

Enforcement Order Issued Hamilton Street Bridge Site

(Spokane Manufactured Gas Plant & American Tar Company Sites)



Owners are Asked to Comply

The Washington State Department of Ecology has issued an Enforcement Order to Spokane River Properties, LP/ Brown Building Materials (SRP) for their property at North 111 Erie Street in Spokane, Washington (Fig. 1).

The Order requires SRP to implement a Final Cleanup Action Plan (FCAP) at the Hamilton Street Bridge site. The cleanup focuses on chemicals associated with manufactured gas plant and coal tar processing.

The FCAP requires specific construction to be completed at the site. Details about this work may be found on page two of this fact sheet.

In order for the construction work to be completed, the property owners must allow access to the site. Deed controls must also be made to limit or

prohibit activities at the site that could interfere with maintaining the cleanup once it is completed. The property owners have not participated in the cleanup or granted adequate access and deed controls. This has prohibited implementation of the cleanup action, therefore, Ecology has issued this Order.

Review and Comment

You are invited to review and comment on the *Enforcement Order* from **July 14 through August 12, 2004**. See the box at the right for locations to review documents and send comments.

Site Background

The site is made up of three properties that are next to each other:

The Burlington Northern and Santa Fe Railway Company (BNSF) land previously leased by American Tar Company and Brown Building Materials

July 2004

Public Comment Period
July 14 through August 12, 2004

Document Review Locations

WA Department of Ecology
Eastern Regional Office
4601 North Monroe
Spokane, WA 99205-1295
Mrs. Johnnie Harris
509-329-3415

Spokane Public Library
906 West Main Avenue
Spokane, WA 99201
509-444-5300

Ecology's Toxics Cleanup Website:
[www.ecy.wa.gov/
programs/tcp/sites/hamilton/
hamilton_hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/hamilton/hamilton_hp.htm)

Comments and Technical Questions

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Publication No. 04-09-026

- The former Spokane Manufactured Gas Plant property owned by Avista Corporation, now owned by SRP
- The riverfront property previously owned by Chicago Milwaukee & Saint Paul Railroad Company, now owned by SRP (Fig. 2)

Avista, BNSF and SRP are all legally responsible parties for cleanup at the site. Avista and BNSF entered into a legal agreement with Ecology in September 2002 to implement the Final Cleanup Action Plan. SRP did not enter this agreement. To achieve cleanup Avista and BNSF needed access to the site and for the property owners to establish long-term deed controls. SRP has not granted access or recorded deed controls with the Spokane County Auditor's office.

Chemicals Found in Soil

As a result of site uses, the following chemicals are found in soil on the property and pose a threat to human health and the environment:

- Volatile organic hydrocarbons (VOCs)
- Semivolatile organic hydrocarbons (sVOCs),
- Polycyclic aromatic hydrocarbons (PAHs)
- Metals

Chemicals Found in Ground Water

Contaminants found leaching into ground water are breaking down naturally through physical, chemical and biological processes. Investigations show the **Spokane River is not being adversely impacted by the Site.**

FCAP Selected Actions

To protect human health and the environment, the Spokane Aquifer and Spokane River, Ecology selected the following procedures to be done at the site:

- Cover and grade the American Tar Company area with clean soil or gravel
- Cover contaminated soils in the Spokane Manufactured Gas Plant area with existing clean soils
- Perform stormwater management that includes no longer using existing dry wells on the site
- Prevent stream bank erosion along vulnerable or impacted shoreline areas of the Spokane River by constructing appropriate barriers
- Perform ground water monitoring on a long-term basis
- Apply institutional controls to the property, including a restrictive covenant also known as deed controls. (These are measures to limit or prohibit activities at the site that could interfere with maintaining the cleanup once it is completed.)
- Conduct a five-year review to be sure the cleanup actions continue to protect human health and the environment

