



Jefferson Ave Site Responsiveness Summary—No Comments

Today's Date: February 18, 2020

Cleanup Site ID: 7037
Facility ID: 1277004
Address: 2112-2122 Jefferson Ave, Tacoma, WA 98402
County: Pierce

Ecology held a comment period from December 19, 2019, to January 20, 2020, giving the public an opportunity to comment on Ecology's Periodic Review of the Jefferson Ave Site.

Ecology received no public comments during the comment period and finalized the Periodic Review Report.

Relevant Model Toxics Control Act Cleanup Regulation: WAC 173-340-420(5)

Document for public review during the comment period
Draft Periodic Review Report

Site background

Environmental cleanup is complete at the site and the draft periodic review report showed that the cleanup work remains effective in protecting the health of people and the environment.

The site occupies about three acres. Formerly, the area was used for houses, a gas station, automobile sales and repair, welding, and steel fabrication. The structures were removed in 2002, leaving the parcels vacant.

In 2002, after removal of two underground storage tanks and a hoist, petroleum-contaminated soil and groundwater were detected above state cleanup levels. A total of about 395 cubic yards of soil was removed and disposed off-site. Six groundwater monitoring wells were installed to determine conditions at the site.

In 2012, a brownfields assessment showed soil contamination was below the cleanup standard. One monitoring well detected arsenic above cleanup levels in groundwater. The shallow groundwater in the area of the site is not typically used as a potable source. Ecology decided to use institutional controls to address the arsenic found in groundwater in one area. An environmental covenant was recorded for the site in 2013 and Ecology issued a No Further Action letter in 2014.

In 2017, the City of Tacoma sold the property, which is currently being developed for residential units and offices. At Ecology's request, in 2019 a bottom liner was installed in the stormwater retention pond to eliminate storm water infiltration, and a new monitoring well was installed to monitor for arsenic in the groundwater.

This report prepared by

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