

# SHERATON SPOKANE HOTEL PROPERTY SITE



## Site Cleanup Results in Proposed Removal from Ecology's Hazardous Sites List

### Petroleum and Metals in Soil Removed from Site

The Washington State Department of Ecology proposes removing the Sheraton Spokane Hotel Property site from the Hazardous Sites List now that the site is cleaned up. Contractors excavated more than 47,000 tons of clean and contaminated soil from the Sheraton Hotel site and Spokane Convention Center Expansion site between 2004 and 2006. Clean soil was reused on-site and soil containing petroleum, lead, and arsenic was hauled to the Graham Road landfill. Contaminants previously found in the groundwater are no longer detected.

The former Sheraton Spokane Hotel property, now known as the Double Tree Hotel, became part of the Convention Center Expansion site in 2004. Petroleum product and metals were found in shallow soil under the parking lot east of the Sheraton Hotel and in the central portion of the site. Polycyclic aromatic hydrocarbons (PAHs) and metals were also detected in groundwater.

The site, which includes only the east parking lot and central portion of the site and excludes the building, is now considered ready for removal from Ecology's Hazardous Sites List. The site is

located at 322 North Spokane Falls Court in the city of Spokane, Spokane County, Washington (see Figure 1).

### Ecology Invites Your Comments

You are invited to review the site-related documents and comment on the proposed removal from the Hazardous Sites List. Comments will be accepted **January 7, 2008 through February 6, 2008**.

### Hazardous Sites List

The Hazardous Sites List is a list of contaminated sites throughout the state that are ranked on a scale of one to five. One represents the greatest potential threat to human health and the environment; five represents the least potential threat. The Sheraton Spokane Hotel Property site ranked a five because of the petroleum and metals contamination found in soil and groundwater.

A property on the Hazardous Site List may be removed from the list after contamination is cleaned up, and the site meets Ecology's cleanup criteria. Ecology proposes removing the Sheraton Spokane Hotel Property site from the Hazardous Sites List based upon the following:

- Review of independent cleanup reports submitted to Ecology.

### Fact Sheet January 2008

#### Comments Accepted

January 7, 2008 through February 6, 2008

#### Para asistencia en Español

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#### Если вам нужно помощь по русский, звоните

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- Supporting documentation.
- Work completed at the site meets state cleanup requirements.

Ecology issued a letter to the property owner stating no further action is needed at the site. An Environmental Covenant restricting land use remains on the property because some contamination under the building and parking lot could not be removed.

### Background

The Spokane Public Facilities District purchased the former Sheraton Hotel property to pursue development of the new Convention Center addition. Historically, the site served as a railroad corridor that ran through

downtown Spokane. The land lies along the south bank of the Spokane River and is within the Spokane Valley-Rathdrum Prairie Aquifer boundary, a sole source aquifer. Land near the site is used primarily for urban commercial and retail purposes.

Several investigations took place at the former Sheraton property in the 1990s to determine the nature and extent of contamination. The site required cleanup because the contamination in soil and groundwater exceeded state standards.

Groundwater monitoring conducted in February 2005 for petroleum products, PAHs, and metals met state cleanup standards.

Contaminated soil that could not be removed was covered or capped with building structures or pavement during the Convention Center expansion. Because some contaminated soil remains, an Environmental Covenant restricting land use was placed on the property. The Environmental Covenant also serves as a way to maintain the cleanup that was performed.

### What Happens Next

Ecology will review all comments received during the 30-day comment period. Ecology may revise the decision to remove the site from the Hazardous Sites List, if justified.

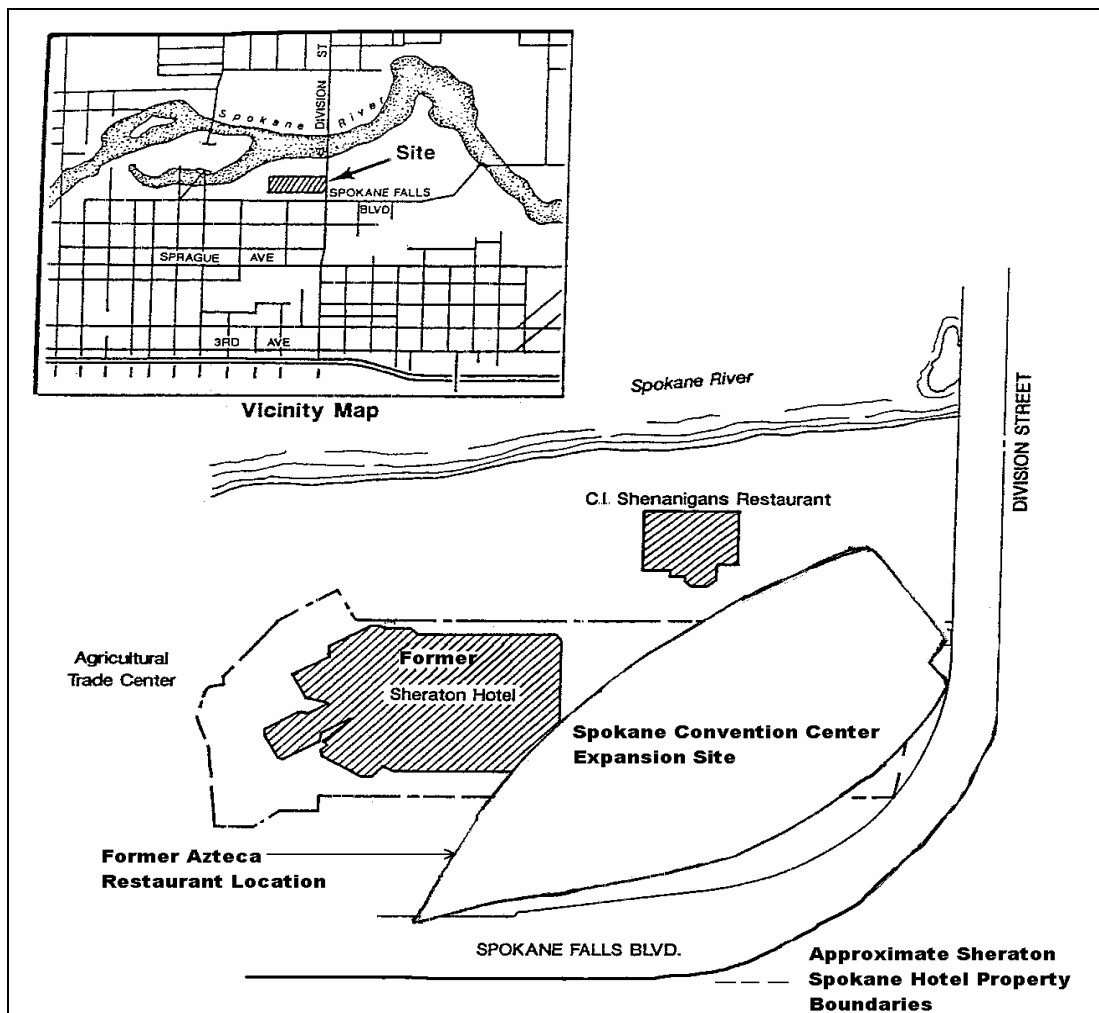


Figure 1