



Cleanup Begins at Juanita Village Kirkland

Update: Environmental cleanup to begin March 2001

If you've noticed some activity at the Juanita Village site north of NE Juanita Beach Drive and west of 98th Avenue NE, it's because cleanup of the site has begun.

You may remember the last newsletter on this site gave you information on a public comment period for a legal agreement (Prospective Purchaser Consent Decree) and a Cleanup Action Plan between Washington State Department of Ecology (Ecology) and Juanita Village LLC, the company planning the proposed Juanita Village development. Juanita Village did not cause the site contamination and is volunteering to cleanup the site. The Consent Decree, the legal agreement to conduct the cleanup will resolve the potential liability of Juanita Village LLC for known contamination at the site.

Thank you for your comments. No substantive changes were suggested, so the Prospective Purchaser Consent Decree was recorded in Washington State Superior Court on November 7, 2000. Since these documents are now final, cleanup is proceeding.

Background

Contamination at the site resulted from past practices from a former dry cleaners and former service stations. Known contamination is perchloroethene (PCE), a common dry cleaning solvent found in the

ground water underlying the site. Petroleum contamination is limited to localized areas associated with the former gas stations. During cleanup, soils and ground water will be tested for contamination.

The Cleanup

Site cleanup includes four tasks:

*Test soils during excavation, if contaminated treat and/or recycle;

*Treat groundwater for perchloroethene (PCE);

*Manage any contaminated soil during soil excavation activity in compliance with applicable regulatory requirements; and

*Conduct compliance soil and ground water monitoring.

During Cleanup

During cleanup there will be periods of construction impacts such as construction traffic, noise and dust. Demolition and removal of the old grocery store and former Juanita Auto Clinic/former Texaco Service Station have begun. Juanita Village will minimize traffic, noise and dust following the City of Kirkland and Ecology requirements. These impacts will be managed with best management practices and in full compliance with City of Kirkland permits, see next page.

March 2001

Review documents at:

Kirkland Library
Reference Desk
308 Kirkland Way,
Kirkland
425-822-2459

City of Kirkland
Planning Dept
Case # ADR-IIA-98-102
123 Fifth Ave, Kirkland
425-828-1256

Department of Ecology
Northwest Region Office
3190 160th Ave. NE
Bellevue
425-649-7190

Dept. of Ecology website:
www.wa.gov/ecology/tcp/sites/juanita/juan_hp.htm

For more information:

Maura S. O'Brien
Department of Ecology
3190 160th Ave. NE
Bellevue, WA 98008
(425) 649-7249
mobr461@ecy.wa.gov

For special

*accommodation needs or
language translation
assistance, call
425-649-7254 (voice) or
425-649-4259 (TDD).*

Cleanup Activities

The site cleanup will be phased with the proposed development. Cleanup will begin at the southeast and east-central portion of the site and move northward. Cleanup is estimated to be completed within 1-1/2 to 3 years. Phase 1 will be excavation at the former gas stations. Phase 2 will be cleanup of the dry cleaning solvent, PCE in the ground water using a soil vapor extraction and density driven convection-type treatment. These are wells placed in the soil and ground water that remove the PCE. Phase 3, if needed, will be excavation of PCE soils in the north part of the site, if they are discovered and were not successfully treated in Phase 2. The last step is Phase 4, compliance monitoring of soil and ground water. Compliance monitoring is to confirm contamination has been removed, and the site is cleaned up following the Consent Decree and the Model Toxics Control Act requirements. Phase 4 is estimated to continue for 1 to 2 years, and will not interrupt site development activities.

During Cleanup

During cleanup there will be periods of construction impacts such as construction traffic, noise and dust. These impacts will be managed with best management practices and in full compliance with City of Kirkland and Ecology requirements. For off-site trucking of petroleum contaminated soils, traffic will be limited to 9 am to 3 pm Monday through Saturday in most instances. Trucks will be inspected, any spilled soil will be removed, and trucks will be tarped to limit soil or dust from falling during transport. On-site, noise and dust will be monitored. Water spray will be used to control dust. The work area is fenced to limit access, and worker safety will be safeguarded. Questions about the cleanup, please call Maura O'Brien at Ecology at 425- 649-7249.

