



Otwell Mawby, P.C.
Consulting Engineers

October 6, 2021

Mr. Dave Courtad
Garage Superintendent
City of Traverse City
625 Woodmere Avenue
Traverse City, MI 49686
Email: dcourtad@traversecitymi.gov

**RE: MANAGEMENT OF SOIL THAT MAY CONTAIN
ASBESTOS CONTAINING TRANSITE PANEL REMNANTS
FORMER COMMERCIAL BUILDING
535 WOODMERE AVENUE, TRAVERSE CITY, MICHIGAN
OTWELL MAWBY PROJECT NUMBER 18-187A**

Dear Dave:

At your request, Otwell Mawby, P.C. (Otwell Mawby) mobilized to the property located at 535 Woodmere Avenue in Traverse City, Michigan (hereafter referred to as the subject property) on September 30, 2021. The purpose of the site visit was to observe the void space within the former building foundation that was previously identified as containing remnants of transite siding. The transite siding is suspected to contain asbestos and is intermixed with fill soils. The area where the transite siding was observed is depicted on the attached site map. The area encompasses approximately 1,125-ft².

Within the void space varying amounts of fill soils were observed that were likely placed as part of prior construction activities. To attempt to determine the extent of the fill soils, three holes, identified as TP-1 through TP-3, were advanced in the center of the void space, as depicted on the attached site map. In each of the holes, the fill soil appeared to be surficial, although, the depth of the fill varied as the surficial elevation was non-uniform and varied in thickness between approximately a couple inches and two feet. Below the fill a fine to medium grained sand was encountered that is likely indicative of native soils.

During the site visit, visual remnants of transite siding remained, although, it was reported that the remnants located on the surface were to be properly removed and disposed of by the demolition contractor (Dorr & Associates Contracting, Inc. (Dorr)) following applicable asbestos regulations. We understand the removal intent was limited to collection and disposal of surficial transite remnants and did not include any potential remnants not visible from the surface (buried in the fill). We also understand, at the direction of the City, Dorr was directed not to disturb the soil to determine if the transite was intermixed below the surface of the fill, as it is to remain in place until a future redevelopment plan for the subject property is established.

309 East Front Street Traverse City, Michigan 49684 231.946.5200 Fax: 231.946.5216

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Environmental ■ Brownfield ■ Asbestos ■ Materials Testing

As the fill is to remain onsite until a redevelopment plan is established, to prevent a potential exposure to the soil and/ or its exacerbation in the event residual transite siding remains intermixed with the fill, we recommend the following actions be completed for onsite management of the soils.

1. The location of the soils should be cited so it can be located in the future;
2. The soil should not be spread out, relocated onsite or to an offsite location without further assessment of its potential to contain transite siding;
3. The soils should be covered with a minimum of three inches of topsoil and vegetation established to prevent access to it and erosion from occurring;
4. When a redevelopment plan is established, management options for the soil should be discussed with a qualified environmental professional to determine onsite or offsite management options to prevent a potential exposure and/ or exacerbation of the soil.

If you have any questions, please feel free to contact the undersigned at (231) 946-5200.

Sincerely,

OTWELL MAWBY, P.C.



James A. Jackson II
State of MI Asbestos Inspector/ Project Designer #A31826

Legend

15) 5/6

535 Woodman Ave



1 inch = 20 feet

This map is based on digital databases from the City of Traverse City. Traverse City cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.

