

Welcome to our online meeting

We will start our presentation shortly.
No sound? We will unmute soon for sound checks.

Join

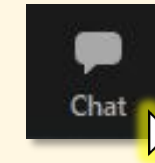
Connect Audio & Join



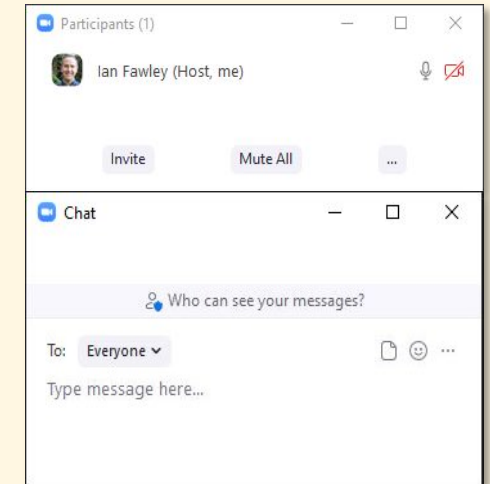
Tip Try your computer
audio *first*.

If you'd like, you can test your
speaker and microphone
before joining.

Participate



Question?
Need help?
Chat with us!



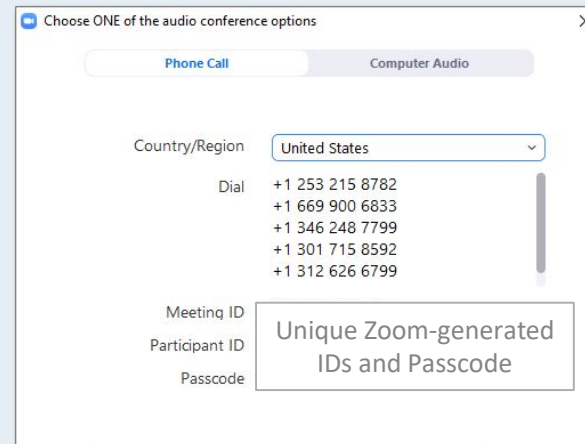
Turn on the Chat box
and Participant list
from your toolbar.

Audio

A Best Option: Use computer for audio

B If selecting "Phone Call"...

- Dial: **253-215-8782 (Tacoma)**
- Enter Zoom Meeting ID 833 1598 4463, followed by "#"
- Enter your unique Zoom Participant ID, followed by "#"
- (If you do not enter the Participant ID, you will be prompted to enter the Passcode.)





DEPARTMENT OF
ECOLOGY
State of Washington

Rainier Mall Cleanup Site

Toxics Cleanup Program - Northwest Regional Office

April 6, 2022

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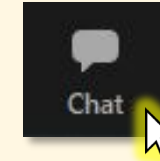
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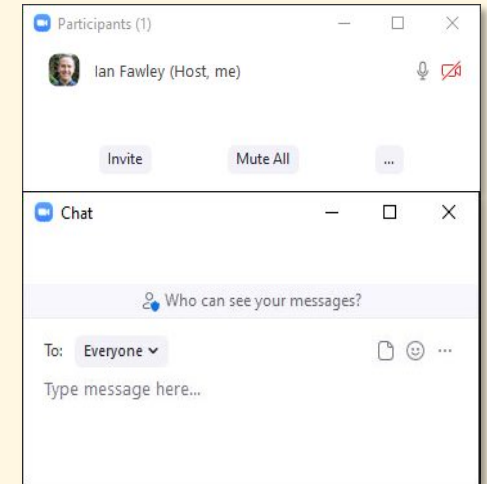
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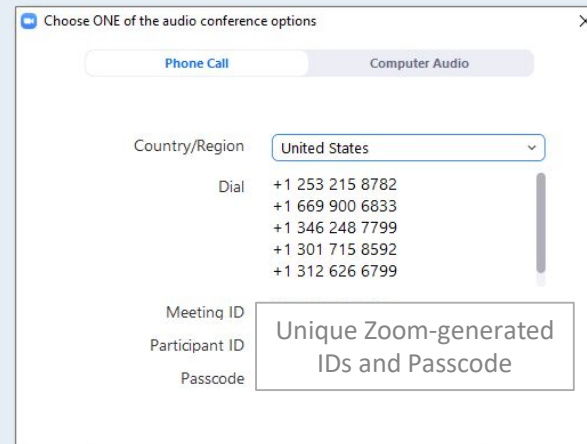
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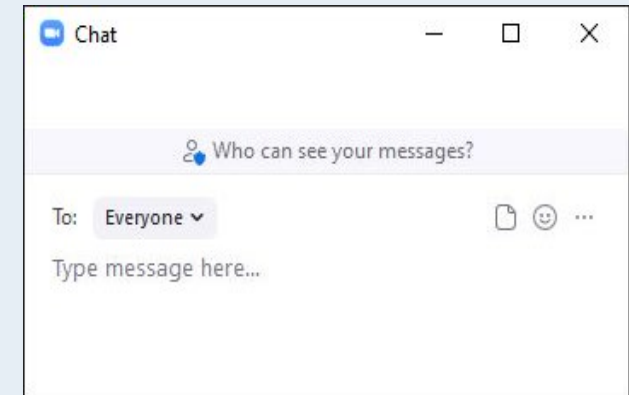
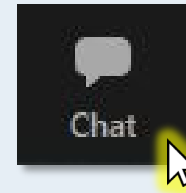
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Participation in Online Public Meeting



You can ask questions
via the chat function



Facilitators will read your typed questions

Our presentation team will either:

1. Answer your questions throughout the presentation.
- OR-
2. Collect your questions for the Q/A session at the end.



Ian Fawley



Kelsey Ketcheson

Agenda

6:30 – 7:00 p.m.

