



# Seattle DOT Mercer and Dexter Parcels Cleanup Sites

Online Public Meeting

Thursday, January 6, 2022



# Welcome to our online meeting

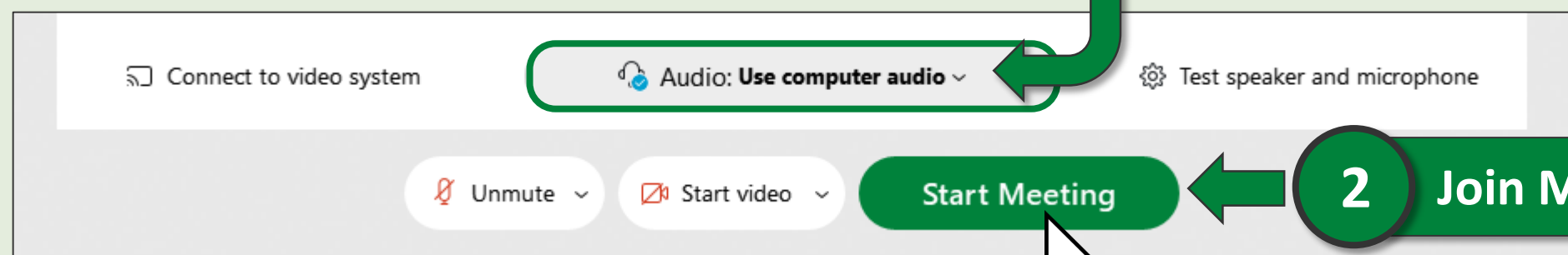
We will start our presentation shortly.  
No sound? We will unmute soon for sound checks.

## Join



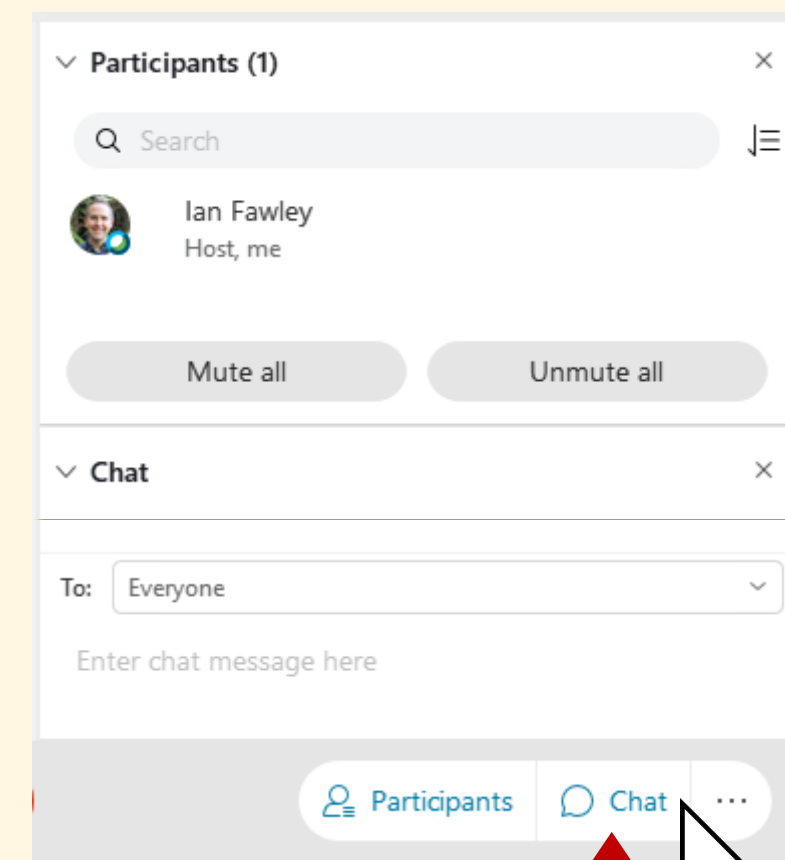
**Tip** Try your computer audio first.

**1** Connect Audio



## Participate

Turn on Chat box  
and Participant list  
at the bottom right  
side of your screen.



