

HAMILTON STREET BRIDGE SITE

(Spokane Manufactured Gas Plant & American Tar Company Sites)

DRAFT CONSENT DECREE



The Washington State Department of Ecology (Ecology) is proposing to enter into a Consent Decree with potentially liable persons (PLPs) for the Hamilton Street Bridge Site (Site). The Site is located at North 111 Erie Street, in the city of Spokane, Spokane County, Washington (Figure 1). The PLPs entering into the agreement are Avista Corporation (Avista) and the Burlington Northern and Santa Fe Railway Company (BNSF). Spokane River Properties, also a PLP, has not entered into the Consent Decree.

The Consent Decree is a legal document which formalizes the agreement between Ecology and the other parties and is approved by a court. This Consent Decree, proposed under authority of the Model Toxics Control Act (MTCA) Chapter 70.105D RCW, is for the purpose of implementing the cleanup actions described in the Final Cleanup Action Plan. The Decree describes the responsibilities of all parties in implementing the cleanup action approved by Ecology and assures that work is conducted in a timely manner, in accordance with MTCA and all other applicable laws and regulations.

Ecology invites the public to review the draft Consent Decree and submit comments **June 26 through July 25, 2002**. The box at the right indicates where comments may be

sent and additional information obtained.

A public hearing on the draft Consent Decree will be held if ten or more people make such a request. Requests may be made through Carol Bergin at Ecology. Contact information for her is listed in the box at the right.

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. The Site is made up of two adjacent properties, which housed operations known as the Spokane Manufactured Gas Plant and American Tar Company. Ecology has combined the properties impacted by these operations into one site referred to as the Hamilton Street Bridge Site (Figure 2). The Site is zoned for commercial or industrial purposes.

Spokane Manufactured Gas Plant

Between approximately 1905 and 1948, manufactured coal gas and carbureted water gas were produced by the Spokane Manufactured Gas Plant (SGP). From 1948 to approximately 1956, the facility was used for the mixing, storage and distribution of a propane-air system. In 1956, SGP changed its name to

FACT SHEET

June 2002

COMMENTS ACCEPTED:
June 26 through July 25, 2002.

Document Review Repositories:

Ms. Johnnie Harris
Department of Ecology
Eastern Regional Office
4601 N. Monroe
Spokane, WA 99205-1295
(509) 456-2751

Spokane Public Library
906 West Main Avenue
Spokane, WA 99201

Technical Questions and Written Comments Contact:

Teresita Bala
Department of Ecology
Toxics Cleanup Program
4601 N. Monroe
Spokane, WA 99205-1295
E-mail tbal461@ecy.wa.gov
(509) 456-6337 or
1-800-826-7716

Public Hearing and Mailing List Contact:

Carol Bergin (Ecology address above) or toll free at 1-800-826-7716 or in Spokane at (509) 456-6360
E-mail: cabe461@ecy.wa.gov

Para asistencia Espanol:

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

Spokane Natural Gas Company and distributed natural gas from the facility. In 1958 Washington Water Power Company, now Avista Corporation, merged with the Spokane Natural Gas Company. Natural gas continued to be dispensed from the Site until 1962 or 1963. Starting in 1963, Mr. Richard Brown leased the property. In 1978 he purchased it and in 1982 it was deeded to Spokane River Properties, of which Mr. Brown is a general partner.

American Tar Company

During the operation of the Spokane Manufactured Gas Plant, coal tar, a by-product of coal-gas production, was transferred via pipeline to a coal-tar processing and distribution facility located on an adjacent property. This adjacent property was owned by the Northern Pacific Railroad, now Burlington Northern Santa Fe Railroad Company (BNSF). The C.G. Betts Company leased and ran the facility until the early 1930s when it was taken over by the American Tar Company until closing operations in 1967. In 1968 Mr. Richard Brown began leasing the property from BNSF. Mr. Brown continues to lease the property today.

RESULTS OF STUDIES

Avista and BNSF completed a Remedial Investigation and Feasibility Study under an Agreed Order in 1999. The Remedial Investigation Report defined the nature and extent of contamination. Results of the investigation showed contaminants associated with manufactured gas plant processes and/or coal tar processing were in Site soil samples as deep as 80 feet below ground surface.

Contaminants included volatile organic hydrocarbons (VOCs) and semivolatile organic hydrocarbons (sVOCs), polycyclic aromatic hydrocarbons (PAHs), and metal. Relatively few of these Site materials were detected in ground water samples analyzed from sampling points surrounding the soil-contaminated area. Investigations showed that contaminants leaching into the ground water are undergoing biodegradation and attenuation through physical, chemical, and biological processes. The investigations also indicated that the Spokane River is not being adversely impacted by the Site.

The Feasibility Study Report examined cleanup alternatives that protect human health and the environment. Five alternatives were evaluated for cleanup of soils and ground water based on MTCA criteria, after an initial screening of processes and alternatives.

FINAL CLEANUP ACTION PLAN (FCAP)

Ecology prepared a Draft Cleanup Action Plan in July 2001. After public review and comment, a Final Cleanup Action Plan was issued on August 10, 2001. Ecology selected cleanup actions, intended to eliminate potential human exposure to contaminants and be protective of the environment include:

- Covering and bringing to grade the American Tar Company area with clean soil or gravel;
- Use of 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 modify the Draft Consent Decree, if appropriate. A Responsiveness Summary will be prepared to address written comments, if applicable. After the Consent Decree is finalized an Engineering Design will be prepared and submitted for public comment.

HOW YOU MAY BE INVOLVED

- ◆ **REVIEW** the Draft Consent Decree at the repository locations listed in the box on page one.
- ◆ **SEND** in your written comments **June 26 through July 25, 2002** 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.