HAMILTON STREET BRIDGE SITE

(Spokane Manufactured Gas Plant & American Tar Company Sites)

WASHINGTON STATE DEPARTMENT OF ECOLOGY

DRAFT ENGINEERING DESIGN REPORT and DRAFT SUBSTANTIVE PERMIT REQUIREMENTS

The Washington State Department of Ecology has received the Draft Engineering Design Report for the Hamilton Street Bridge Site located at North 111 Erie Street in the city of Spokane, Spokane County, Washington. The report provides the engineering design details necessary to accomplish cleanup at the Site. It also includes: a Compliance Monitoring Plan which outlines sampling and monitoring to be performed during and after implementation of the cleanup action; a Health and Safety Plan; and an Institutional Controls Plan which describes ways to limit or prohibit activities at the Site as a result of the cleanup actions.

The Engineering Design Report was required as part of a Consent Decree under authority of the Model Toxics Control Act (MTCA) (Chapter 173-340WAC). The Consent Decree is a legal agreement between Ecology and the Potentially Liable Persons: Avista Corporation and the Burlington Northern and Santa Fe Railway Company. Spokane River Properties, also a PLP, did not enter into the Consent Decree.

Draft Substantive Permit Requirements are also available for review. Cleanup actions conducted under a Consent Decree are exempt from the procedural requirements of state and local permits but "shall meet all substantive requirements of required permits" (RCW 70.105D.090). After consulting with appropriate state and local agencies, Ecology has identified the substantive requirements for these permits and will ensure they are complied with during implementation of the cleanup.

Ecology invites the public to review the Draft Engineering Design Report and Draft Substantive Permit Requirements. Comments may be submitted **April 7, 2003 through May 6, 2003**. The box at the right indicates where comments may be sent and additional information obtained.

SITE BACKGROUND

The Site is found in the vicinity of the present-day Brown Building Materials salvage and sales operation, under the Hamilton Street James E. Keefe Bridge and along the Spokane River (Figure 1). The Site is made up of two adjacent properties which housed operations known as the Spokane Manufactured Gas Plant and American Tar Company. Ecology combined the properties impacted by these operations into one site referred to as the Hamilton Street Bridge Site (Figure 2).

FACT SHEET
April 2003

COMMENTS ACCEPTED:
April 7, 2003 through May 6, 2003.

Repositories for Document Review:
Ms. Johnnie Harris
WA Department of Ecology
Eastern Regional Office
4601 N. Monroe
Spokane, WA 99205-1295
(509) 329-3415

Spokane Public Library
906 West Main Avenue
Spokane, WA 99201

Technical Questions and Written Comments Contact:
Teresita Bala
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Toxics Cleanup Program
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Spokane, WA 99205-1295
E-mail tbal461@ecy.wa.gov
(509) 329-3543 or
1-800-826-7716

Mailing List Contact:
Carol Bergin (Ecology address above), toll free at 1-800-826-7716 or in Spokane at (509) 329-3546
E-mail: cabe461@ecy.wa.gov

Para asistencia Espanol:
Antonio Valero (509) 454-7840 or e-mail aval461@ecy.wa.gov

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If you have special accommodation needs or require this document in alternative format, please contact Marilyn Summers at (509) 329-3444 (Voice) or TTY at 711 or 1-800-833-6388

The Hamilton Street Bridge Site has had various uses since approximately 1905. Manufactured coal gas and carbureted water gas were produced during the first several years on the Spokane Manufactured Gas Plant portion of the property. Then it became a mixing, storing and distributing source for a propane-air system, and natural gas was dispensed until about 1962. Coal tar, a by-product of coal-gas production, was transferred via pipeline to a coal-tar processing and distribution facility located on the adjacent property. This property became known as the American Tar Company.

RESULTS OF STUDIES

The Remedial Investigation conducted in 1999 showed soil as deep as 80 feet was contaminated with materials associated with manufactured gas plant processes and/or coal tar processing. Contaminants included volatile organic hydrocarbons (VOCs) and semivolatile organic hydrocarbons (sVOCs), polycyclic aromatic hydrocarbons (PAHs), and metals. Ground water samples analyzed from sampling points surrounding the soil-contaminated area detected relatively few of these materials. Contaminants that were found leaching into the ground water are undergoing biodegradation and attenuation through physical, chemical, and biological processes. Investigations indicate that the Spokane River is not being adversely impacted by the Site.