Development

Questions about the development should be directed to Andrew W. Colquitt, Managing Director of Juanita Village LLC at 425- 688-0096. Questions about the Development Phase and SEPA threshold determination please call Angela Ruggeri, City of Kirkland Planning Department, Case #ADR-IIA-98-102 at 425-828-1256.

Cleanup Schedule

The estimated cleanup schedule is:

March 2001 –Demolition of grocery store and former Juanita Auto Clinic/former Texaco Service Station;
-Excavation for City storm water storage vaults; and
-Begin installation of new cleanup wells.

April 2001 –Install groundwater cleanup system; and
-Conduct first quarter groundwater monitoring;

May-July 2001 –Implement PCE cleanup system and adjust/modify for site conditions.

August 2001 –Install PCE cleanup system along 98th Avenue NE.

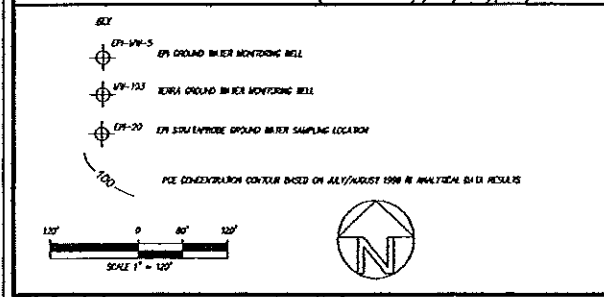
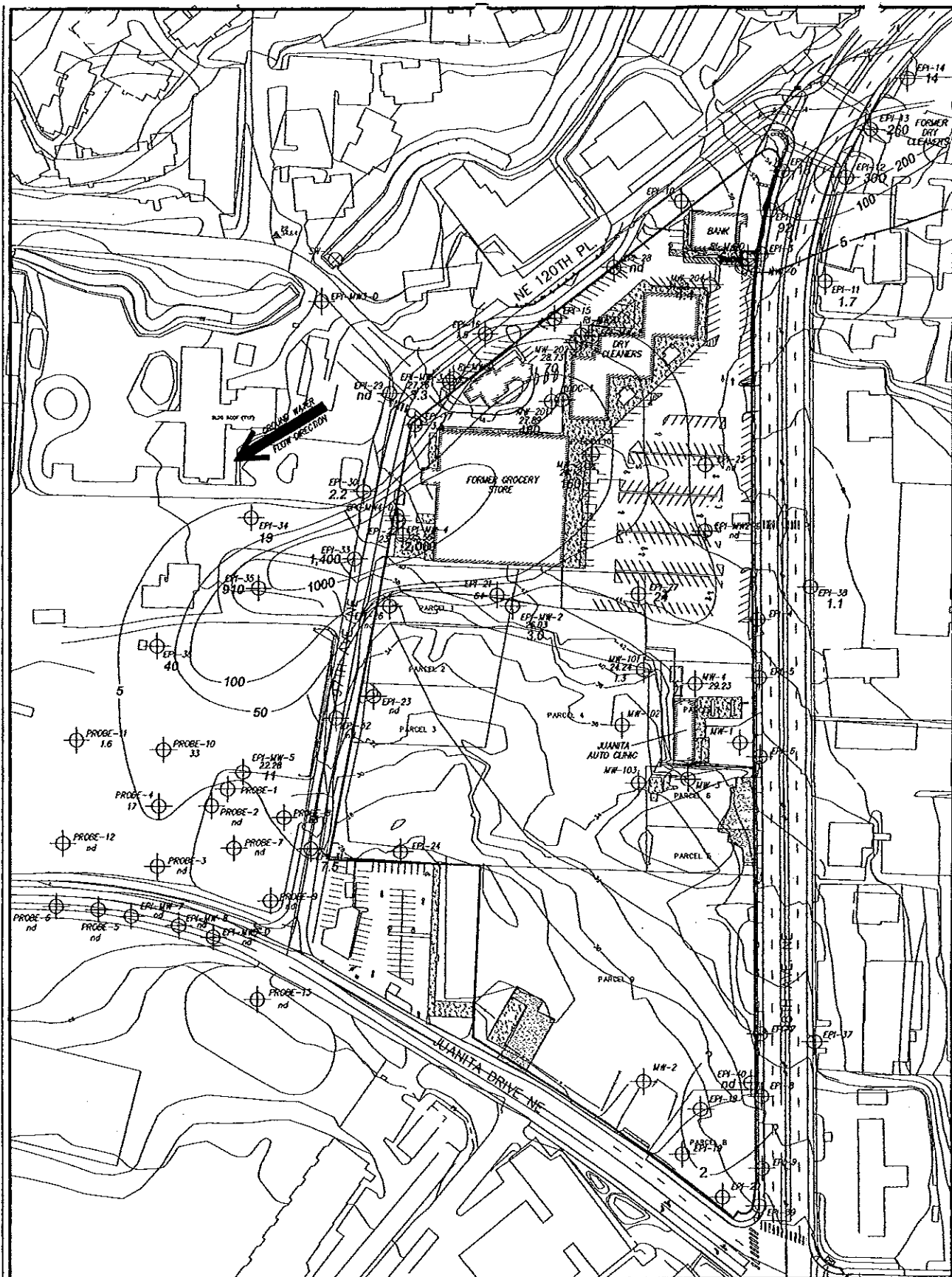
Fall-Winter-Spring 2001-2002 –Conduct quarterly groundwater monitoring and adjust/modify PCE cleanup system accordingly.