**Question? Chat with us.**

## Audio

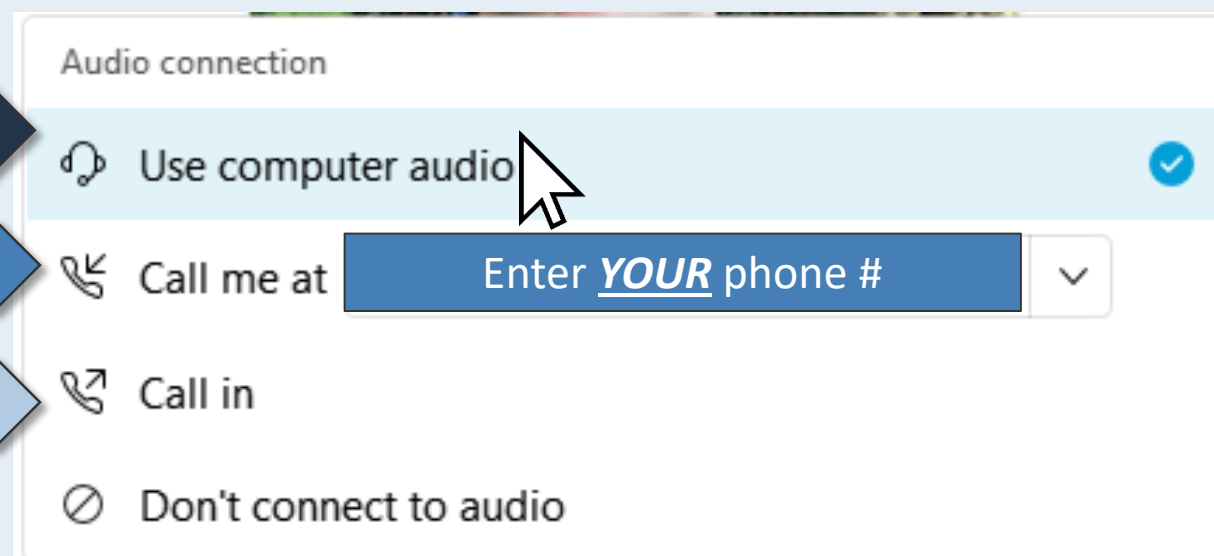
**A** Best Option: Use computer for audio

**B** If computer audio does NOT work...

**C** If calling your phone does NOT work...

If selecting "Call in:"

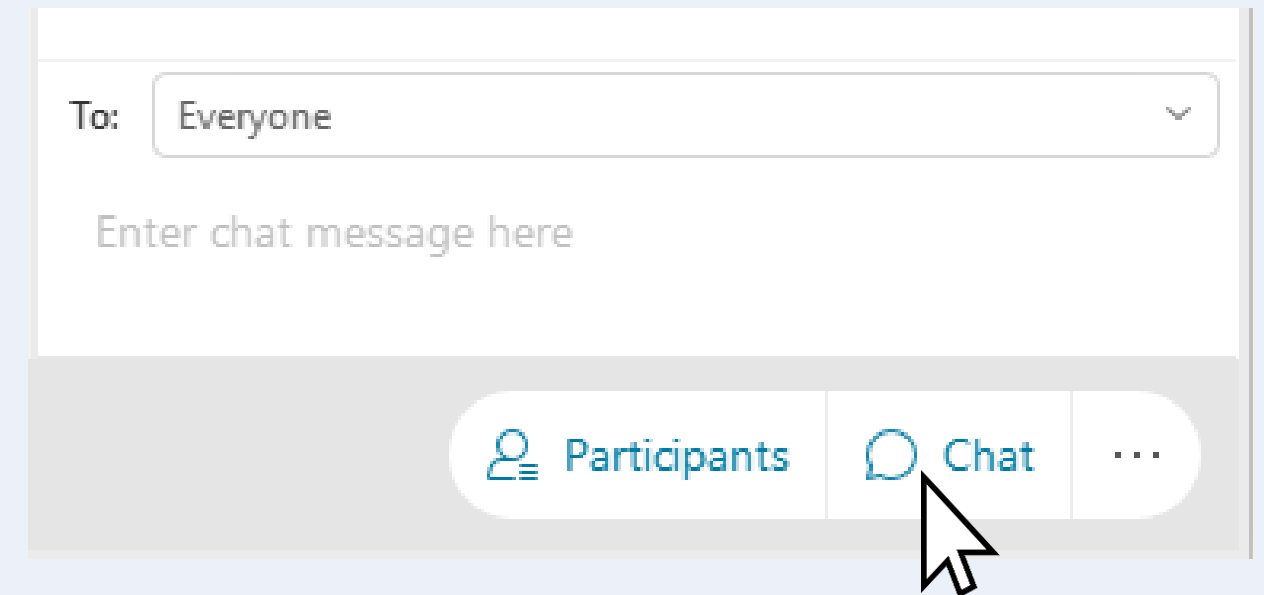
- Call US Toll: +1-415-655-0001
- Enter Webex-generated code 2464 186 2981 followed by "#"
- Enter password 32656491 followed by "#"



