HARBOR ISLAND REMEDIATION

Remediation Alternative Analysis | Community Information Sheet

Renew Harbor Island

The Remediation Alternative Analysis (RAA) evaluated technologies to address coal combustion residuals (CCR), historical CCR, and impacted soil protection, cost, wetlands, maintenance, and future site use.

Mitigation: Measures that reduce contaminate movement or prevent unreasonable exposure

Remediation: Actions taken to address contamination and reduce associated risks.

GWETS: Groundwater Extraction and Treatment System.

O&M: Operation and maintenance.

THE FIVE ALTERNATIVES AT A GLANCE

Alternative	Approach & Benefits	Key Considerations
ALT. 1 Excavate and dispose off-site	Remove contaminated materials to a permitted facility and replace them with clean fill. Most permanent removal approach; can reduce on-site maintenance and provide redevelopment flexibility.	Highest cost and construction activity; most truck traffic; short-term excavation/dewatering risks. CCR remains beneath the substation, and off-site disposal does not eliminate all of the City's potential future liability.
ALT. 2 Stabilize in place	Mix impacted soil and CCR with stabilizing materials; add a groundwater treatment system and engineered cap. Treats materials in place and may reduce contaminant movement; avoids the extensive backfilling required by Alternative 1.	Suitability for PFAS containment uncertain. Long-term effectiveness depends on treatment durability and monitoring; potentially higher groundwater system O&M costs and challenges around foundations/utilities.
ALT. 3 Containment	Place CCR and groundwater impacts within one engineered containment area with a cap and subsurface barrier wall. Benefits: Limits contaminant migration, reduces infiltration, and keeps the contamination under local control; less costly than Alternatives 1 and 2.	City would operate the containment area indefinitely; greatest wetland impacts and redevelopment footprint restrictions; groundwater pumping/treatment and significant stormwater controls anticipated.
ALT. 4 Combined removal and containment	Combine source removal, consolidation, hydraulic containment, infiltration control, and groundwater management, with a smaller containment area than Alternative 3. Less wetland impact and a smaller capped area than Alternative 3; keeps material under local control and moves excavated on-site material into containment.	Ongoing City operation and potential long-term groundwater treatment; more costly and more wetland impact than Alternative 5; less redevelopment flexibility than Alternatives 2 and 3.
ALT. 5 ★ PREFERRED Targeted removal + smaller containment (footprint)	Combine excavation and groundwater management with a containment area smaller than Alternative 4. Excavated on-site material is moved into containment rather than hauled away. Preferred alternative. Lowest estimated cost; least wetland impact; smaller capped area than Alternatives 2–4; more redevelopment options; maintains local control of the contaminates.	City would operate the containment area indefinitely, and groundwater pumping/treatment may be needed long term. Future site use can complement cover-system design.

WHY ALTERNATIVE 5 IS PREFERRED?

To date, the preferred Alternative 5 offers the most balanced combination of cost, wetland protection, a smaller capped footprint, redevelopment flexibility, and local control of the contained material. This still requires long-term City operation of the containment area, and groundwater treatment may become necessary. The final cover will be designed with future site use in mind.

Important: This sheet is a plain-language summary of the alternatives provided, not a substitute for the full RAA or final regulatory decisions. Actual design, monitoring, costs, and future-use conditions will be determined through the project process.

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Preferred Alternative #5