FINAL CLEANUP ACTION PLAN

After public review and comment on the Draft Cleanup Action Plan, a Final Cleanup Action Plan was issued in 2001. A Consent Decree to implement the Final Cleanup Action Plan was recorded in the Spokane County Superior Court on September 12, 2002. The selected cleanup actions include:

- Covering and bringing to grade the American Tar Company area with clean soil or gravel;
- Using existing fill material as a barrier or cover for the contaminated soils in the Spokane Manufactured Gas Plant area;
- Stormwater management that includes abandonment of existing dry wells on Site;
- Construction of streambank bioengineering along the vulnerable or impacted shoreline of the Spokane River;
- Long-term ground water monitoring;
- Institutional controls that include restrictive covenants on the properties; and,
- Five-year reviews to ensure that the selected remedy continues to provide adequate protection of human health and the environment.

WHAT HAPPENS NEXT?

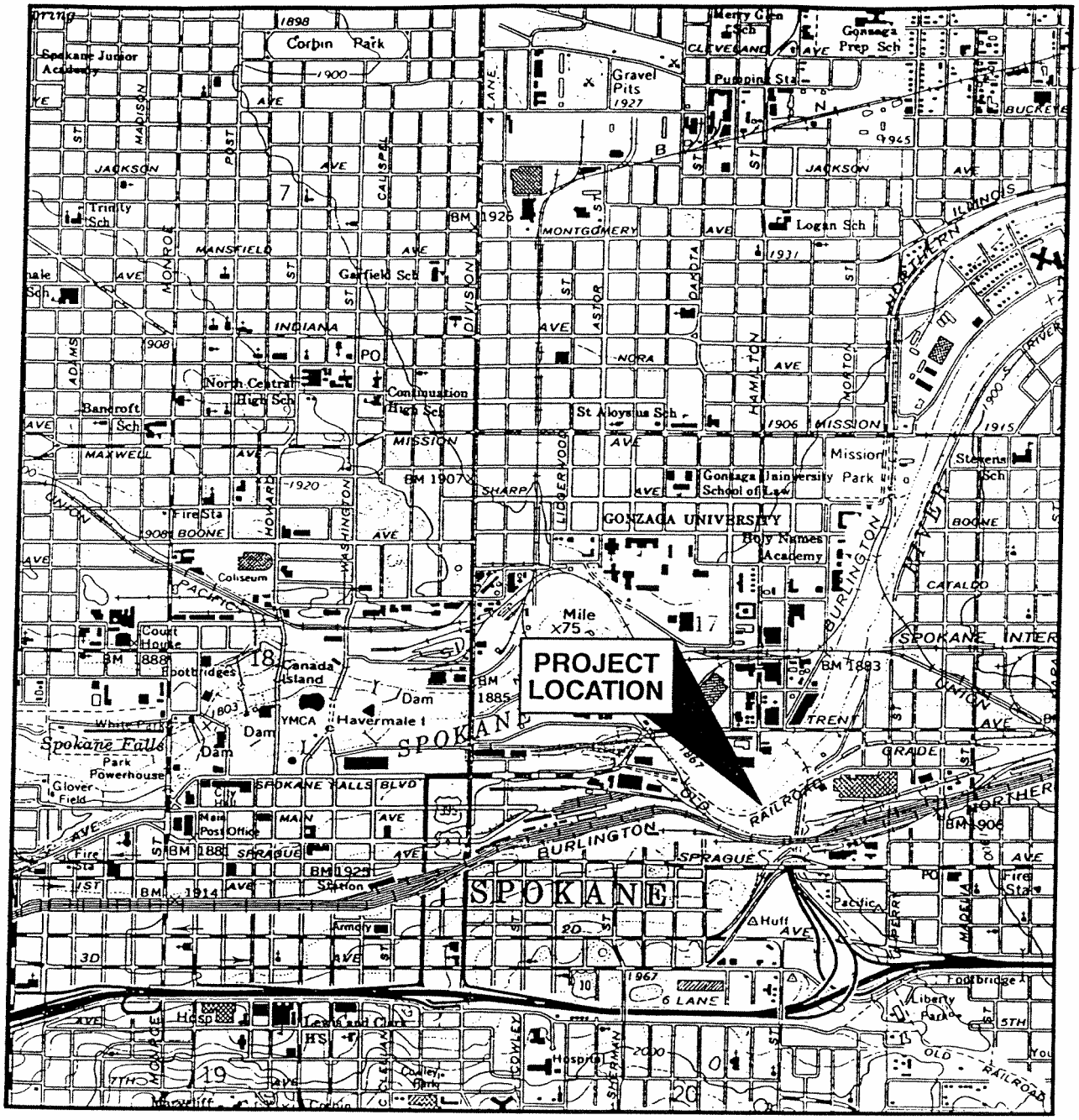
Ecology will review all written comments received and may modify the Draft Engineering Design Report and Draft Substantive Permit Requirements, if appropriate. A Responsiveness Summary may be prepared to answer written comments, if applicable. After the Engineering Design Report is finalized, a Construction Plan and Specifications Report will be prepared.

