

Juanita Village Site

Soil Cleanup Complete and Groundwater Cleanup 80% Completed



Cleanup Update

This newsletter is to update you on the progress of the environmental cleanup at the Juanita Village LLC site, located in north Kirkland, north of NE Juanita Drive, east of Juanita Beach Regional Park and 97th Avenue NE, south of 120th Place NE, and west of 98th Avenue NE. This site is being cleaned up by Juanita Village LLC and SECO Development Inc. under a legal agreement called a Prospective Purchaser Consent Decree under the Model Toxics Control Act.

In the Washington State Department of Ecology's (Ecology's) March 2001 newsletter, the beginning of the environmental cleanup was announced. In the August 2001 newsletter, it was reported that one of the four cleanup tasks—the petroleum soil cleanup—was complete. The task of cleaning up the perchloroethene (PCE; a common dry cleaning solvent) from soil was no longer applicable since no PCE-contaminated soils have been identified. The third task—groundwater treatment—was underway. At the printing of this newsletter, the groundwater cleanup task is 80 percent completed. Task #4—compliance monitoring for soils—is now complete, and groundwater compliance monitoring is underway following the groundwater cleanup.

The cleanup is progressing well and is on schedule. Soil testing for cleanup is complete; no soil contamination was identified, and notices of completion have been issued for seven of the nine lots that comprise Juanita Village. These lots comprise the southern and central portions of the site. For the remaining lots (8 and 9): soil testing is complete, no soil cleanup is required, and groundwater treatment is now underway. Groundwater monitoring is ongoing at lots #6, 8, and 9. Ecology estimates that groundwater treatment will be completed within six months followed by compliance confirmation monitoring for 12 to 18 months.

Continuous Monitoring for New Discoveries

During any excavation or movement of soils at the site, the soils are being tested as an additional precaution in case a new discovery of contaminated soil is identified. For example, after closure of a laundromat/former dry cleaning business (one source of PCE) the concrete flooring was cut to access and sample the underlying soil for PCE and related substances. Approximately 100 linear feet were trenched and tested with no contamination detected. Seven soil samples were collected along a grid and sent to the laboratory for further analysis. The laboratory results showed that all samples were below the cleanup level, five samples showed no detection, and two samples showed very low detections of PCE at 0.51 and 0.90 parts per million (ppm)—substantially below the cleanup level of 19.6 ppm—and no detection of related substances (see Kane Environmental, Inc. report, May 2002).

These soil results confirm earlier soil testing. Approximately 120 soil samples from various depths across the site have been collected and analyzed, and all soil results are below their respective cleanup levels. Only a few soil samples have shown PCE detection and they are less than 2 ppm—substantially below the cleanup level. Therefore, Ecology does not expect to find contaminated soils anywhere on the site; however, as an additional precaution, Ecology requires field screening and soil testing should any indication occur that suggests a new discovery of contamination.

July/August 2002

For more information:

Maura S. O'Brien, Site Manager
WA Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
Phone: (425) 649-7249
E-mail: mobr461@ecy.wa.gov

Site documents can be reviewed at the following locations:

Kirkland Public Library
308 Kirkland Way
Kirkland, WA
(425) 822-2459

City of Kirkland
Planning Department
Case # ADR-IIA-98-102
123 Fifth Ave
Kirkland, WA
Call for hours: (425) 828-1256

WA Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
Call for an appointment
Phone: (425) 649-7190

Ecology's web site:
<http://www.ecy.wa.gov/programs/tcp/sites/sites.html>

For special accommodation needs or language translation assistance, call Rebekah Padgett, Ecology's Public Involvement Specialist at (425) 649-7257, or (425) 649-4259 (TDD).

Ecology is an equal opportunity and affirmative action agency.

Publication #02-09-064

Site Location and Background

Juanita Village property consists of nine tax parcels located in the Juanita Business District of Kirkland, King County, Washington. The property was developed in the 1960s and included a small strip shopping center, a drive-through bank, a stand-alone bank, a grocery store, and two gas stations. In the 1980s, the two gas stations were closed; one was demolished and the other was converted to an auto repair service. Buildings in the central and southern portions of the site were demolished in the first steps of cleanup. The former gas station underground storage tanks and hydraulic lifts were removed, soil and groundwater were tested, and no petroleum contamination was discovered.

A dry cleaning operation was present in the shopping center in the early 1970s. The dry cleaning operations at the site were most likely the source of groundwater contamination from PCE, also called tetrachloroethene, a common dry cleaning solvent. The area or zone of groundwater contamination, called the groundwater plume, extends in the groundwater underlying the former dry cleaning operation at the small strip shopping center southwestward to about 97th Avenue NE or about 700 feet. The initial maximum PCE concentration in groundwater was 2600 parts per billion (ppb). After 12 months of treatment, the maximum concentration is now 120 ppb with a range of 11 to 120 ppb within the groundwater plume. No soil contamination resulting from PCE or related substances has been identified on site.

Separate and in addition to the PCE groundwater contamination on the Juanita Village property, there is a second and smaller groundwater plume northeast of the site from a separate, former dry cleaning operation. This second PCE plume is referred to as the off-property PCE plume, and it is being treated both off-property at the source and on-property at the northeast corner of Juanita Village property. The smaller plume extends about 300 feet with an initial maximum concentration of 300 ppb. After 10 months of treatment, the PCE concentration now ranges from 13 to 53 ppb.

Juanita Village LLC entered the Prospective Purchaser Consent Decree with Ecology on November 7, 2000. This decree was recorded in Washington State Superior Court 00-2-16556-1 SEA. Juanita Village LLC did not cause the site contamination and has volunteered to clean up the site. The Consent Decree, the legal agreement to conduct the cleanup, will resolve the potential liability of Juanita Village LLC for known contamination at the site once cleanup—including compliance monitoring—is completed following Ecology's requirements.

Public Review and Comments

There is no public comment period at this time. However, if you would like information, please visit one of the information repositories listed on the front page. If you would like to be added to the site mailing list or have general questions, please call Ecology's Public Involvement Specialist, Rebekah Padgett, at 425/649-7257. For technical questions, contact the Site Manager, Maura S. O'Brien (contact information on page one). All site documents are available for review at Ecology's Northwest Regional Office in Bellevue. Most documents, including the Prospective Purchaser Consent Decree, the Cleanup Action Plan, the SEPA environmental checklist and Determination of Non-Significance, and the Public Participation Plan are available at the other information repositories listed on the front page.



3190 160th Avenue SE
Bellevue, WA 98008-5452