

Barg French Cleaners Site



Draft Prospective Purchaser Consent Decree Available for Public Review and Comment

The draft Prospective Purchaser Consent Decree, Cleanup Action Plan, and State Environmental Policy Act (SEPA) documents for the Barg French Cleaners site are now available for public review and comment. You are invited to comment on these documents through January 2, 2004.

Site location and background

The site is located at 1925 Third Avenue, Seattle, King County. It is bounded by Third Avenue to the northeast, an alley to the southwest, vacant commercial properties to the southeast, and a parking garage to the northwest.

The Prospective Purchaser Consent Decree is the legal agreement between Ecology and the prospective purchaser, 1925 Third LLC, to conduct the proposed cleanup. The site is currently owned by Havers Trust. 1925 Third LLC did not cause the contamination and is volunteering to clean up the site.

The site occupies a portion of the first floor of a three-story commercial building known as the Heiden Building that was constructed in approximately 1914. This building is constructed of brick and masonry and does not have a basement. A dry cleaning operation, the former Barg French Cleaners, began operation at the property in 1951 and operated until 2000. The dry cleaning operation at the site was the likely source of soil and groundwater contamination from perchloroethylene (PCE), a common dry cleaning solvent.

The area of contamination is limited to an area about 40 by 60 feet which is located under the former dry cleaner and bookstore with some contamination under the adjacent parking garage. The depth of contamination is limited to approximately 20 feet below ground surface. Ecology is concerned about exposure from PCE in soil and groundwater that can impact indoor air quality in the former dry cleaning facility and bookstore.

Proposed cleanup

PCE in soil and groundwater will be cleaned up to levels that are protective of human health and the environment.

The proposed cleanup will include the following:

- Soil excavation (digging up contaminated soil from within the building interior of the former dry cleaning facility and bookstore and disposing it off site),
- Air sparging (forcing air through groundwater to strip the contaminant out of the water), and
- Vapor extraction (applying a vacuum to the soil to remove soil vapors and contaminants stripped from groundwater).

Documents for review

The following documents for the proposed cleanup at the former Barg French Cleaners site are available for your information, review, and comment:

December 2003

Public Comment Period:
12/4/03 – 1/2/04

Technical Questions and Written Comments:

Brian Sato, Site Manager
WA Department of Ecology
Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008
E-mail: bsat461@ecy.wa.gov
(425) 649-7265

Documents can be reviewed at the following locations:

Seattle Public Library
First Floor - Documents Review
800 Pike Street, Seattle
(206) 386-4655

WA Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7190
(Call for an appointment)

Ecology's web site:
http://www.ecy.wa.gov/programs/tcp/sites/sites_information.html

- Prospective Purchaser Consent Decree,
- Cleanup Action Plan, and
- SEPA Environmental Checklist and Determination of Non-Significance.

The public is encouraged to review and comment on these documents between December 4, 2003, and January 2, 2004.

A *Cleanup Action Plan* is a document that describes the cleanup alternative(s) that will be used at the site.

The *Prospective Purchaser Consent Decree* is a legal document, approved and entered by a court, formalizing an agreement between Ecology and a prospective purchaser, who offers to purchase a site and clean up the site where known or suspected contamination occurs. The prospective purchaser is *not* a potentially liable person (PLP). Once signed, the Prospective Purchaser Consent Decree relieves liability of the purchaser/owner for known contamination once the cleanup is complete.

Please note, if during the public comment period, 10 or more people request a public meeting, Ecology will hold one for the purpose of receiving comments on these documents.

Ecology would like your input!

You have an opportunity to review and comment on the draft documents described above. Please make your comments before January 2, 2004, to Ecology's Site Manager, Brian Sato, at the address in the box on the first page of this fact sheet. Comments may be sent by mail or e-mail.

Public Comment on the Draft Reports

Ecology is holding a 30-day public comment period from December 4, 2003, through January 2, 2004, during which you may comment on the draft Prospective Purchaser Consent Decree, Cleanup Action Plan, and SEPA Environmental Checklist and Determination of Non-Significance. These documents are available at the information repositories listed in the box on page 1.

To request a hard copy of these documents, contact Sally Perkins at (425) 649-7190 (the document is available for a copying fee).

Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes to the documents. If no significant changes are made, the Prospective Purchaser Consent Decree and associated documents will be considered final and the site cleanup will be ready to begin. Cleanup will commence after purchase of the property and approval of the site development plans. If significant changes are made to the documents, a second public comment period will be held.