

Public Invited to Comment on Draft Document that will Guide Demolition and Cleanup at City Parcel

The Washington State Department of Ecology is proposing to tear down the building at the City Parcel site and clean up polychlorinated biphenyl (PCB) contamination in soil. A draft Engineering Design Report has been prepared that outlines the details of the work and how it will be accomplished. The site is located at 708 North Cook Street in the City of Spokane, Spokane County, Washington (see Figure 1).



City Parcel Building - Corner of Cook Street and Springfield Avenue

You are invited to:

- **Review** the draft Engineering Design Report.
- **Send** your comments to Ecology for consideration. Comments will be accepted March 2 through March 31, 2009. See the shaded box at the right for details about where to review documents and submit comments.

Planned Demolition and Removals

Work is anticipated to begin at the site after public comment is received, evaluated, and any necessary modifications are made. Ecology will take certain actions to protect the surrounding properties and the public during demolition and cleanup. These actions include obtaining proper permits and notices for the work, air monitoring, dust control, keeping water from leaving the site, and other measures as outlined in the design report.

Ecology proposes to complete the following cleanup actions at the site.

- Remove asbestos materials in the building prior to demolition.
- Tear down the unoccupied City Parcel building and dispose of the building debris. Most debris will be disposed of in a facility permitted to receive contaminated materials. Demolition is anticipated to start in late Spring 2009.

Comments Accepted

March 2 through March 31, 2009

Para asistencia en Español

Richelle Perez 360/407-6971

Если вам нужно помощь по русскому, звоните

Tatyana Bistrevsky 509/928-7617

Submit Comments/Technical Questions

Teresita Bala

WA Department of Ecology

4601 N. Monroe St.

Spokane WA 99205-1295

509/329-3543 or tbal461@ecy.wa.gov

Public Involvement Questions

Carol Bergin

WA Department of Ecology

4601 N. Monroe St.

Spokane, WA 99205-1295

509/329-3546 or cabe461@ecy.wa.gov

Document Review Locations

WA Department of Ecology

Kari Johnson, Public Disclosure

4601 N. Monroe St.

Spokane, WA 99205-1295

Call for an appointment 509/329-3415

Spokane Public Library – East Side

524 S. Stone Street, Spokane WA 99201

509/444-5375

PCB Information:

<http://www.atsdr.cdc.gov/tfacts17.html#bookmark02>

Mike LaScuola

Spokane Regional Health District

509/324-1574

mlascuola@spokanecounty.org

Ecology's Toxics Cleanup Website

http://www.ecy.wa.gov/programs/tcp/sites/city_parcel/city_parcel_hp.html

Facility Site ID No. 650

- Remove the underground storage tank, dry wells, drain lines, and incinerate any liquid PCBs and sediments contained in them at a facility off-site.
- Remove contaminated soils associated with the underground storage tank, dry wells, and drain lines.
- Remove PCB contaminated soil on the City Parcel property and adjoining alley and dispose of it in a landfill that meets federal requirements for acceptance of PCB contamination.
- Place clean soil in areas where contaminated soil was removed.
- Establish restrictive covenants that limit how the properties may be used. This includes City Parcel, the City of Spokane’s alley right of way, and an adjacent portion of the city’s fuel and wash facility to the east of City Parcel. These areas may be used for industrial purposes only, and the integrity of the soil cap in the alley must be maintained. A 6-foot security fence will be installed around the City Parcel property after work is completed.

included repairing and recycling transformers resulted in PCB contamination at the site. Current City Parcel business practices have relocated to Trent Avenue.

PCB contamination is found inside the building in dry wells, on building materials, in an underground storage tank, and in drain lines. Studies show the groundwater is not impacted, but there is extensive contamination in soil from 0 to 12 inches below the ground surface. Contaminated soil is located in the gravel parking area on the north side of the building and in the alleyway east of the property.



Parking area on North side of Building



Alleyway East of Building

The alleyway is a City of Spokane right-of-way. The property east of the alley is owned by the City of Spokane and houses a fuel and wash facility. Ecology asked the City to install a temporary gravel cover over the contaminated soil in the alleyway. The City covered the soil with gravel in 2003.

Polychlorinated biphenyls (PCBs)

PCBs are a mixture of man-made chemicals used in the past as coolants and lubricants in transformers, electrical appliances, fluorescent lights, capacitors, and other uses. The United

Why This Cleanup Matters

- PCBs may be harmful to human health and the environment.
- Building demolition and cleanup at City Parcel will eliminate potential human exposure pathways to PCBs through skin contact or ingestion.
- After cleanup the property may be used for new activities that meet the deed restriction criteria.

Site Background

Transformer repair and recycling operations took place on-site until 1980 when it became a parcel delivery service. Past business practices which

States banned the manufacture of PCBs in 1977 because of evidence that they can cause harmful health effects.

A person may be exposed to PCBs through contaminated air, water, food, or through contact with the skin. For more information about PCBs contact Mike LaScuola at the Spokane Regional Health District, or go to the website found in the box on page one of this fact sheet.

Final Cleanup Action Plan

Ecology finalized a Cleanup Action Plan for the site in 2004 after public comment. The potentially liable persons (PLPs) responsible for cleanup at the site were Richard Boyce, Jerry Overton, and Paul Gisselberg. Disagreements arose between parties when Ecology asked the PLPs to implement the cleanup. The PLPs did

not comply with the proposed Cleanup Action Plan, therefore, Ecology took legal action against the parties.

A settlement agreement was reached between the parties in December 2007, and the PLPs collectively contributed approximately \$270,000 toward cleanup costs. Ecology now plans to move the cleanup at the site forward.

What Happens Next?

Ecology will review and consider all comments that have been **received by March 31, 2009**. The Engineering Design Report may be modified based upon public comments. If no modifications are made, the document will become final and the work will move forward.



If you need this publication in an alternative format, call Carol Bergin at 509/329-3546. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call 877-833-6341