



BROWNFIELDS PROGRAM PROJECT FACT SHEET

Babbitt Bowling Alley Hawthorne, Mineral County

SITE BACKGROUND

The Babbitt Housing Area was constructed during WWII to provide housing for civilian workers at the Hawthorne Ammunition Plant. A total of 580 duplexes and 12 community buildings were constructed, all of which were wood-framed, asbestos-sided buildings with asbestos shingled roofs. Each house had an underground storage tank (UST) for heating oil and was painted with lead-based paint. The buildings were demolished starting in 1953 and ending in 1994 when all 694 USTs were removed. The only structure that was not demolished was the bowling alley, which remained in use until 2004. Mineral County purchased the entire 400 acre site from the U.S. Army for \$1 in 1998.

County land use planning efforts revived interest in potential re-use of the Babbitt Housing Area. In order to ready the area for redevelopment and eliminate obstacles to development, Mineral County needed to assess the empty parcels and safety demolish the old bowling alley structure. Mineral County applied for and was awarded funding from the Nevada Brownfields Program (NBP) to perform asbestos abatement activities on the abandoned Babbitt Bowling Alley. Separately, Mineral County was awarded funding via a cooperative agreement with EPA Region 9 to conduct Phase I and Phase II Environmental Site Assessments on all parcels within the Babbitt Housing Area.

FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
Bowling Alley cleanup	\$49,724	2005

SITE INVESTIGATIONS

Investigations conducted under Nevada Brownfields Program funding found that the bowling alley had not undergone maintenance or upkeep for at least two decades. The exterior of the building was covered in deteriorating asbestos shingles, many of which were missing and crushed into the surrounding soil.

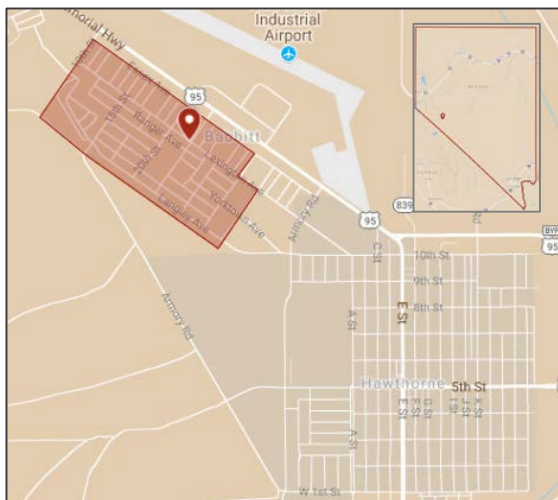
Phase I Environmental Site Assessments (ESAs) funded by U.S. EPA Region 9 were conducted for all parcels and found the following recognized environmental conditions (RECs):

- Historic use of the site may have included the use of DDT;
- Historic use of the site included USTs used to store heating oil;
- There were electrical transformers on the site that may have contained PCB oil.

SITE LOCATION

- Lexington Ave & 21st Street, Hawthorne, Mineral County
- APN: 006-64-010
- 0.66 acres

Phase II ESAs funded by U.S. EPA Region 9 were conducted on the Babbitt Housing Area in 2009 to assess the safety of the soils for human use and identify conditions that may limit future development. The investigation identified the presence of asbestos and DDE (breakdown product of the pesticide DDT) in surface debris and soil.



CLEAN-UP ACTIVITY

CURRENT STATUS

All asbestos containing materials (ACM) were abated through removal. This included: vinyl asbestos floor tile and mastic (600 sq. ft.), asbestos cement interior wall panels (2,000 sq. ft.), and exterior asbestos cement wall shingles (7,800 sq. ft.). In addition, all ACM debris was removed within a 50-foot radius of the building. A subsurface excavation was not financially feasible.

Mineral County demolished the building, and hopes to use the land to allow the school on the adjoining parcel to expand.



Above: Pre-cleanup building exterior and interior condition



Above: Building during cleanup activities

RESOURCES

To learn more about the Nevada Brownfields Program, visit:

<https://ndep.nv.gov/environmental-cleanup/brownfields>



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