# Participation in Online Public Meeting



**You can ask questions via the chat function**



**Facilitators will read your typed questions**

**We will either:**

1. Answer your questions throughout the presentation.
- OR--**
2. Collect your questions for the Q/A session at the end.



# Agenda



- Welcome, Online Meeting Flow, Introductions
- MTCA Cleanup Process
- Project Overview
- Mercer Parcels Discussion
  - Site History & Remedial Investigation
  - Feasibility Study & Selected Remedy
- Dexter Parcel Discussion
  - Site History & Remedial Investigation
  - Feasibility Study & Selected Remedy
- Next Steps
- How to Comment
- Questions/Answers

# Online Meeting Presentation Team



**Tena Seeds**  
Site Manager



**Ian Fawley**  
Outreach Specialist



**Kelsey Ketcheson**  
Outreach Specialist



**Marissa Goodman**  
Project Engineer

**Mark Dagele (Q&A Panel)**  
Principal Hydrogeologist

**Gina Plantz (Q&A Panel)**  
Project Manager/Principal



**Christian Gunter (Q&A Panel)**  
Prospective Purchasers representative

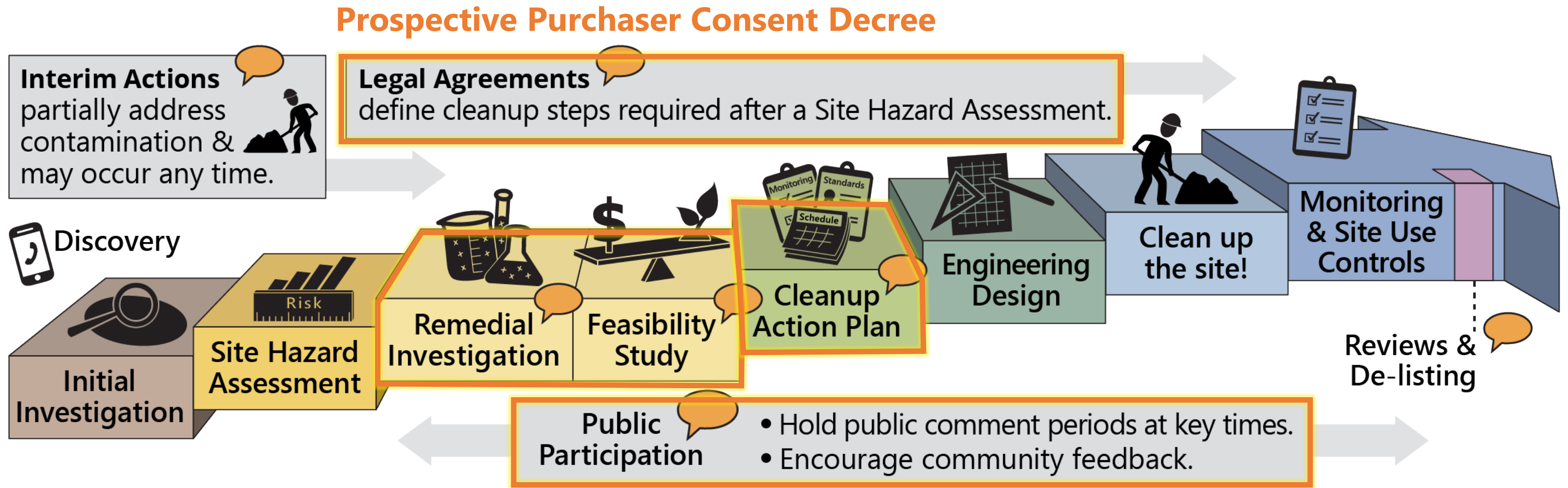


**Steven Shain (Q&A Panel)**  
Property owner representative



# Model Toxics Control Act (MTCA)

## Washington's Formal Cleanup Process



### Public review documents:

- Prospective Purchaser Consent Decree
- Remedial Investigation & Feasibility Study
- Draft Cleanup Action Plan
- Public Participation Plan
- SEPA Determination