HOW YOU MAY BE INVOLVED

- **REVIEW** the Draft Engineering Design Report and Draft Substantive Permit Requirements at the repository locations listed in the box on page one.

- **SEND** in your written comments **April 7, 2003 through May 6, 2003** to:
  Teresita Bala,
  Site Manager at Ecology (see box on page one for details).

- **SHARE** this information with any individuals or groups you think should be informed about the Site.



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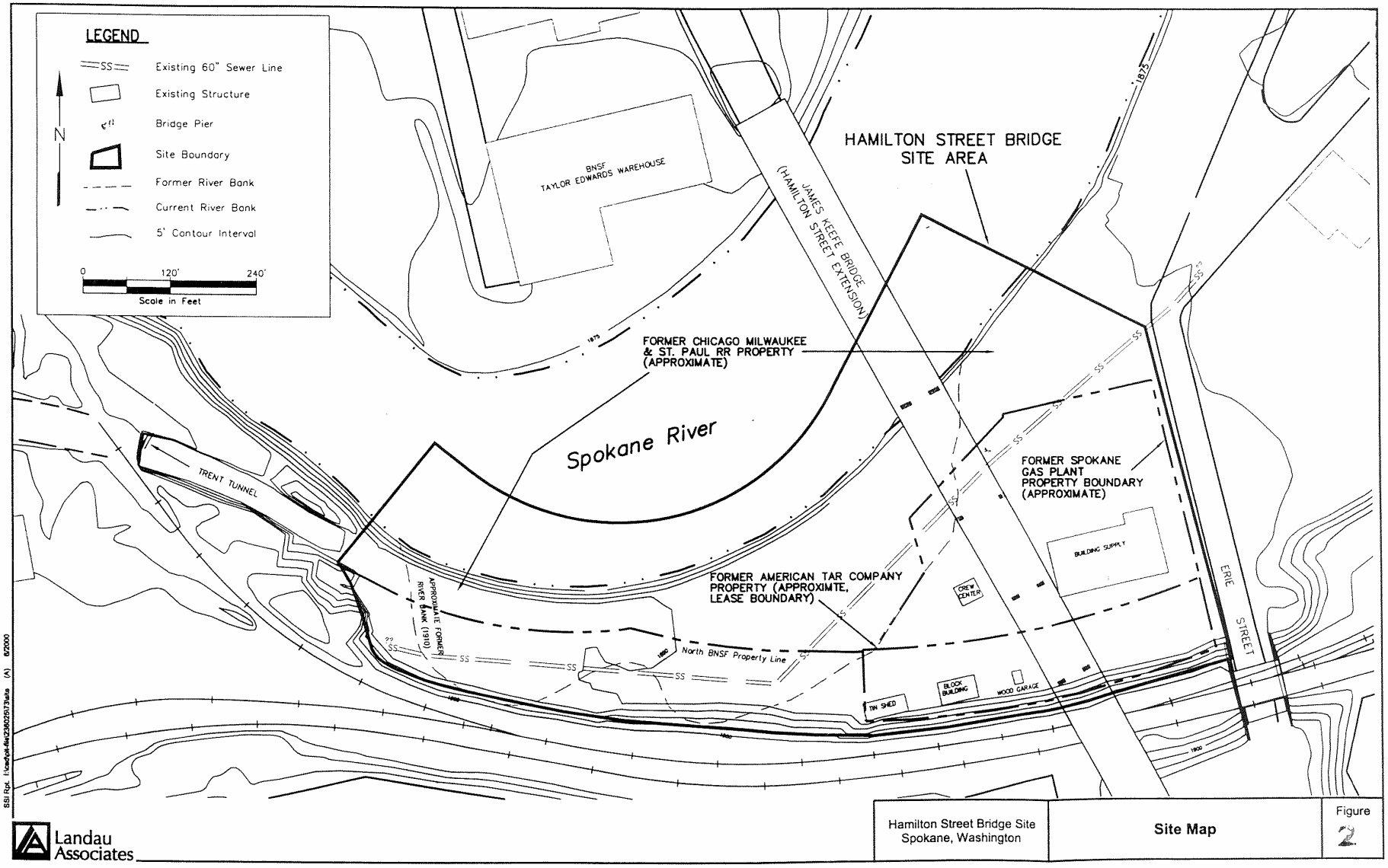
Vicinity Map	Figure 1



Landau Associates

Hamilton Street Bridge Site
Spokane, Washington

Site Map

Figure 2