

**Wood's Drycleaners – Former**  
**804 West Michigan Avenue**  
**Pensacola, Florida**  
**County: Escambia**  
**District: Northwest**  
**Site Lead: Waste Cleanup Program**  
**Approved for Cleanup: September 21, 2005**  
**ERIC ID # 3916**

**Description and Site History**

The Former Wood's Drycleaner site is in a mixed commercial/residential area at 804 W. Michigan Ave. in Pensacola, Escambia County, Florida in Township 01S, Range 30W, Section 44 at 30° 27' 52.2534" N, 87° 15' 36.7986" W. The site occupies a rectangular parcel of property (350 ft × 100 ft) on the northwest corner of W. Michigan Ave. and Pipeline Rd. A main building, a small metal shed, and asphalt and concrete paved areas are located onsite. A portion of the main building is occupied by a bar (i.e., Breakers Lounge). The site is bounded by Pipeline Road and a carpet cleaning business on the east-northeast, W. Michigan Ave. on the south-southeast, Baker Auto Salvage on the west-southwest, and a wooded area on the north-northwest. Local topography is relatively level.

The site is a former drycleaning facility. From 1967 until 1987, G.M. and L.G. Threadgill owned and operated the drycleaning facility (G's 60-Minute Cleaners). During 1987, the Threadgills entered into a Contract of Deed with E. Wood and drycleaning activities continued under the direction and ownership of Mr. Wood (Wood's Dry Cleaners). During June 2000, ownership of the property was returned to the Threadgills.

During 1992, a contamination assessment was conducted to monitor the effects of a petroleum release from an underground storage tank (UST) at a nearby facility, the G-Bar Service Mart #304 (now the Pensacola Video House). Analyses of a ground water sample collected from a single monitoring well at that facility revealed ground water contamination by 65 µg/L tetrachloroethene (PCE) and 13 µg/L *cis*-1,2-dichloroethylene (CIS). Further investigation was recommended to determine the source of the chlorinated solvents. A follow-up sample was collected from one of the wells on May 19, 1993 and the corresponding analyses demonstrated contamination by 97 µg/L PCE, 8 µg/L CIS and 3 µg/L trichloroethylene (TCE).

During 1997, the DEP Site Investigation Section authorized Ecology & Environment, Inc. (E&E) to begin work on a contamination assessment, designed to identify the source of the previously observed chlorinated solvents. Onsite soil and groundwater contamination by drycleaning solvents was documented. Elevated concentrations of chlorinated solvents were detected in onsite soil and in ground water samples collected downgradient of the site. Maximum Contaminant Level (MCL) for chlorinated solvents was exceeded in 3 wells located in the immediate vicinity of the site and one well located approximately 230 feet west-southwest (downgradient) of the site. No contamination was detected in a groundwater sample collected approximately 210 feet north, upgradient of the site.

On June 2, 1999, the facility was ruled ineligible for the DEP's Drycleaning Solvent Cleanup Program. The ineligibility of the facility was reconfirmed on January 14, 2000 and May 26, 2000.

On April 26, 2000, DEP mailed a notification to the Threadgills (the owners of the subject facility), which reported the results of the October 1999 E&E site assessment.

A financial affidavit certifying financial insolvency with respect to anticipated cleanup costs was provided to DEP by the Threadgills on February 9, 2001. The DEP Northwest District subsequently recommended the site for State-funded cleanup. The facility was approved for State-funded cleanup on September 21, 2005.

### **Threat**

Chlorinated solvents have been detected in onsite surface and subsurface soils and in shallow ground water. Three of 29 potable supply wells operated by the Escambia County Utilities Authority (ECUA) are located approximately 0.5 to 0.6 miles from the site. The wells generally tap the main producing zone of the Sand-and-Gravel Aquifer, the primary source of water to an estimated service population of 283,000 people.

The closest surface water body, Crescent Lake, is located approximately 0.7 mile west of the site and lies within the length of Bayou Marcus, an extensive wetland area, which ultimately terminates in an outlet to Perdido Bay, more than 15 miles downstream.

Several fisheries and sensitive wetland environments exist among these downstream surface water bodies. However, surface runoff to this area is unlikely.

### **Response Strategy and Status (December 2020)**

Soil and groundwater contamination are being addressed by a State-funded cleanup. Previous onsite assessment activities identified data gaps requiring additional soil samples and the installation of two additional monitoring wells to complete delineation of the contamination. Onsite assessment activities were completed in early 2011. Offsite assessment of the contamination plume is complete and offsite contamination notices have been sent.

DEP has conducted an Interim Removal Action (IRA) that included former areas of waste storage and a lint trap. The depth of excavation ranged from 2 ft below land surface (BLS) for most of the excavation area, to a depth of 4 ft BLS near the lint trap. This generated a total of 33.8 tons of contaminated media that was disposed of offsite.

In May 2016, May 2017, and June 2018, annual groundwater monitoring occurred at the site. In June 2018, exceedances of Groundwater Cleanup Target Levels (GCTLs) for PCE were found in four shallow wells and for TCE in one shallow well. Concentrations for PCE have fluctuated from increasing to decreasing, depending on the year.

Additional assessment is required to define the extent of the dissolved plume in the shallow groundwater zone.

**Schedule**

Existing contamination will be evaluated from the results of the annual groundwater sampling events. The most recent groundwater monitoring event occurred in June 2020. Annual groundwater monitoring at this site will continue until new monitoring wells can be installed and sampled which will require offsite access.