- Welcome, Online Meeting Flow, Introductions
- MTCA Cleanup Process
- Project Overview
- Site Discussion
 - Site History & Remedial Investigation
 - Feasibility Study & Selected Remedy
- Next Steps
- How to Comment

7:00 – 7:30 p.m.

- Questions/Answers



Introductions

Department of Ecology

Site Manager: Tanner Bushnell PE

Project Manager: Sandra Matthews LG, LHG

Community Outreach: Kelsey Ketcheson

Community Outreach: Ian Fawley

Project proponents

Rainier and Genesse LLC



Lake Union Partners

Norah Potter- Project Manager



Community Roots Housing

Jeremy Wilkening - Vice President of Real Estate Development



Consultant- Urban Environmental Partners

John Funderburk III – Managing Partner, Principal

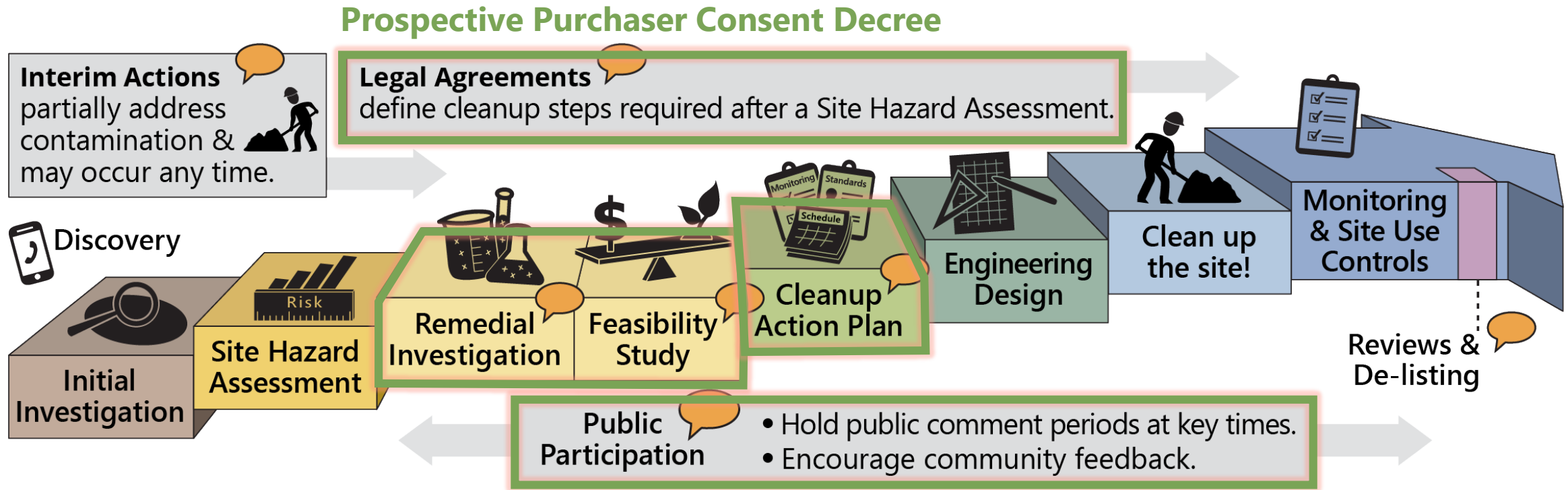


Consultant- Dixon Environmental Services

Brian Dixon - President / Principal Environmental Scientist

Model Toxics Control Act (MTCA)

Washington's Formal Cleanup Process



Public review documents:

- Prospective Purchaser Consent Decree
- Remedial Investigation & Feasibility Study
- Draft Cleanup Action Plan
- Public Participation Plan
- SEPA Determination



Documents for comment

- Prospective Purchaser Consent Decree (PPCD)
- Public Participation Plan
- Remedial Investigation / Feasibility Study Report (RI/FS)
- Draft Cleanup Action Plan (CAP)
- State Environmental Policy Act (SEPA) – Determination of Non-Significance:

Site Location

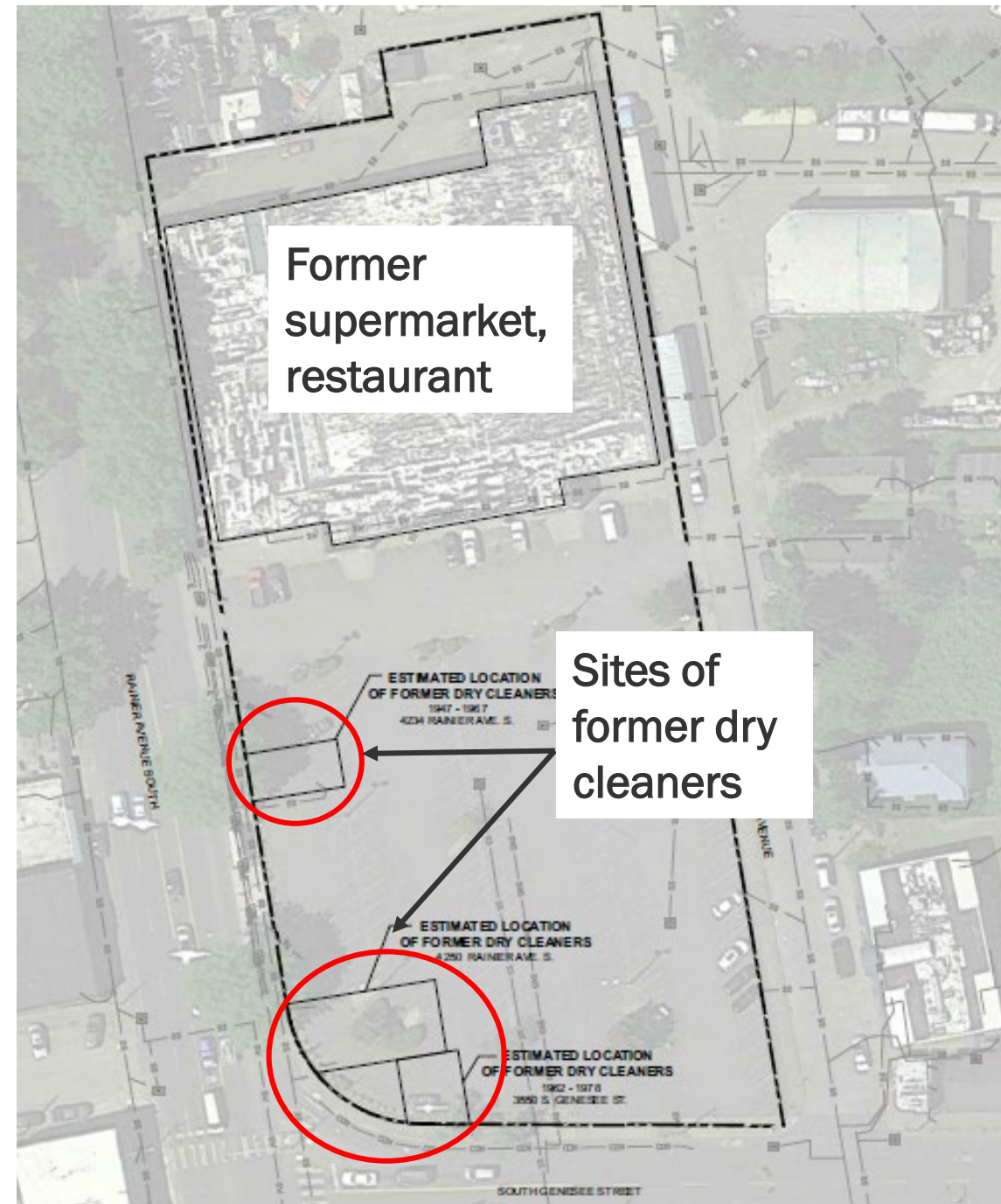


Site History

1930-1968: Three dry cleaners

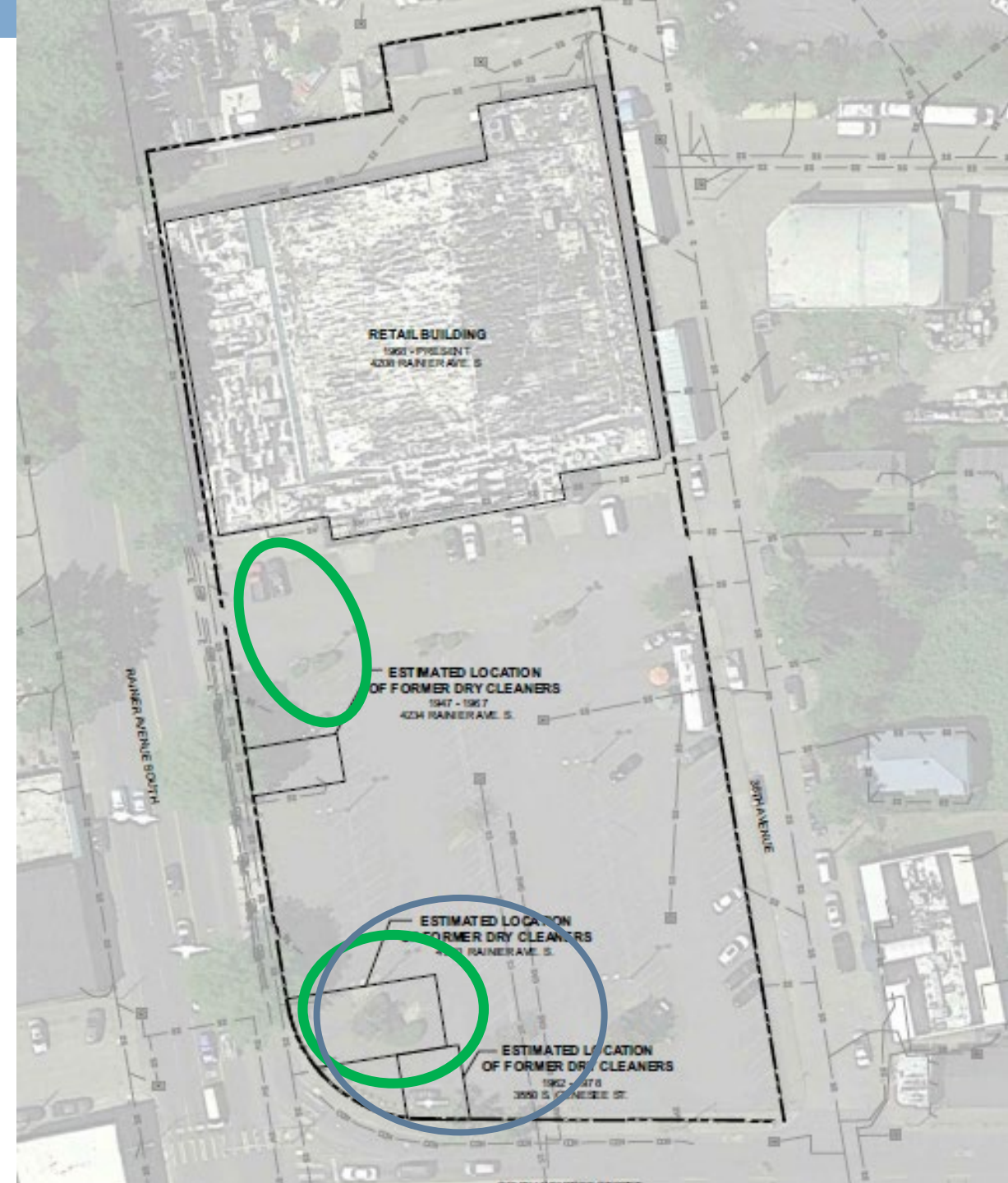
1967-1998: Supermarket -
building supported by creosote
timber piles

1999 - 2016: multi-tenant
space, including restaurant



Previous Investigation Summary

- Solvent, and hydrocarbons contamination in soil
- Solvents in groundwater contamination
- Soil gas vapor detected below screening levels



Remedial Investigation Summary

Remedial Investigation Summary

- Soil contamination
- Groundwater contamination
- Possible vapor



Contaminantes of Concern

Soil:

- Perchloroethylene(PCE)
- Trichloroethylene (TCE),
- 2-dichloroethylene (cis-1,2-DCE),
- Trans-1,2-dichloroethylene (trans-1,2-DCE
- Vinyl chloride (VC)
- Carcinogenic PolyAromatic Hydrocarbon (PAH)

Groundwater:

- PCE
- TCE
- cis-1,2-DCE
- trans-1,2-DCE
- VC

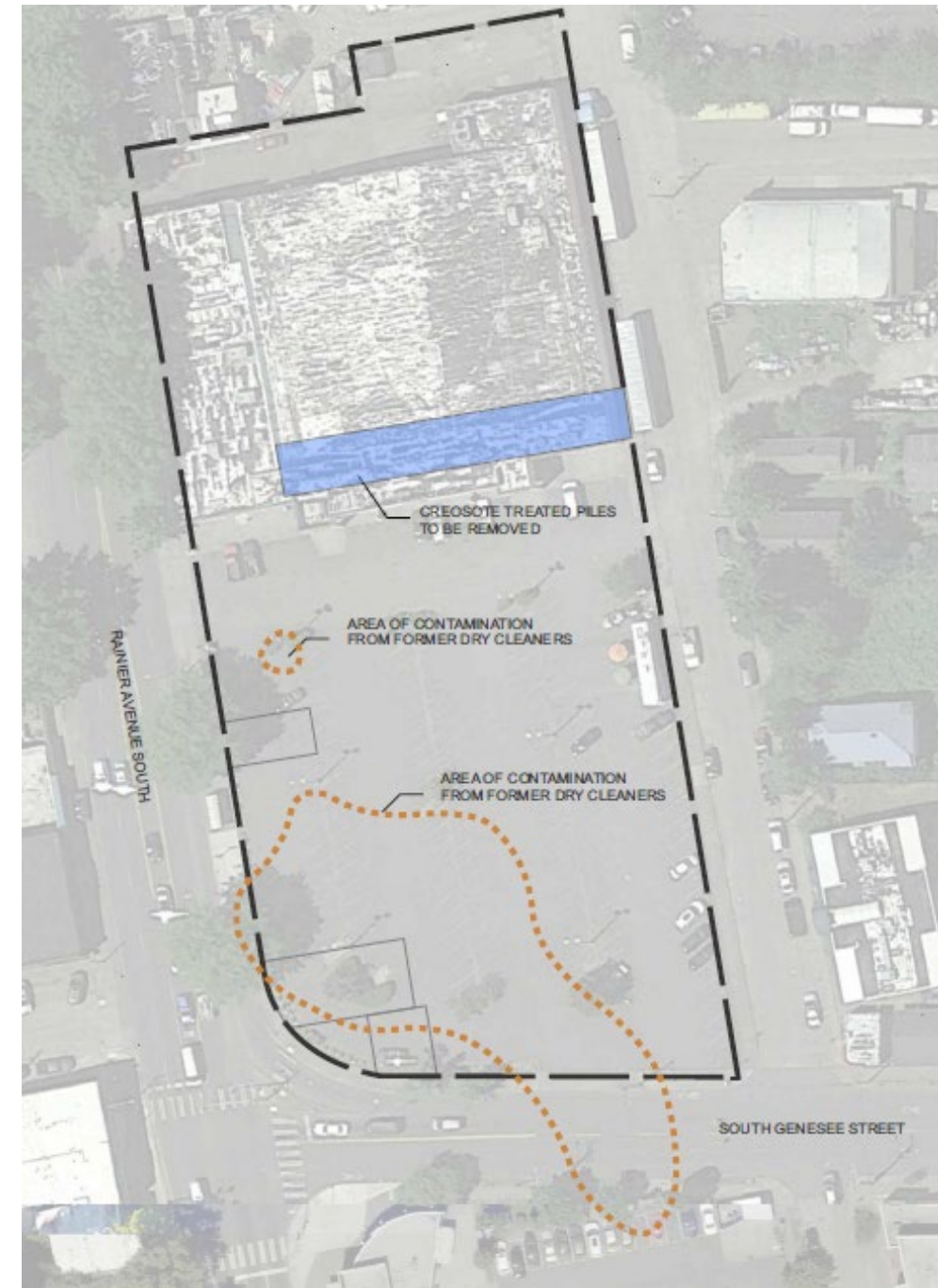
Cleanup Action Plan

Selecting a remedy

A feasibility study was conducted

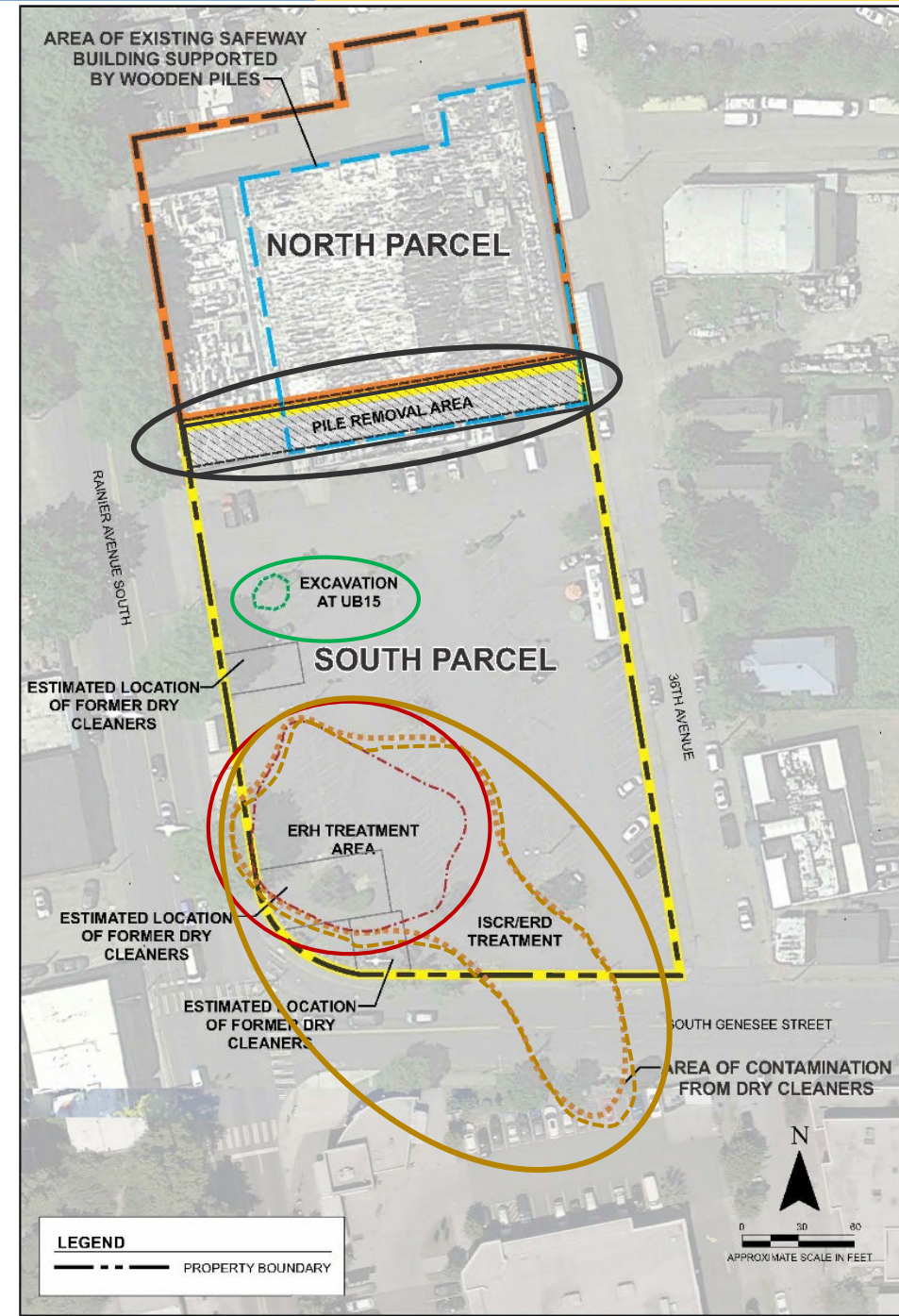
- Cleanup actions were evaluated for the contamination on the site.
- Five alternatives were evaluated on criteria in the MTCA rule

