

Crownhill Elementary School Site



Crownhill Elementary School Building

Periodic Review Public Comment Period February 27 – March 28, 2025

The Washington State Department of Ecology (Ecology) completed a periodic review of the Crownhill Elementary School Bremerton School District cleanup site (Site). For this Site, a periodic review is required in accordance with WAC 173-340-420(2) because the Site is under an agreed order and institutional controls are in place as part of the cleanup process.

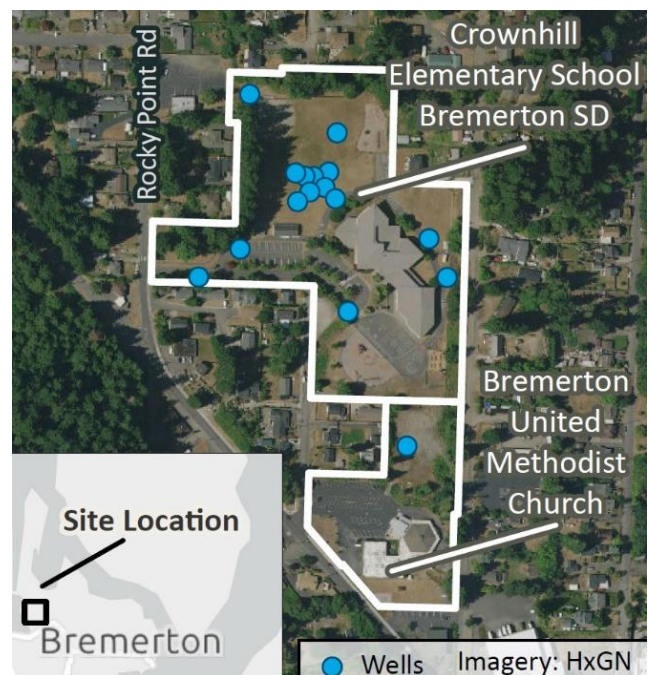
The periodic review found that conditions on the site are still protective of the health of people using the site.

Site Background

The Site includes both the Crownhill Elementary School property at 1500 Rocky Point Road (Parcel No. 152401-2-027-2005, the northern parcel) and the northern portion of the Bremerton United Methodist Church property at 1150 Marine Drive (Parcel No. 152401-2-098-2009, the southern parcel).

The Site was used for sand and gravel mining up to the 1930s. After excavation stopped, the gravel pit was used as a municipal/industrial landfill in the 1930s and 1940s. Site investigations show that the depth of fill extended from 15 to 40 feet below grade. Bremerton School District acquired the northern Site parcel from Kitsap County in 1954. Construction of the current school building was completed in 1996. The Methodist Church likely acquired the southern Site parcel in the 1960s and the church building was constructed in 1965.

A series of investigations were conducted at the Site between 1993 and 2012, finding concentrations of hazardous substances on the property at concentrations that exceeded state cleanup levels. Those hazardous substances, which were present as a result of the landfill activities, included diesel- and heavy oil-range petroleum hydrocarbons, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), trichloroethene (TCE), antimony, arsenic, chromium III, copper, lead, and zinc. Cleanup actions were completed under a 2015 Agreed Order (AO, No. DE 11107) between Ecology and the School District. The cleanup included removal and capping



of surface soils, continuous operation of the School HVAC system during building occupation, groundwater and soil gas monitoring, and gauging and removal of petroleum free product from Site monitoring wells.

Institutional controls in the form of environmental covenants were also part of the cleanup actions to place certain restrictions on the property, provide requirements for protecting the remedy, and prevent exposures to remaining contamination. A periodic review is conducted every five years to evaluate the effectiveness of the cleanup and confirm that it is still protective of human health and the environment.

2025 Periodic Review Conclusions

Soil

Soils with contaminant concentrations higher than state cleanup levels are still present at the Site, particularly northwest of the main school building. A specifically designed cover system was put in place to prevent exposure to contaminated soils. The cover system includes a soil cap (layer of clean soil) and paved surfaces that are routinely inspected and maintained by the School District.

Groundwater

Petroleum free product is present in groundwater underlying the Site. There are also areas where groundwater has elevated concentrations of arsenic or TCE.

Groundwater monitoring wells on site allow the School District's environmental consultants access for monitoring and bailing. Monitoring checks chemical concentrations to make sure they aren't migrating to new areas. Bailing is a process used to remove some of the petroleum free product. Currently, some of the monitoring is focused on determining the reason for the elevated arsenic concentrations. Arsenic can be naturally occurring in soil and may be released into groundwater when petroleum contamination is present.

Vapor Intrusion

Some volatile chemicals, like TCE, like to be in the gas phase and can migrate from underground into the buildings above them. This process is called vapor intrusion. Sampling has confirmed that this is not an issue for the school building. Based on where the TCE is located, on the northern part of the site, the School District's environmental consultants will be doing some additional monitoring to confirm that vapor intrusion is not a threat to buildings on other properties.

Comment Period February 27 – March 28, 2025

Learn more about the cleanup project at <https://go.ecology.wa.gov/CrownhillElementarySchoolPR2025>.

Submit your comments to Vance Atkins via email at vance.atkins@ecy.wa.gov or on-line at <https://go.ecology.wa.gov/CrownhillElementarySchoolPR2025Comments.C>

Contact Information

For more information, please contact the Site Manager Vance Atkins, LG, LHG by email at vance.atkins@ecy.wa.gov or call 425- 324-1438.

ADA accessibility and Language Services

To request an ADA accommodation for language services (interpreting/translation), contact Ecology by phone at 425-393-5679 or email nlui461@ecy.wa.gov or visit <https://ecology.wa.gov/about-us/accessibility-equity> For Relay service or TTY call 711 or 9877-833-6341.