional field screening due to the possibility of fuel-related compounds historically being disposed of in the oil water separators.