Winter-Spring 2001-2002 –Demolition of commercial strip mall and relocate businesses to their respective new quarters;
-Excavate soil if needed within the building footprint of former dry cleaners and associated underground piping;
-Install off-site down gradient PCE cleanup system if needed; and
-Conduct quarterly groundwater compliance monitoring.

2002-2003 -Request Notice of Completion and No Further Action letter from Ecology once cleanup is completed including four consecutive quarters of groundwater monitoring showing no substances above the established Cleanup Levels specified in the Consent Decree.

More Information...

If you have questions or would like more information about the Juanita Village site cleanup or about the Model Toxics Control Act requirements, please contact Maura O'Brien at Ecology at 425-649-7249 or by email at <mobr461@ecy.wa.gov>.



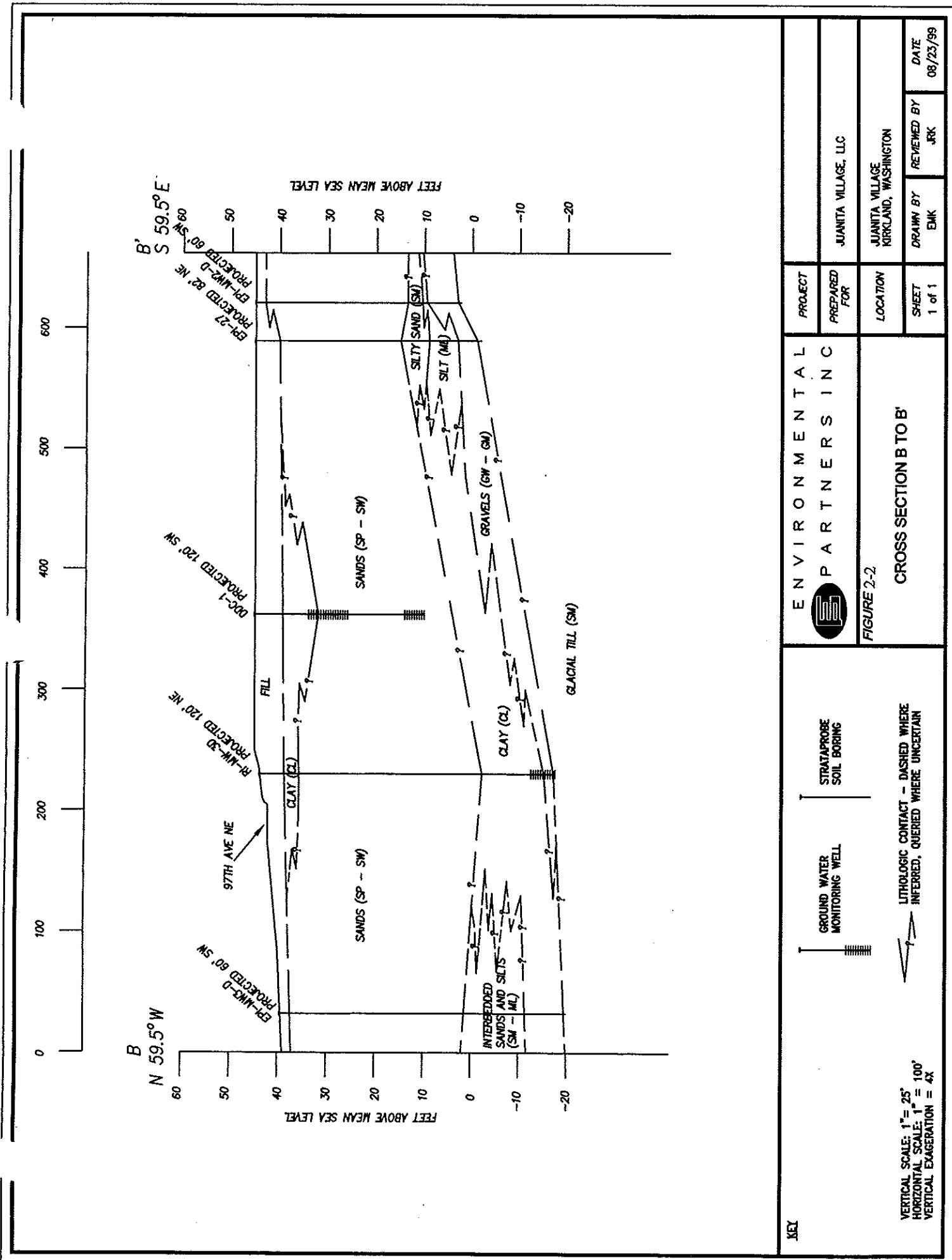
ENVIRONMENTAL PARTNERS INC

#	M/W/7	EXPLANATION
REV	DATE	DESCRIPTION

FIGURE 4

PCE CONCENTRATION CONTOUR MAP (100V/L)

PROJECT	29501.3
PREPARED FOR	JUANITA VILLAGE LLC
LOCATION	JUANITA VILLAGE KINGSLAND, WASHINGTON
SHEET	1 of 1
DRAWN BY	EMK
REVIEWED BY	JRK
DATE	04/21/00



Engineering Design Report

**Juanita Village Property
Kirkland, Washington**

Prepared For:

