

New Property Owner, Proposed Development & Cleanup Action Final Steps – Status Update

The Washington State Department of Ecology (Ecology) prepared this update to provide you with information about the former ULTRA Corporation/former Pace National Corporation site (Site). The Site is located at 500 7th Avenue South, in Kirkland, WA. SRMKII, LLC purchased the Site in September 2013 for development and agreed to complete the state cleanup requirements contained in the Consent Decree (discussed below) that governs the Site.

ULTRA Corporation requested to add SRMKII (SRM) to the legal agreement called the Consent Decree for the Site cleanup. This is a binding legal agreement recorded in Washington Superior Court. The Consent Decree requires SRM and Ultra Corporation to complete the cleanup tasks stated in the Cleanup Action Plan (CAP). Part of the requirements of the CAP is to complete the compliance monitoring in order to confirm that cleanup levels have been achieved across the Site.

What's New?

Ecology is working with SRM to facilitate the development of the five acre property for use as a commercial office building with two levels of underground parking. SRM proposes to excavate soil for the construction of the underground garage in two phases. The first phase consists of removing “gray soils” for approved off-site disposal. Gray soils are soils at the Site that contain petroleum or chemicals that tested below applicable state cleanup levels and above laboratory detection level. The second phase includes removal of the remaining soil. The activities and estimated schedule are:

- Late October through December 2013 - Gray soils excavation and approved off-site disposal.
- Late October through November 2013 - Land clearing and shrubbery removal.
- Late October through December 2013 - Post excavation soil testing to confirm all gray soils were removed. If additional excavation is necessary, soils will be retested.

continued

Cleanup Questions Contact:

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Construction Questions Contact:

Dave Tomson – SRMKII, LLC
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Document Review Locations

King County Public Library - Kirkland

308 Kirkland Avenue
Kirkland, WA 98033
Phone: (425) 822-2459

Department of Ecology Northwest Regional Office

3190 160th Avenue S.E.
Bellevue, WA 98008
By appointment only:
Contact Sally Perkins
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Phone: (425) 649-7190

Hours: Tuesday – Thursday
8:00 AM – 12:00 PM
1:00 PM – 4:30 PM

Pace National Site Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5063>

**Facility Site ID #: 2159
Cleanup ID#: 5063**

Pace National

- December to February 2014 - Mass excavation for underground garage and office complex.
- February-March 2014 -Site groundwater compliance monitoring to be conducted.
- February 2014 to June 2015 - Construction of office and underground garage complex.

SRMKII LLC has posted a reader board at the property boundary fencing at the northeast corner regarding Site activities and contact information. Ecology will add “Site Progress Updates” for you to pick up a copy. For current information, you may visit the Site webpage at:

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5063>

Site Cleanup Details

Ecology is working with the current and former owners to complete the Site cleanup action under the state cleanup regulations and Consent Decree. The former owner, Ultra Corporation, had completed soil cleanup action and was completing groundwater compliance monitoring when the property was sold. The recent groundwater results from the compliance monitoring wells are all below detection and below cleanup level.

The new owner will continue the groundwater compliance monitoring and has volunteered as part of the development to remove “gray soils” for approved off-site disposal or treatment. Post excavation testing will confirm removal of gray soils, and the remaining soils will be re-tested to see if additional excavation is necessary. Clean soils may be used on site. Groundwater compliance monitoring is continuing through 2016 and then re-evaluated by Ecology. Final cleanup is estimated to be completed by 2016.

Site Activity Details



SRMKII development plans include excavation and construction and these work hours will be between 7 am and 8 pm Monday through Friday and 9 am to 6 pm on Saturdays.

Truck traffic will be routed to the north along 5th Place South both inbound and outbound. Truck traffic is estimated to be 20-40 trucks per day for gray soil removal, and up to 100-110 trucks per day during mass excavation. Best management practices will be used to control dust and noise. Truck wheels will be inspected and cleaned before leaving the Site. Dust will be controlled using best management practices including using water or spraying mist. Dust will be monitored visually by the superintendent and dust control measures implemented as needed.

Site Cleanup Background

Pace National purchased the site in 1969 and

Pace National

operated a specialty chemical mixing and packaging facility on the northern portion of the site from 1971 to 1990. The site had 14 underground storage tanks that contained regulated and unregulated substances such as alcohols, oils, and proprietary mixtures. The Pace building was demolished in 2006 for cleanup actions for source removal and soil excavation.

Extensive investigations and cleanup actions have removed impacted soils and treated groundwater at the Site. Several contaminants have been removed from the initial list of contaminants of concern for this Site because their concentrations are below state cleanup levels. However, one chemical –vinyl chloride (VC) - has persisted in groundwater. Groundwater compliance monitoring has showed that cleanup treatment has been effective, and VC concentrations have decreased across the property. The Site specified compliance monitoring wells show no detection and VC is below the required cleanup action level at 0.2 micrograms per liter or parts per billion. Compliance monitoring will continue to 2016 to confirm that the state cleanup requirements have been achieved and maintained for four consecutive monitoring events after excavation.

What's Next?

Ecology will prepare “Site Progress Updates” when new information is available. The Updates will be posted at the reader board at the northeast corner of the property for you to pick up a copy and on Ecology website at: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=5063>



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