



Memorandum

Date: February 11th, 2022

From: Ken Davies, Public Works Director
Meredith Neal, Economic Development Manager

To: Mayor Johnson and Councilmembers

RE: Cleanup Progress – Cornforth Campbell lot

EXECUTIVE SUMMARY

The City of Puyallup purchased the Cornforth Campbell lot at 115 2nd St SE on September 18, 2002 and over the last 20+ years has coordinated with the former owner, Cornforth Campbell Motors, on clean-up of contaminants from the adjacent dry-cleaning facility and laundry formerly operated at 107 3rd St SE (the Dry Cleaner Site was sold to the Ezra Meeker Historical Society on May 6, 2004).

Various clean-up measures have been used and have been largely successful, as shown by a decline in contaminants during annual testing when ground water is sampled in testing wells throughout the property. The last testing was in Fall 2021, and all but one testing well now fall within the Department of Ecology's cleanup levels. The environmental consultant has requested a meeting with Ecology to discuss a path to closure and steps to receive a No Further Action determination letter, and another round of sampling is scheduled for this spring (March/April 2022).

The City was awarded a grant from the 2021 Capital Budget from the State Legislature to demolish the existing building and complete infrastructure improvements to make the site ready for redevelopment. Demolition has been put on hold until the environmental clean-up and path to closure has been established, as there are concerns about disturbing the soil and reintroducing oxygen, which could slow or reverse the final clean-up efforts.

BACKGROUND

The Cornforth Campbell Motors retail automobile sales, fueling, and repair facility was located at 115 2nd St SE in Puyallup (herein referenced as Cornforth Campbell lot). Cornforth Campbell Motors initiated environmental investigation in 2000 in support of the prospective sale of two properties, Cornforth Campbell lot and the adjacent dry-cleaning facility and laundry formerly operated at 107 3rd St SE in Puyallup (Dry Cleaner site). The former dry-cleaning facility and laundry operated from approximately 1967 until 1998 before being used as an area for displaying vehicles in approximately 1999. The Dry

Cleaner Site was sold to the Ezra Meeker Historical Society on May 6, 2004, and the Cornforth Campbell lot was sold to the City of Puyallup on September 18, 2002.

Environmental investigation work conducted between 2000 and 2002 identified multiple areas of release of contaminants of concern on both sites (Cornforth Campbell lot and Dry Cleaner Site) and the adjacent right-of-way to the two sites. The hazardous substances confirmed in soil and/or groundwater at the sites included the dry-cleaning solvent tetrachloroethene (PCE) and its associated degradation compounds, including trichloroethene (TCE), dichloroethane (DCE) isomers, and vinyl chloride, collectively referenced herein as the contaminants of concern.

Ecology was notified of the presence of contaminants of concern in the soil and groundwater and Cornforth Campbell Motors committed to cleanup actions under Ecology's Voluntary Cleanup Program. The objective of the cleanup action is to meet the requirements for an unrestricted No Further Action determination for the sites from Ecology.

CLEANUP ACTIVITIES

Remediation work commenced in 2003 following Ecology approval of Cleanup Action Plans for the sites.

At the Cornforth Campbell lot a release of gasoline associated with a former underground storage tank system was remediated via excavation of 1,100 tons of soil and implementation of a soil vapor extraction/air sparging system. Cleanup of the gasoline is thought to be complete based on historical groundwater sampling at the Cornforth Campbell lot. *A No Further Action determination for the lot will only be issued when all contaminants of concern have been remediated.

Due to widespread distribution of the contaminants, known as "contaminants of concern" (COC) associated with the Dry Cleaner site, a soil vapor/extraction system was designed to treat all areas of the sites where COC were identified. Treatment was modified in 2005 to include ozone injection into groundwater through October 2011. Ecology and the site environmental consultant evaluated data collected from 2012 to 2016 and concluded targeted soil excavation and enhanced bio-stimulation would be the appropriate treatment of residual groundwater contamination and affected saturated soils.

