

HAMILTON STREET BRIDGE SITE

(Spokane Manufactured Gas Plant &
American Tar Company Sites)



DRAFT CLEANUP ACTION PLAN

The Washington State Department of Ecology has completed the Draft Cleanup Action Plan (DCAP) for the Hamilton Street Bridge Site (Site) located at North 111 Erie Street, in the city of Spokane, Spokane County, Washington (Figure 1).

The DCAP provides details on Ecology's selected cleanup action, specifies cleanup standards, and describes other requirements for the Site based upon data and information obtained during the Remedial Investigation and Feasibility Study phases of cleanup. The Remedial Investigation defined the nature and extent of contamination, and the Feasibility Study evaluated cleanup alternatives. This work was conducted under the authority of the Model Toxics Control Act (MTCA) Chapter 70.105D RCW.

Ecology invites the public to review the DCAP and submit comments **July 2 through August 1, 2001**. The box at the right indicates where comments may be sent and additional information obtained.

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). This Site has a ranking of three under MTCA (scores range from one to five with one being of highest risk). The potentially liable persons for the Site are Avista Corporation, Burlington Northern Santa Fe Railroad Company and Spokane River Properties.

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 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 stored and 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

FACT SHEET

July 2001

Public Comment Period:
July 2 through August 1, 2001.

Submit questions and written comments to:

Dr. 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

REPOSITORIES:

Department of Ecology
Eastern Regional Office
4601 N. Monroe
Spokane, WA 99205-1295

Spokane Public Library
906 West Main Avenue
Spokane, WA 99201

Mailing List Contact:

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

Properties, of which Mr. Brown is the 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 incorporates results from previous and additional investigations to define the nature and extent of contamination. Results show contaminants associated with manufactured gas plant processes and/or coal tar processing were found in Site soil samples as deep as 80 feet below ground surface. These contaminants include 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 areas surrounding the soil-contaminated area. The investigations show that

contaminants leaching into the ground water are undergoing biodegradation through physical, chemical, and biological processes. The investigations indicate that the Spokane River is not being significantly impacted by the Site.

The Feasibility Study Report examined cleanup alternatives that protect human health and the environment. Remedial alternatives for both ground water and soils were analyzed to determine which combination of cleanup alternatives would be most appropriate for the Site. Five alternatives were evaluated based on MTCA criteria after an initial screening of processes and alternatives.

The Site is zoned and currently used for commercial or industrial purposes. The owners have filed an application with the City of Spokane for a proposed mixed development use at the Site.

DRAFT CLEANUP ACTION PLAN (DCAP)

Cleanup actions under MTCA must meet specific criteria:

- be protective of human health and the environment;
- comply with cleanup standards and applicable state and federal laws;
- provide for compliance monitoring;
- use permanent solutions to the maximum extent practicable;
- provide for a reasonable restoration time frame;
- and consider public comment on the DCAP.

Ecology's selected cleanup action includes the following elements:

- 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 a streambank bioengineering along the vulnerable or impacted shoreline of the Spokane River;
- Ground water monitoring;
- Institutional controls that include a Restrictive Covenant on the properties; and,
- Five-year reviews to ensure that the selected remedy continues to provide adequate protection of human health and the environment.

The Restrictive Covenant is a vital and integral component of the cleanup action. The DCAP includes a proposed Restrictive Covenant for the properties. The Restrictive Covenant limits Site use or activities that may interfere with the integrity of the cleanup action or result in exposure to hazardous substances. This Restrictive Covenant also contains certain requirements for assessing and mitigating the impacts any proposed development may have on the selected remedy.

WHAT HAPPENS NEXT?

Ecology will review all written comments received and will make modifications to the DCAP, if necessary. A Responsiveness Summary of the written comments submitted will be prepared, if appropriate, and made available to the public at the Repositories listed

in the shaded box on page one. Ecology will then require that the potentially liable persons perform the cleanup action as authorized by the MTCA.

HOW CAN YOU BE INVOLVED?

◆ Review the Draft Cleanup Action Plan.

The documents at the Spokane Library-Main Branch are available any time during regular library hours. To review documents at Ecology in Spokane, contact Johnnie Harris at (509) 456-2751 to schedule an appointment. Reviews may be scheduled Monday through Thursday, 8-5 p.m. by appointment.

◆ Send in your written comments July 2 through August 1, 2001 to: Dr. 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.