**Juanita Village L.L.C.
10843 N.E. 8th Street
Bellevue, WA 98004**

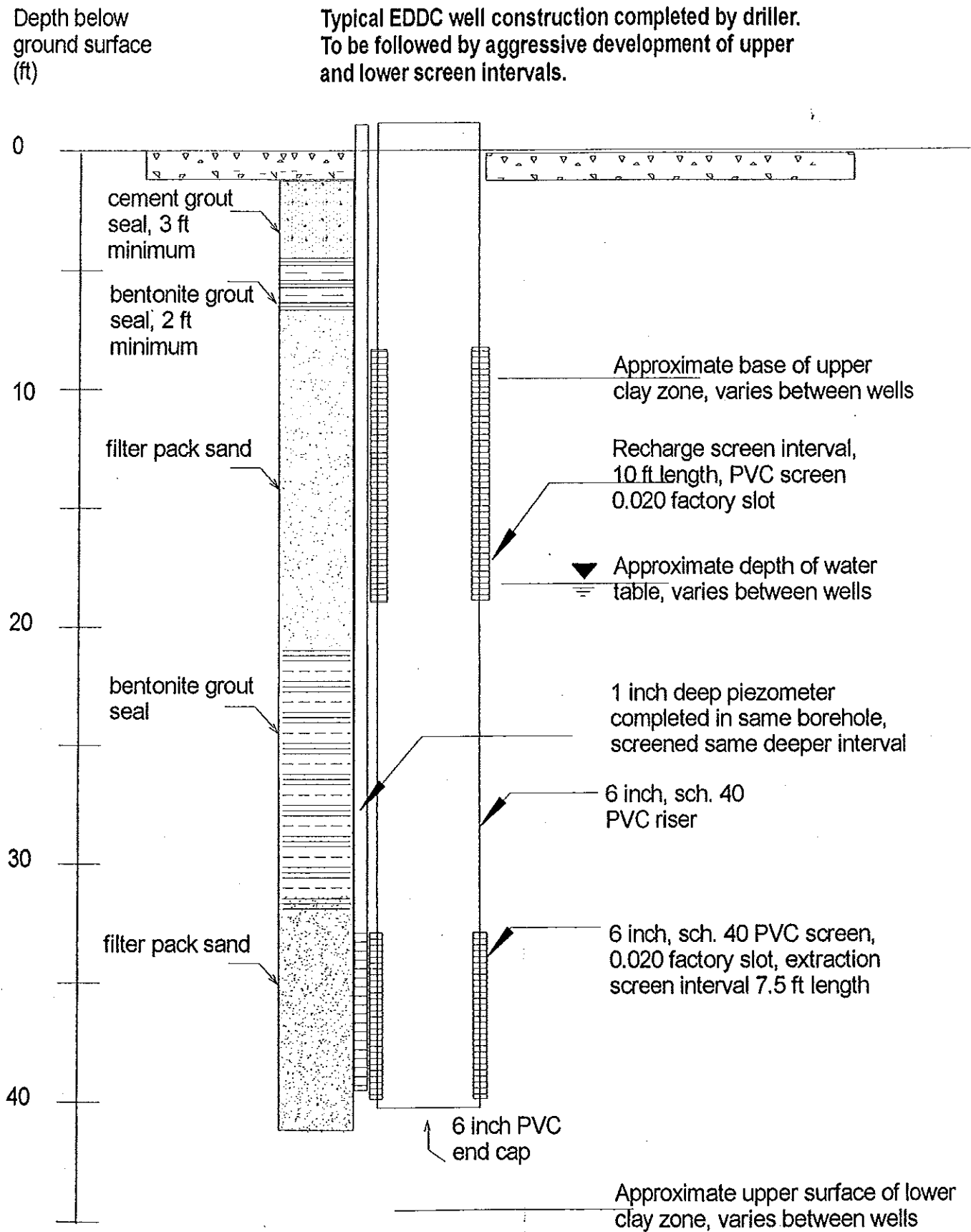
February 26, 2001

Prepared By:

Kane Environmental, Inc.
2415 7th Avenue West
Seattle, WA 98119

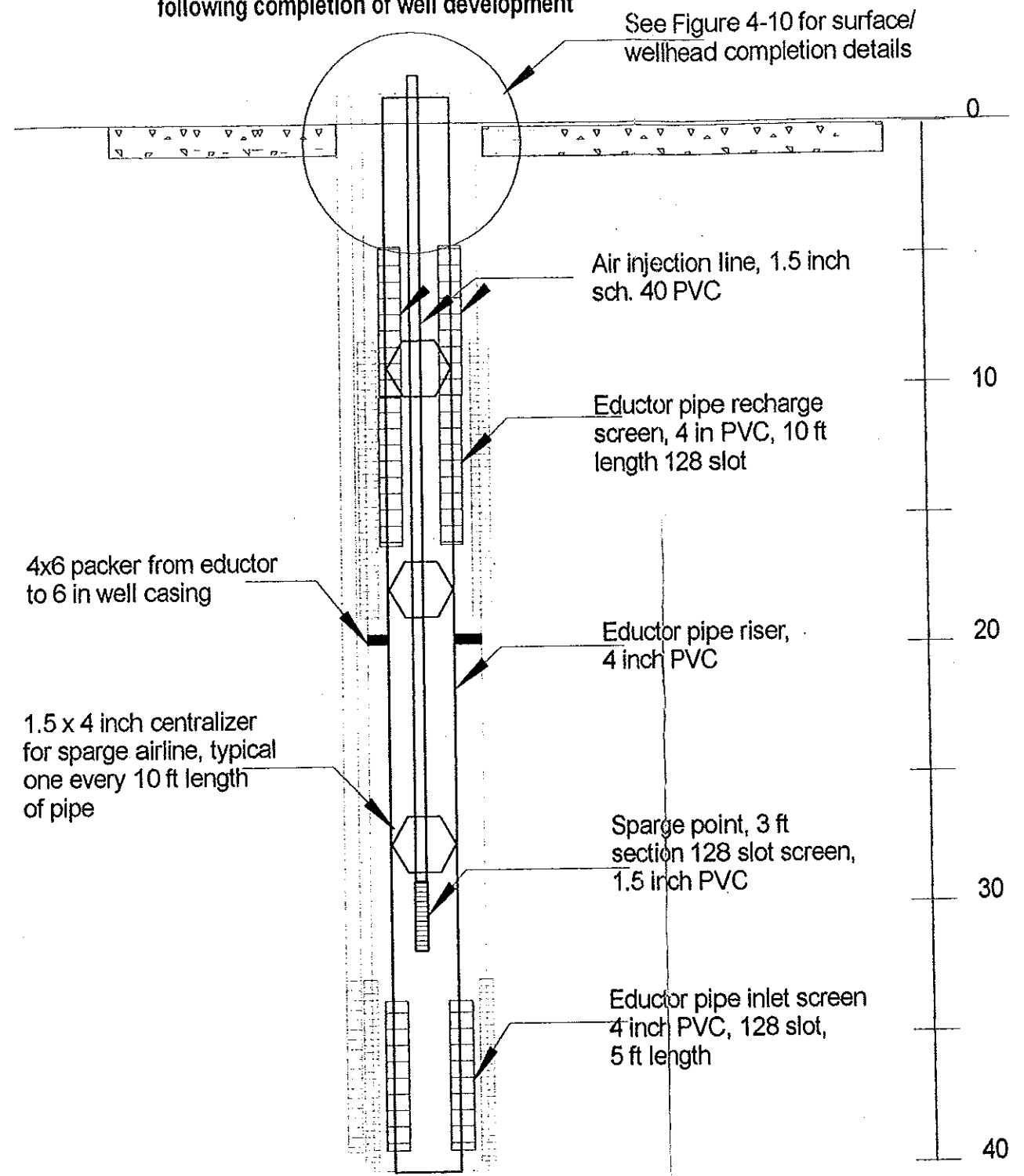
and

Project Performance Corporation
16935 SE 39th Street
Bellevue, WA 98008



Typical EDDC well construction completed by driller. To be followed by aggressive development of upper and lower screen intervals.