A pilot study was conducted in 2016 to evaluate various commercially available amendments used to stimulate native biodegradation processes. Ecology, Cornforth Campbell Motors, and their Environmental Consultant met with the City in July 2016 to present a conceptual remediation approach that included soil excavation work in the 3rd St SE right-of-way and injection of agent designed to promote long-term biodegradation coupled with chemical reductions of contaminants of concern at the sites. Permitting and planning of the activities were initiated in 2017.

Approximately 5,700 tons of soil was excavated from a portion of 3rd St SE and areas of the Dry Cleaner site starting in 2019. Surface restoration was completed in 2020. The targeted excavation was followed by bio-stimulation injection program to promote long-term biodegradation of residual contaminants of concern. The extent of the injection areas includes the known and suspected contaminants of concern source areas where concentrations are suspected to exceed cleanup levels based on historical sampling data.

COMPLIANCE MONITORING

Long-term groundwater monitoring and sampling program was initiated following the injection event to maintain compliance with Ecology's Underground Injection Control Program. Compliance monitoring for the cleanup action will consist of performance and confirmation of soil and groundwater sampling. Following confirmation that contaminants of concern are consistently less than the target cleanup level for groundwater throughout the site for at least four consecutive quarterly sampling events, Ecology will confirm that soil throughout the site meets cleanup standards required for an unrestricted No Further Action determination.

NEXT STEPS

Planned work for 2022 includes continued periodic performance groundwater monitoring (see compliance monitoring) and Cornforth Campbell Motors/Environment Consultant updating of the various stakeholders (including the City and Meeker Historical Society) of the cleanup action progress. If cleanup of the Car Lot Site is achieved in a shorter time frame than the other areas, Ecology will be approached to determine whether a property specific No Further Action determination can be obtained while cleanup of the Dry Cleaner Site continues.

The latest sampling event shows the contamination trend is generally in the declining direction but still requires more time to meet the Ecology cleanup levels. There is one area on the northern portion of the Cornforth Campbell lot that no degradation occurred during a sampling period. The Environmental Consultant and Cornforth Campbell Motors are in discussion on how to address the area. The other areas of the Cornforth Campbell lot are showing good progress. The Environmental Consultant is seeking a meeting with Ecology to discuss a path to closure, but this is expected to take several months once Ecology completes the review of the previous 2020 report and addendum cleanup action progress report from November 2021. The next sampling period is early Spring (March/April 2022).

(*note: this document represents a summary of background information of conditions specific to understanding progress at the Cornforth Campbell lot, historical documents pertaining to the cleanup action should be referenced for a detailed understanding of the cleanup action progress. Reference Source: <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=5682>)

GRANT

The City of Puyallup was awarded a grant as part of the 2021-23 State Capital Budget, which is administered by the Department of Commerce. The budget appropriations are \$330,000.00 for the Cornforth Campbell Demolition & Infrastructure (Puyallup) Project and \$257,000.00 for the Downtown Puyallup Redevelopment Infrastructure (Puyallup) Project. Minus a two percent administrative fee from Commerce, the net grant awards total \$575,260.00

The grant is available until June 30, 2023, at which time the City can request re-appropriation if isn't fully spent. If re-appropriated the City would have until June 30, 2025 to use grant funds. Commerce can't guarantee re-appropriation, however historically capital budget projects have been reappropriated without issue.

The grant request included the following items:

- Removal of building contamination and demolition of the existing unoccupied structure on the site and prep site for future development.
- Environmental clean-up of site to include asbestos abatement and any identified contaminants requiring clean-up that may be discovered under building when demolished
- Prepare the site for future development opportunities which would result in a mixed-use development project in partnership with a private developer redevelopment and further private investment in the City's downtown core
- Replace and improve approximately 800 LF of existing frontage with street lighting, sidewalks, wheelchair ramps, and driveways that meet ADA standards

Phase 2 (future phase) – partner with a developer to add transit-oriented development and a higher density of households in Puyallup's downtown core for a highly livable downtown core with more residents to support local businesses.