

# FACT SHEET

## SOIL CONTAMINATION REMOVAL AND CLEAN UP ACTIVITY

at the

**BROADWAY CENTER LAUNDRY**

**1217 BROADWAY AVENUE**

**BOISE, IDAHO**

**EPA ID NO IDD984675074**

This fact sheet sets forth the principal facts pertaining to soil contamination removal and clean up activity conducted in accordance with applicable hazardous waste regulations at the Broadway Center Laundry site. Documents available for review set forth the applicable conditions for site remediation that the Department of Environmental Quality (DEQ) required of the DBSI Broadway Plaza Limited Partnership for purposes of removing contaminated soil and preventing further contamination of groundwater.

### **A. PURPOSE**

Soil removal and cleanup at the Broadway Center Laundry Site was conducted in compliance with an agreement (Consent Order) between the DEQ and DBSI. The Consent Order initiated the investigation of contamination which lead DBSI to begin removal of contaminated soil. Because of contamination that moved from the soil into the groundwater, additional investigation and remedial activity appears necessary to address off-site groundwater contamination. Soil contamination and the groundwater plume are both inextricable from the Broadway Center Laundry site. An intended result of this notice will be a determination that soil remediation is complete. Groundwater contamination will be subject to continued evaluation and corrective action, pursuant to a post-closure monitoring plan which is also the subject of this action.

### **B. PROCEDURES FOR REACHING A FINAL DECISION**

IDAPA 58.01.05.009 [40 CFR § 265.112(d)(4)] requires that the public be given thirty (30) calendar days to comment on plans presented for approval under the HWMA. The comment period will begin March 25, 2009, and will end on April 24, 2009. Any person interested in commenting must do so within this thirty (30) calendar day comment period.

All persons wishing to comment should submit comments in writing to:

*Robert Bullock  
c/o Jennifer Shafer  
DEQ Waste Management & Remediation Division  
1410 N. Hilton  
Boise, ID 83706  
Phone: (208) 373-0502*

Comments may also be submitted through the comment form on the DEQ website [www.deq.idaho.gov](http://www.deq.idaho.gov). Comments should include all reasonable available references, factual grounds, and supporting material.

### **C. FACILITY/UNIT DESCRIPTION**

The Broadway Center Laundry site is located at 1217 Broadway Avenue, approximately three blocks south of the Boise State Bronco's football stadium. DEQ discovered in July 2000 that the operator of the laundry facility had been pouring dry cleaner separator water and/or contaminated condensate into a storm drain located in the site's south parking. The separator water and/or condensate was contaminated with the dry cleaning solvent tetrachloroethene (a.k.a., perc, PCE, perchloroethylene or tetrachloroethylene). The manager of the dry cleaning facility informed DEQ that the illegal disposal activity had occurred over an extended but indeterminate number of years. The dry cleaner is no longer in business and the DBSI Broadway Plaza Limited Partnership (DBSI); as the site owner, has taken responsibility for the site.

DBSI began investigating the site in June 2001, intending to characterize and remediate the releases to the storm drain. DBSI investigated both the release site and the groundwater downgradient of the release site. The groundwater investigation revealed that a plume of contaminated ground water has migrated off-site to the north and west of the Broadway Center Laundry location. DBSI proposed source removal and monitoring to address this plume. DEQ has not formally accepted this proposal and may require the installation of additional wells, monitoring, and corrective measures. Corrective measures could range from plume monitoring to passive reactive barriers to active remediation as deemed necessary to protect human health and the environment.

### **D. SOIL REMOVAL AND CLEANUP ACTIVITIES**

On October 10, 2005, DBSI's contractor began removal of contamination in the source area. The contractor removed the storm drain system. The excavation was roughly 44 feet long (east to west), twenty feet wide (north to south) and seven feet deep. Approximately 200 cubic yards of fill material (storm drain components) and soils were removed from the source area. The removed materials were analyzed. All materials that had tetrachloroethene concentrations above 6 mg/kg were disposed as hazardous waste.

Before the excavation was backfilled, nine samples were collected and analyzed. All nine samples were at or below 0.1 mg tetrachloroethene/kg soil, far below the remediation target that was set at 34 mg/kg. Based on these analytical results, DEQ believes the source area has been closed. A new storm drain system was installed in the excavation using clean materials.

While the tetrachloroethene source area has been removed, the downgradient ground water plume remains. Thus the site cannot be declared clean closed. Before declaring the closure complete, DEQ is providing the public an opportunity to comment on the Soil Contamination Removal Closure efforts, and the proposed Plan for the groundwater plume.

**E. ACTION PLAN ORGANIZATION**

DBSI submitted a combined Closure/Post-Closure Plan. DEQ has determined that the closure plan addressing the source area meets the requirements and can be approved. The post-closure plan, addressing the off-site plume is insufficient at this time. DEQ is continuing to work with DBSI to develop a satisfactory post-closure plan.

The Closure Documentation is divided as follows:

<b>SECTION</b>	<b>TITLE</b>
1	INTRODUCTION
2	CLOSURE
2.1	FACILITY DESCRIPTION
2.1.1	HOW WASTE MANAGEMENT UNIT (STORM DRAIN SOURCE) WAS CLOSED
2.1.2	HOW FINAL CLOSURE WAS ACHIEVED
2.1.3	MAXIMUM INVENTORY OF HAZARDOUS WASTE EVER ON-SITE DURING FACILITY'S ACTIVE LIFE
2.1.4	CLOSURE METHOD
2.1.5	OTHER STEPS NECESSARY TO COMPLY WITH THE CLOSURE STANDARD
2.1.6	CLOSURE DATES FOR UNIT AND FINAL CLOSURE
2.1.7	FINANCIAL ASSURANCE FOR CLOSURE
3	POST-CLOSURE PLAN INCLUDING PLUME MONITORING (Not subject to approval under this action)

DEQ has posted the following additional documents associated with the Broadway Laundry Center site:

- Voluntary Consent Order, signed and dated April 29, 2003
- Source Area Remediation Work Plan, dated February 10, 2005
- Miscellaneous correspondence and monitoring reports