Typical EDDC well components installed following completion of well development

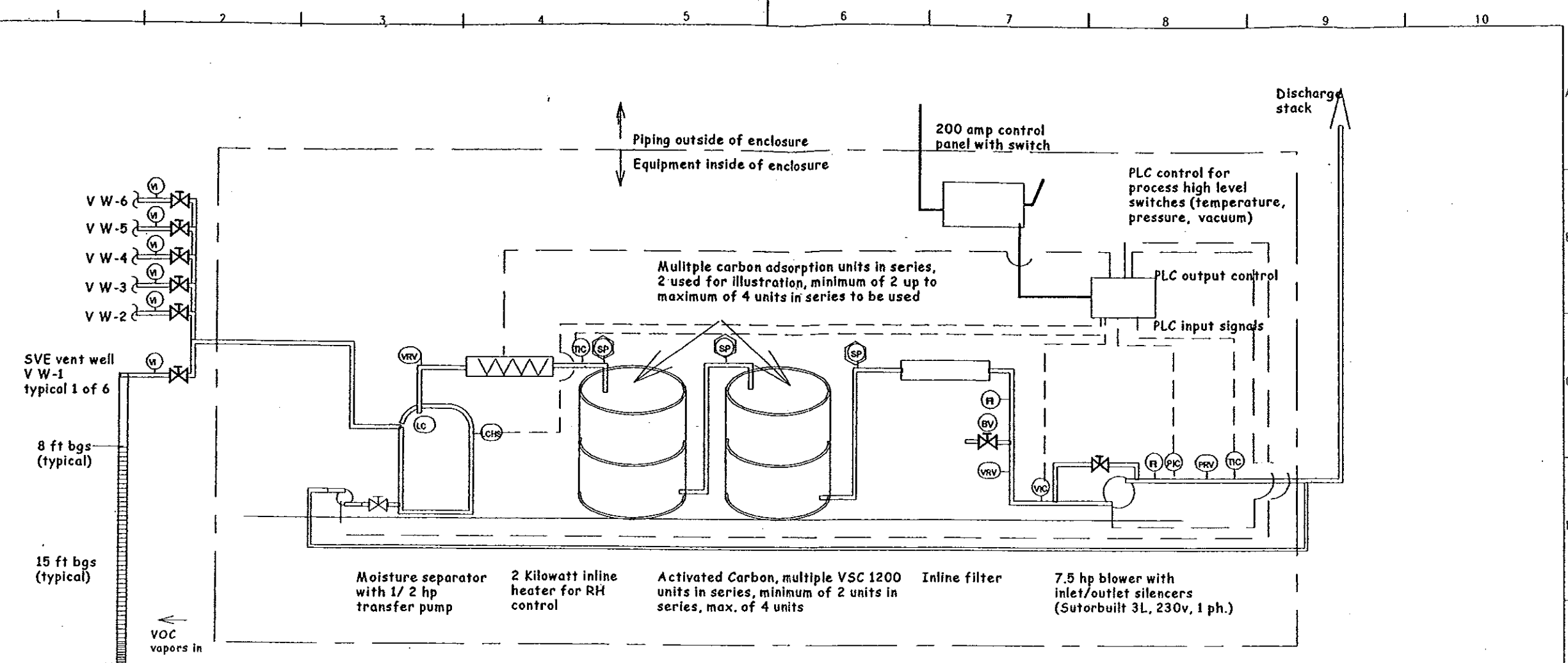


NOTES; Typical EDDC well construction. All depths are approximate and vary between wells. Estimated depths are listed in Table 4-3. Actual completion details must be based on observed geologic conditions at the location of the boring. All casing/pipe materials to be flush threaded joints (ASTM F-480)

Figure 4-8 Construction Details for EDDC Wells

Project Performance Corporation
 10935 SE 30th St., Bellevue WA 98008
 ph: (425) 643 4834 fax: (425) 649 0643

DRAWN BY: TAM	CHECKED BY: CJE	DATE: 2/21/01	FILE NAME: EDDC04AG.SKD rev-1	PROJECT #: 1505-001
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PIPING/LINES/WIRING

	120/240 Volt wiring, 8 to 12 guage (typical)
	Instrument wiring, 12 to 120 v, 12 to 16 guage (typical)
	Airline piping, inside enclosure 2 inch galv. steel (typical), outside 1 1/2 inch PVC sch .40 (typical)
	Condensate transfer hose, 3/4 inch, flex. rubber, (typical)