Ecology selected the most protective action possible for the site.

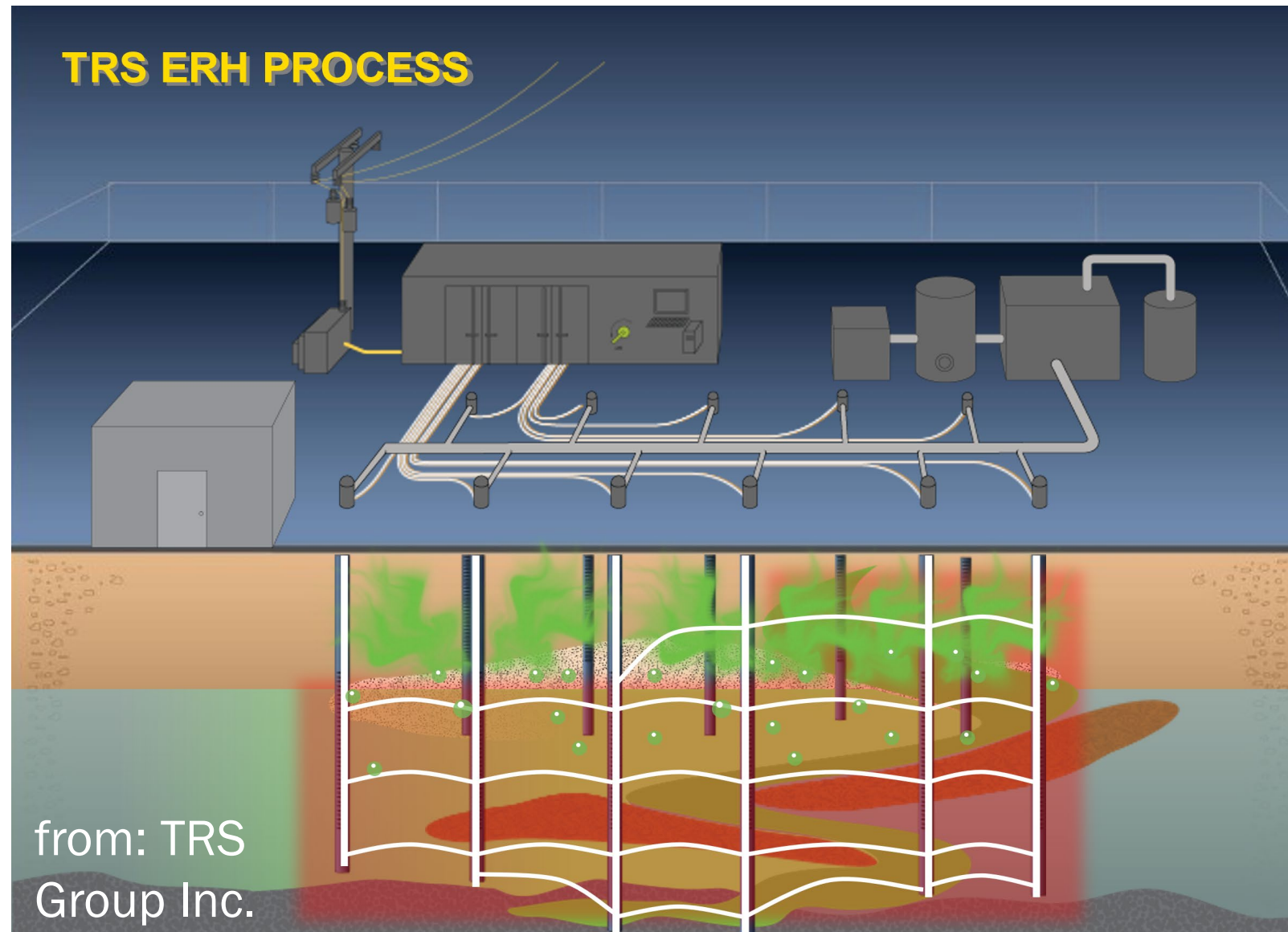


Cleanup Actions

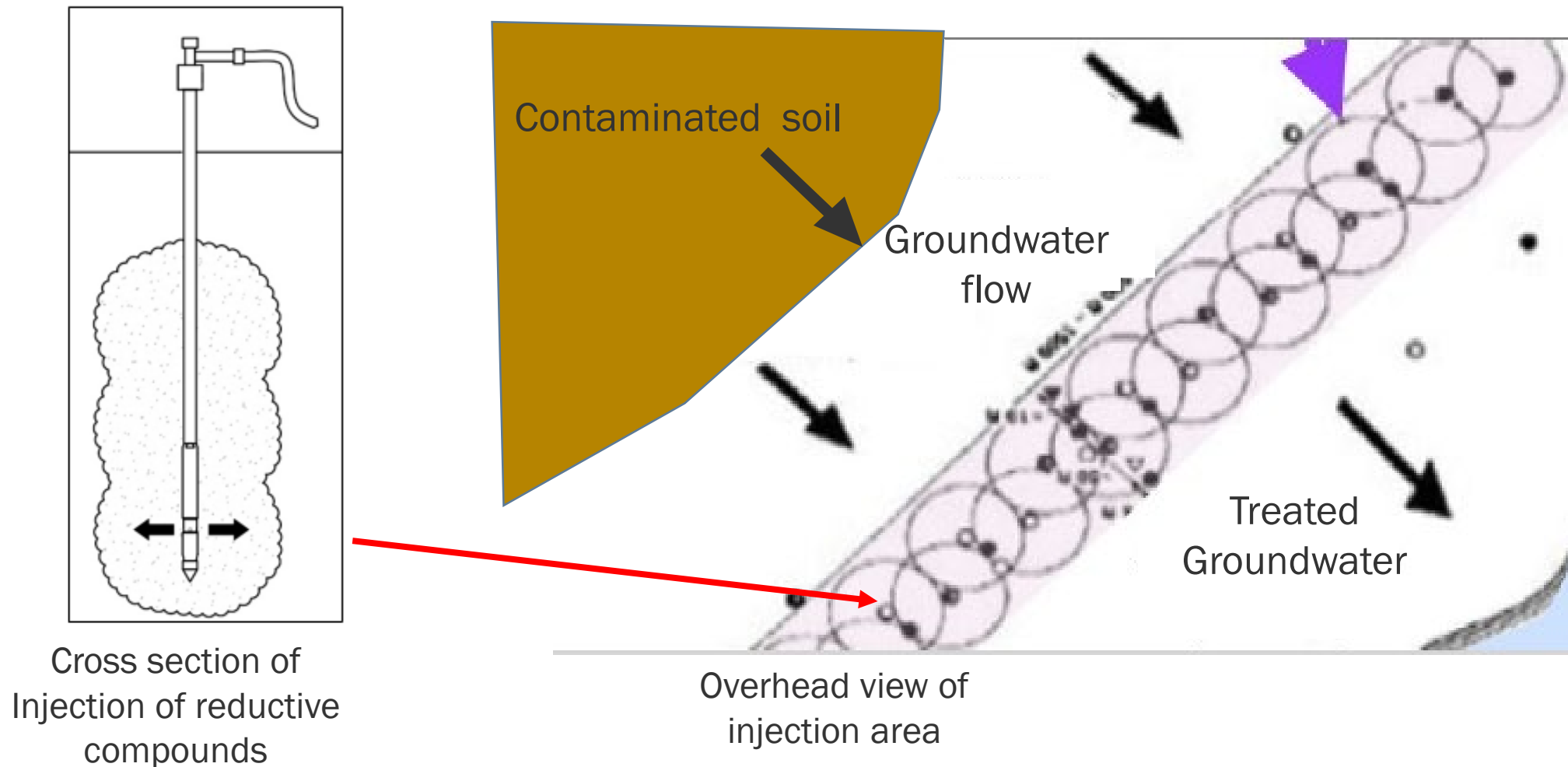
- Targeted excavation and disposal of contaminated soil
- Electrical Resistance Heating/Soil Vapor Extraction (ERH/SVE)
- In-Situ Chemical Reduction/Enhanced Reductive Dechlorination (ISCR/ERD) injections
- Removal of PAH treated piles are not needed for structural support
- Engineering Controls: if necessary after confirmation monitoring