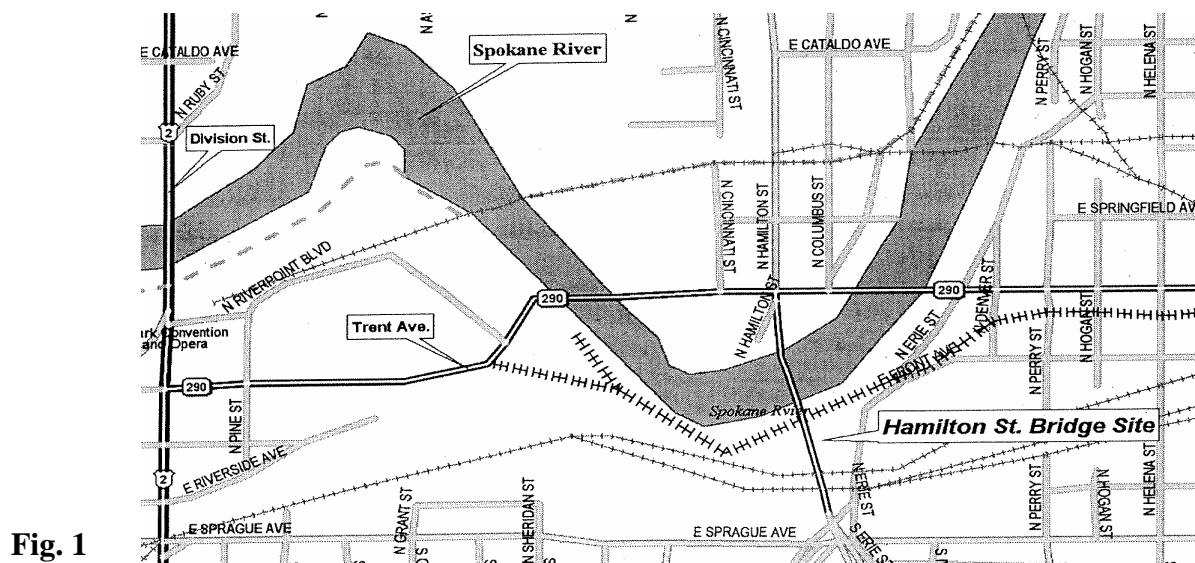
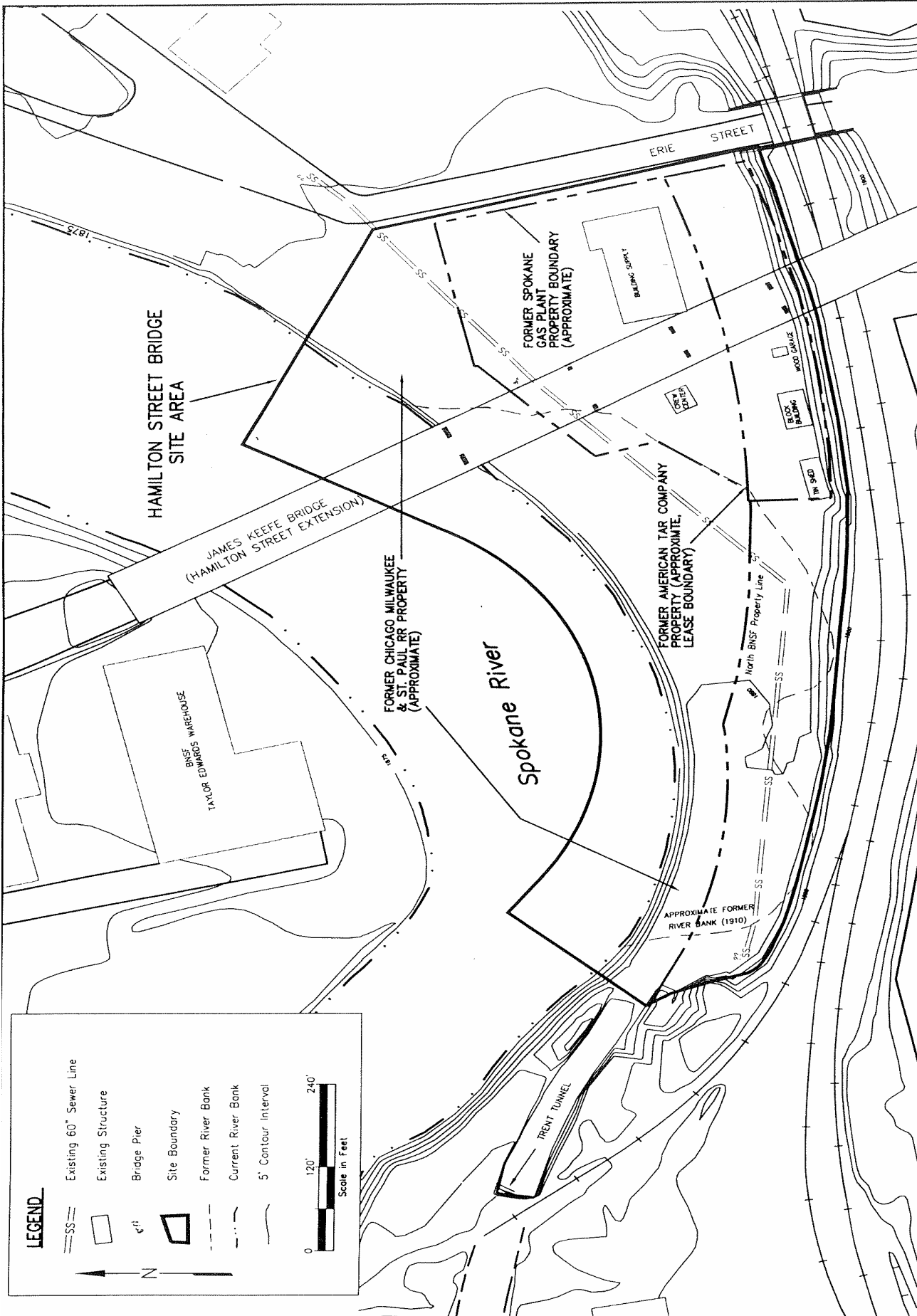


Fig. 1



LEGEND

- SS Existing 60" Sewer Line
- Existing Structure
- Bridge Pier
- Site Boundary
- Former River Bank
- Current River Bank
- 5' Contour Interval

0 120' 240'

Scale in Feet

N

Hamilton Street Bridge Site
Spokane, Washington

Site Map

Figure 2