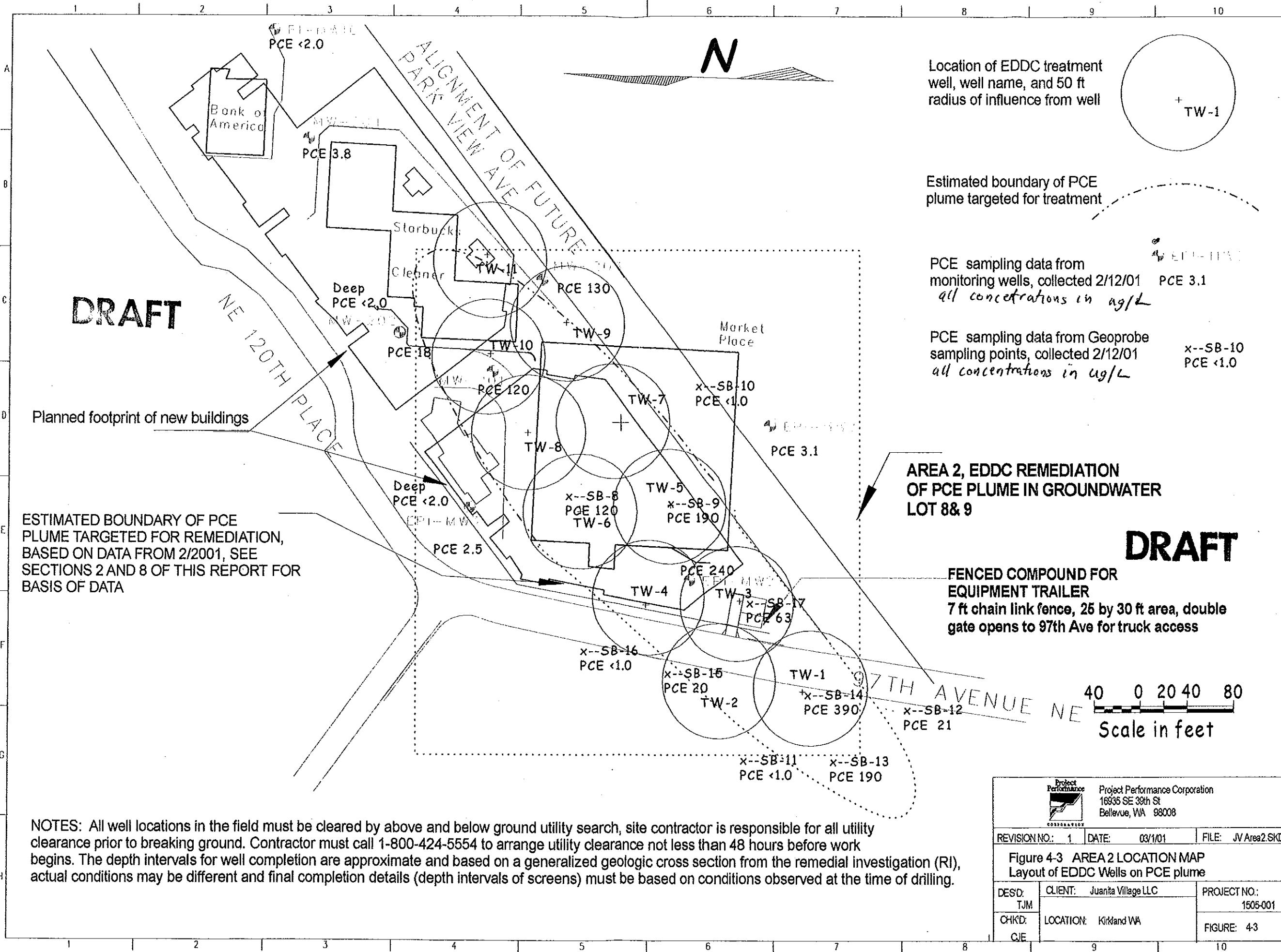
SYMBOLS

	Temperature Indicator/Control		Level Control High Switch		Pressure relief valve
	Vacuum Indicator/Control		Flow Indicator (venturri flow meter)		Vacuum relief valve
	Pressure Indicator/Control		1/4 in ball valve sampling port		Level Control (float valve)
	Vacuum Indicator		Bleed valve		gate valve

Δ	-	-	-	-
Δ	-	-	-	-
Δ	-	-	-	-
Δ	-	-	-	-
Δ	-	-	-	-

Project Performance Corporation
 16335 SE 39th St
 Bellevue, WA 98008

REVISION NO: 0	DATE: 12/08/00	FILE: SVEPFD.SKF
Figure 3-9 P & I Diagram for Soil Vapor Extraction System		
DES'D: TJM	CLIENT: Juanita Village LLC	PROJECT NO.: 1505-001
CHK'D: CJE	LOCATION: Kirkland WA	FIGURE: 3-9



DRAFT

DRAFT

ESTIMATED BOUNDARY OF PCE PLUME TARGETED FOR REMEDIATION, BASED ON DATA FROM 2/2001, SEE SECTIONS 2 AND 8 OF THIS REPORT FOR BASIS OF DATA

NOTES: All well locations in the field must be cleared by above and below ground utility search, site contractor is responsible for all utility clearance prior to breaking ground. Contractor must call 1-800-424-5554 to arrange utility clearance not less than 48 hours