Electrical Resistance Heating Process



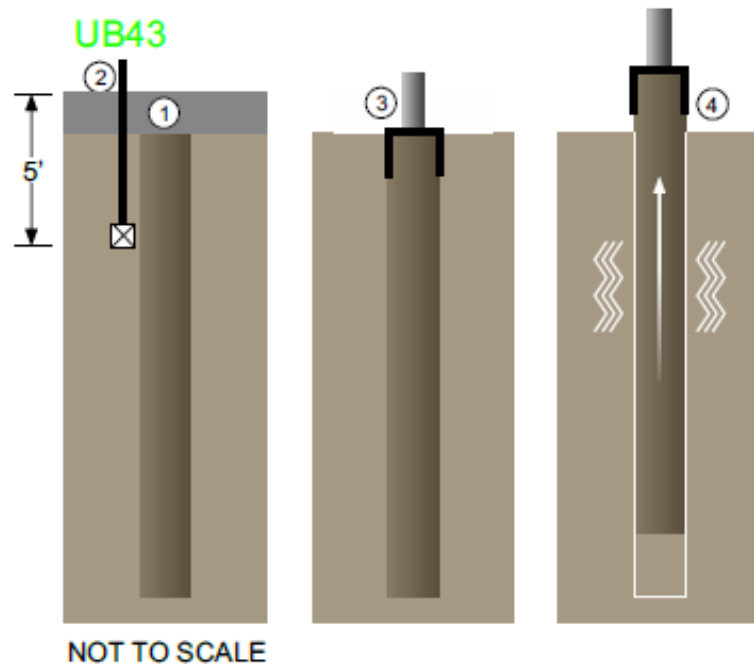
In-Situ Chemical Reduction/Enhanced Reductive Dechlorination Injection



In-Situ Chemical Reduction/Enhanced Reductive Dechlorination Injection

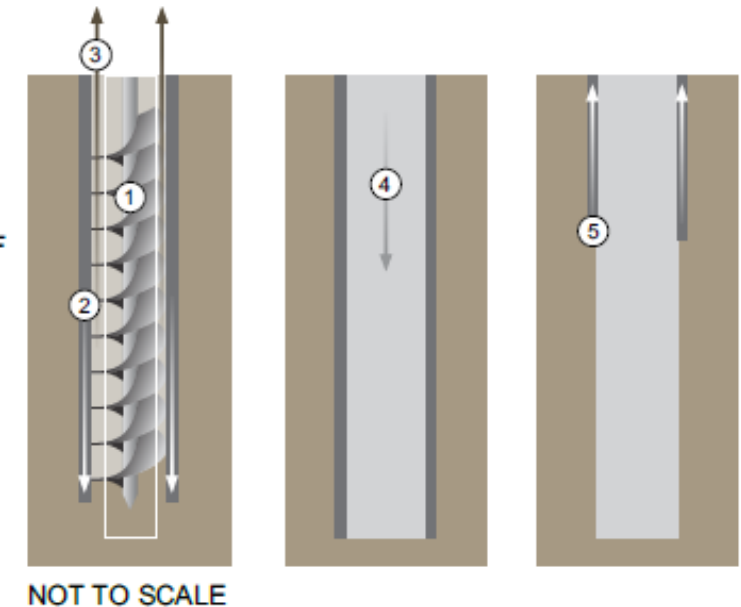


Removal of PAH treated piles not needed for structural support



SOIL REMOVAL

- ① LARGE DIAMETER AUGER
- ② CAISSON IS ADVANCED AS
- ③ AUGER REMOVES SOIL
- ④ EXCAVATION "HOLE" IS BACKFILLED WITH CDF
- ⑤ CAISSON REMOVED



Proposed cleanup timeline



Comment Period

Documents for comment

- Prospective Purchasers Consent Decree
- Remedial Investigation/Feasibility Study report
- Draft Cleanup Action Plan
- SEPA Checklist and Determination of Non Significance
- Public Participation Plan

How to Comment

March 18 – April 16, 2022



1.) Comment Online

Rainier Mall Cleanup Site:

- <http://bit.ly/Ecology-RainierMall-Comments>
- <http://bit.ly/Ecology-RainierMall>



2.) Contact Site Manager

Tanner Bushnell – Site Manager
PO Box 330316
Shoreline, WA 98133-9716

Email: tbus461@ecy.wa.gov

Redevelopment Plans

Future use



For more information
and to comment:

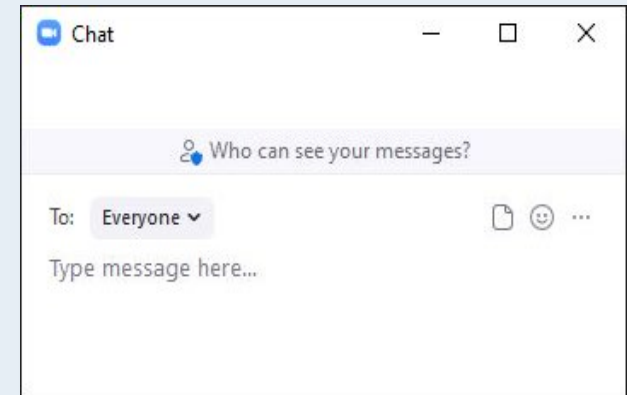
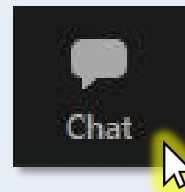
<https://courbanize.com/projects/rainier-genesee/information>

Rainier and Genesee

Questions?



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via the chat function



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your typed questions



Ian Fawley



Kelsey
Ketcheson



Public Comment Period Information

March 18, 2022– April 16, 2022

Thank you

Tanner Bushnell
Site Manager
425-691-0571 Mobile
tbus461@ecy.wa.gov

