

Brownfields Redevelopment

Building Sustainable Communities

October 14, 2009

Case Study: Sauro's Cleanerama

Presenter:
Jennifer Wynkoop
Landau Associates



Site History

Northern Property (1401 Pacific Avenue)

- Early Development – Filled Ravine
- 1888 to 1923 Hotel
- 1929 to 1961 Central Bus Terminal
- 1961 to 1999 Sauro's Cleanerama

Other Uses

(Southern Properties): Saloon, Hotel, Café, Seed and Implement Co., Electroplating, Hatter, Laundry



1884



Site History Continued...

- 1992 – Initial investigation of potential site contaminants; discovery of sump discharge in the basement.
- 1992 – 2007 Multiple environmental investigations by various consultants discovered significant chlorinated solvent contamination in soil and groundwater



2008 Enter.... City of Tacoma

- Owner Unable to Sell to Private Entity
- Spurred by Potential Development
- Designation of the IFSA
- Expedite Cleanup

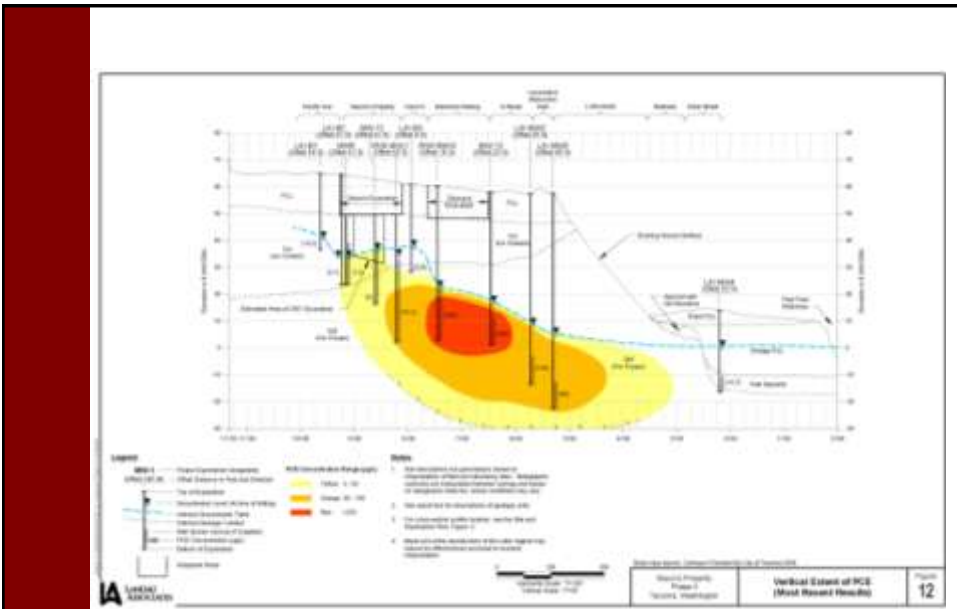




Phase I/II Environmental Site Assessment

- Important for understanding the extent of liability and potential cleanup
- Reviewed historical information
- Completed additional investigation to characterize the extent of the plume





Cleanup Cost Estimate

Evaluated:

- Potential cleanup options
- Future off-site development
- Cleanup of Sauro property



Negotiations with Property Owner

Cost estimate was important in negotiating a purchase and sales agreement with the property owner.



Grant Funding

- Work for grant funding began behind the scenes prior to purchase
- Applied for Oversight Remedial Action Grant
- Awarded a grant for approximately half the cleanup cost



Purchase!

- Purchase finalized in January 2009
- Signed Agreed Order
- Immediately began work on additional investigation and interim remedial action



April 2009



Interim Remedial Action Design

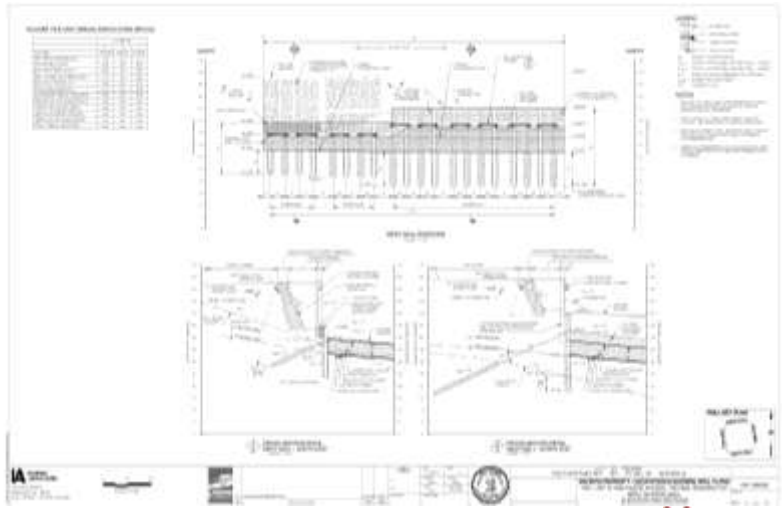
- Work with Ecology
- Interim Remedial Action Plan
- Shoring Design – Special Challenges



Shoring Investigation



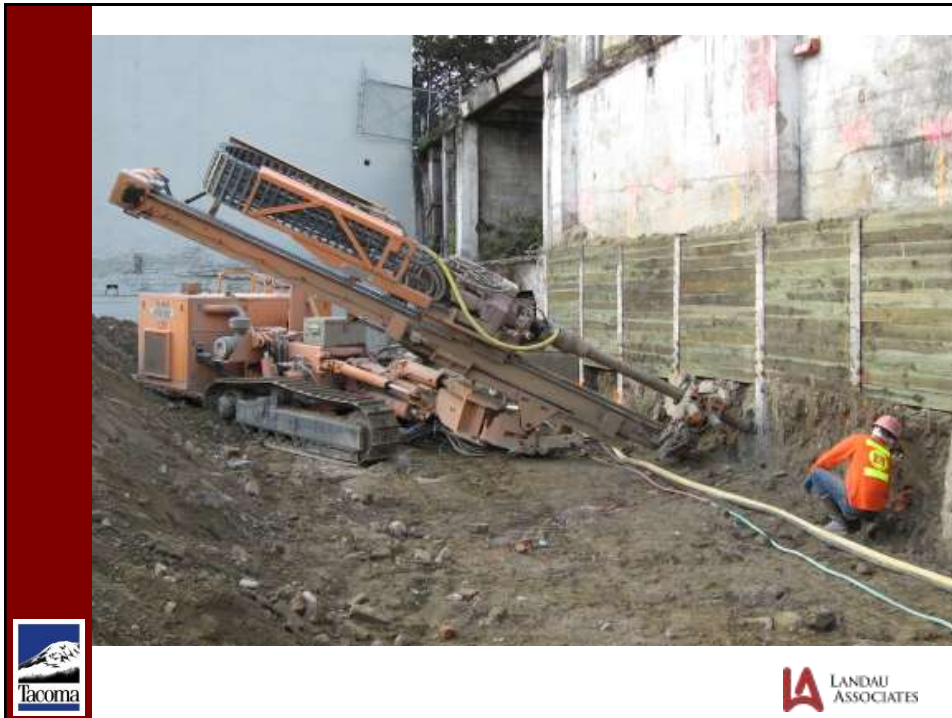
Design and Construction Bid Documents



Construction!







Remaining Tasks

- RI/FS Document for Ecology Review
- Cleanup Action Plan
- Long Term Monitoring



Redevelopment and Income Potential

- Underground Parking Structure
- Sale of Air Rights
- Tax Benefits



Questions?