before work begins. The depth intervals for well completion are approximate and based on a generalized geologic cross section from the remedial investigation (RI), actual conditions may be different and final completion details (depth intervals of screens) must be based on conditions observed at the time of drilling.

AREA 2, EDDC REMEDIATION OF PCE PLUME IN GROUNDWATER LOT 8& 9

FENCED COMPOUND FOR EQUIPMENT TRAILER
 7 ft chain link fence, 25 by 30 ft area, double gate opens to 97th Ave for truck access

Planned footprint of new buildings

NE 120TH PLACE

97TH AVENUE NE

ALIGNMENT OF FUTURE PARK VIEW AVE

Bank of America

Starbucks
 Clebner

N

Deep PCE <2.0
 MW-30

Deep PCE <2.0
 MW-31

Market Place

x--SB-10
 PCE <1.0

PCE 3.1

x--SB-8
 PCE 120
 TW-6

x--SB-9
 PCE 190
 TW-5

x--SB-17
 PCE 63
 TW-3

x--SB-16
 PCE <1.0
 TW-2

x--SB-15
 PCE 20
 TW-2

x--SB-14
 PCE 390
 TW-1

x--SB-12
 PCE 21

x--SB-11
 PCE <1.0

x--SB-13
 PCE 190

PCE 18

PCE 120

PCE 130

PCE 240

FI-D-111
 PCE <2.0

PCE 3.8

TW-11

TW-10

TW-9

TW-8

TW-7

TW-4

TW-3

TW-2

TW-1

+ TW-1

PCE 3.1

x--SB-10
 PCE <1.0

Scale in feet