



Cleanup Treatment Task 1 Completed and Task 2 Begins at Juanita Village at north Kirkland

Environmental Cleanup Task 2 Begins

This newsletter is to update you on the progress for the environmental cleanup at the Juanita Village LLC site located in north Kirkland west of 98th Ave NE, north of NE Juanita Dr, east of Juanita Beach Regional Park and 97th Ave NE, and south of 120th Place NE.

In the March 2001 newsletter we announced the beginning of the environmental cleanup including four tasks to complete this cleanup. Task 1 is completed, task 2 is ready to begin, and task 3 appears unnecessary as no contaminated soils have been identified to date. So cleanup is progressing and the four tasks are:

1. Test soils prior and during excavation at former Juanita Auto Clinic, the two former gas stations and throughout the site for petroleum hydrocarbons and perchloroethene (PCE),
2. Treat groundwater for perchloroethene (PCE) contamination also called tetrachloroethene, a common dry cleaning solvent,
3. If PCE contaminated soils are discovered, to manage any PCE contaminated soil in compliance with Ecology requirements, and
4. Conduct compliance soil and groundwater monitoring.

Task 1 is completed including demolition, excavation and soil testing. During excavation, the underground structures and former petroleum underground storage tanks were removed. Five tanks were removed with one occurrence of petroleum contaminated soil. This soil was removed and treated off-site. Soil sampling was conducted at the side walls and base at all excavations. All soil results showed no detection of petroleum and no detection of PCE. In addition, the City of Kirkland excavated and constructed two large underground vaults for stormwater storage. Soil sampling was also conducted and these results showed no detection of petroleum and no detection of PCE.

Task 2 begins this month for groundwater treatment. The treatment uses a series of wells connected with piping to a treatment trailer. The treatment trailer arrived July 26 located east of 97th Ave NE. Later in August a small treatment trailer will be located on the eastside of 98th Ave NE. The treatment system pushes air into the groundwater and pulls out the air with PCE as vapor. The air with PCE vapor passes through a series of carbon filters. The treatment removes the PCE and the air is tested following the Ecology and Puget Sound Air Pollution Control permit requirements. The PCE accumulates in the filters and the spent filters are recycled off-site.

August 2001

Site documents are available at:

Kirkland Library
308 Kirkland Way
Kirkland
4250822-2459

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

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

Dept. of Ecology website:
www.wa.gov/ecology

Questions? Call:

Maura S. O'Brien
Site Manager
Department of Ecology
(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).

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Continuous Monitoring for New Discoveries

Task 3 is being conducted throughout cleanup as an additional precaution in case a new discovery of contaminated soil is identified. Approximately 100 soil samples have been collected and analyzed. After removal of the underground petroleum tanks, the results show no detection of petroleum hydrocarbons and no detections of PCE except 3 occurrences at or less than 1 part per million and substantially below the Model Toxics Control Act cleanup level of 19.6 ppm. Also no detection of trichloroethene or associated substances.

Compliance Monitoring

Task 4 is compliance monitoring for both soils and groundwater. Soils compliance monitoring is underway and has been conducted after each excavation and drilling for wells. All soil sampling results show no detection for petroleum and no detection for PCE with 3 exceptions. All 3 detections were at or below 1 part per million and substantially below the cleanup level. So there are no known chemicals-of-concern in the soil.

Groundwater compliance monitoring began with baseline sampling in January 2001. Monitoring will include analysis for all chemicals-of-concern and will be conducted for four quarters after cleanup levels have been achieved to confirm that cleanup is complete. The January and April groundwater results showed elevated levels of PCE in two areas. The larger area is a large groundwater zone, called a groundwater plume underlying the former dry cleaners north of the former grocery market and where the present laundromat is located and extends southwest towards 97th Avenue NE.

The second and smaller area is a PCE plume at the northeast corner of Juanita Village. This plume appears to begin at an up-gradient location east of 98th Ave NE from a former dry cleaners at the present location of PP&S Heating and Air-Conditioning, Inc. and extends southwest across 98th Ave NE. Treatment will be conducted both east and west of 98th Ave NE for 6-12 months until cleanup is completed.

Treatment System

Ten treatment wells have been installed at the large plume and two wells have been installed for the smaller plume. A large treatment trailer will be located at 97th Avenue NE and a small treatment trailer will be located on the east side of 98th Avenue NE later in August. The startup monitoring will begin this month with daily measurements followed by periodic monitoring. Treatment is estimated to continue for 12 months followed by compliance groundwater monitoring.

Cleanup Treatment Schedule

We are on schedule with the cleanup as follows:

March 2001 –Demolition of buildings...Completed.

Spring 2001 –Install groundwater treatment wells and conduct first quarterly groundwater monitoring... Completed.

July 2001 –Treatment trailer hookup begins.

August 2001 –Groundwater treatment begins for large PCE groundwater plume...on schedule; Begin groundwater treatment for small plume...on schedule.

Fall-Winter-Spring 2001-2 –Conduct treatment and quarterly groundwater monitoring and adjust/modify PCE treatment systems accordingly.

Winter-Spring 2002 –Demolition of commercial strip mall and relocate businesses to their respective new quarters; and Excavate soil if needed within the building footprint of former dry cleaners/laundromat.

2002-2003 –Complete last step of compliance groundwater monitoring for 4 consecutive quarters below the MTCA cleanup level.

2002-2003 –Remove treatment system and close and remove groundwater monitoring wells.

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.

For more information

If you would like more information or have questions about this cleanup, please see the contact list on page 1.

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 and the SEPA threshold determination, please call Angela Ruggeri, City of Kirkland Planning Department, Case #ADR-IIA-98-102 at 425-828-1256.
