



Minnesota
Pollution
Control
Agency

Whittier Clinic, Hennepin Healthcare System Addition VP25160 and PB3773

Minneapolis, Hennepin County, Minnesota

Cleanup/Brownfields #2.13 • May 2011

**A MPCA PB & VIC
Program Success
Story**

**Legislative District 61B
Congressional District 5**

The Whittier Family Clinic, located at 2810 Nicollet Avenue in Minneapolis, was built by the Hennepin County Medical Center (HCMC) to replace the nearby 25 year old Family Medical Center Clinic which they had outgrown. The old facility was cramped, worn-looking and prone to occasional flooding from apartments located upstairs. The new 59,000 square foot Whittier clinic is a new multi-specialty, state of the art clinic that covers the 3.1 acre, city block site. In addition to primary care, patients have access to HCMC specialists from orthopedics, OB/GYN, certified nurse-midwives, cardiology, pediatrics, sports medicine, physical therapy, surgery and integrative health. The facility also contains a pharmacy and offers free parking to patients visiting the clinic.



Whittier Family Clinic – Minneapolis, Minnesota

History

The South Minneapolis site was previously covered by a large industrial food warehouse company. Three existing buildings occupied the site including an office space, a garage and a meat processing plant warehouse which contained large meat freezers. The business occupied the entire block. Before the food company a creamery had occupied the property. The existing buildings were demolished to clear the Site for the new clinic and associated parking and rain gardens.

Environmental issues and the cleanup process

- Pre-demolition surveys were done of all of the existing buildings and asbestos containing materials, peeling lead paint, petroleum products, fluorescent lamp tubes, lamp ballasts, containers of paint, mineral spirits and corrosive liquids were abated and properly disposed of prior to building demolition.
- Soil impacted with Polynuclear Aromatic Hydrocarbons, Resource Conservation and Recovery Act metals and petroleum compounds from past land uses were identified in the environmental investigation.
- Leak No. 17509 was associated with a 10,000 gallon fuel oil tank.
- Nearly 20,000 cubic yards of impacted soil was excavated from the Site and transported offsite to make way for the clinic development.
- During construction four wells were discovered on the site. The wells were sampled and properly abandoned



South Entrance to the Whittier Family Clinic - Minneapolis

Redevelopment of the site

- The new Whittier Family Clinic occupies the 3.1 acre Site.
- Rain gardens planted with native plants filter roof drainage and runoff from the property reducing storm water runoff impacts.
- The new clinic allows residents a modern local clinic where they can receive quality health care.
- Free parking and the proximity to Eat Streets (Nicollet Avenue) many eating establishments make the clinic a convenient place to visit and work.

Environmental and economic benefits

- The Whittier Family Clinic employs approximately 110-120 people.
- The Whittier Family Clinic generates \$64,731.60 in annual property taxes to the county.

Assurances received

- Leak No. 17509 was issued a closure letter December 30, 2009.
- A Voluntary Investigation and Cleanup (VIC) No Further Action Determination was issued on June 3, 2011.
- A Petroleum Brownfields Program (PBP) closure letter is was issued on May 2, 2011.

Institutional controls

- No institutional controls were needed for the clinic Site.

Project partners

- Hennepin County Medical Center
- American Engineering and Testing – Environmental Consultant
- HGA - Architect, McGough Company – General Contractor
- MPCA VIC staff - Shanna Schmitt, Project Manager, and John Betcher – Hydrogeologist
- MPCA PBP staff - Amy Miller, Project Manager, and Bassou Oulgout – Hydrologist