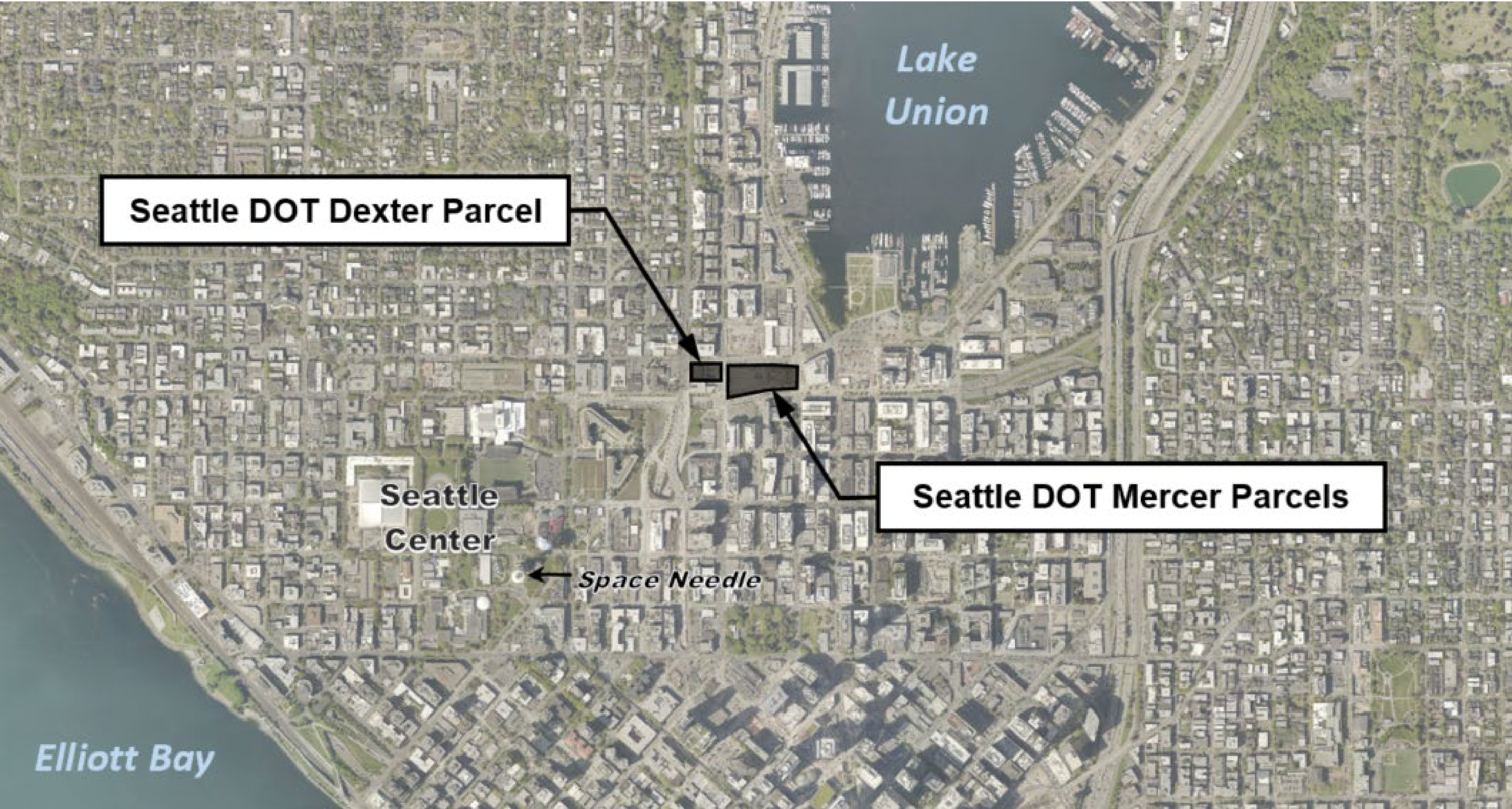
# Documents for Public Review



## Both sites:

- Prospective Purchaser Consent Decree (PPCD)
- Remedial Investigation (RI) Report
- Feasibility Study (FS)
- Draft Cleanup Action Plan (dCAP)
- SEPA Determination
- Public Participation Plan (PPP)

# Project Overview





# Mercer Mega Block Property Transaction

- Both properties being purchased for cleanup and redevelopment
- Transaction will provide economic benefit to City of Seattle



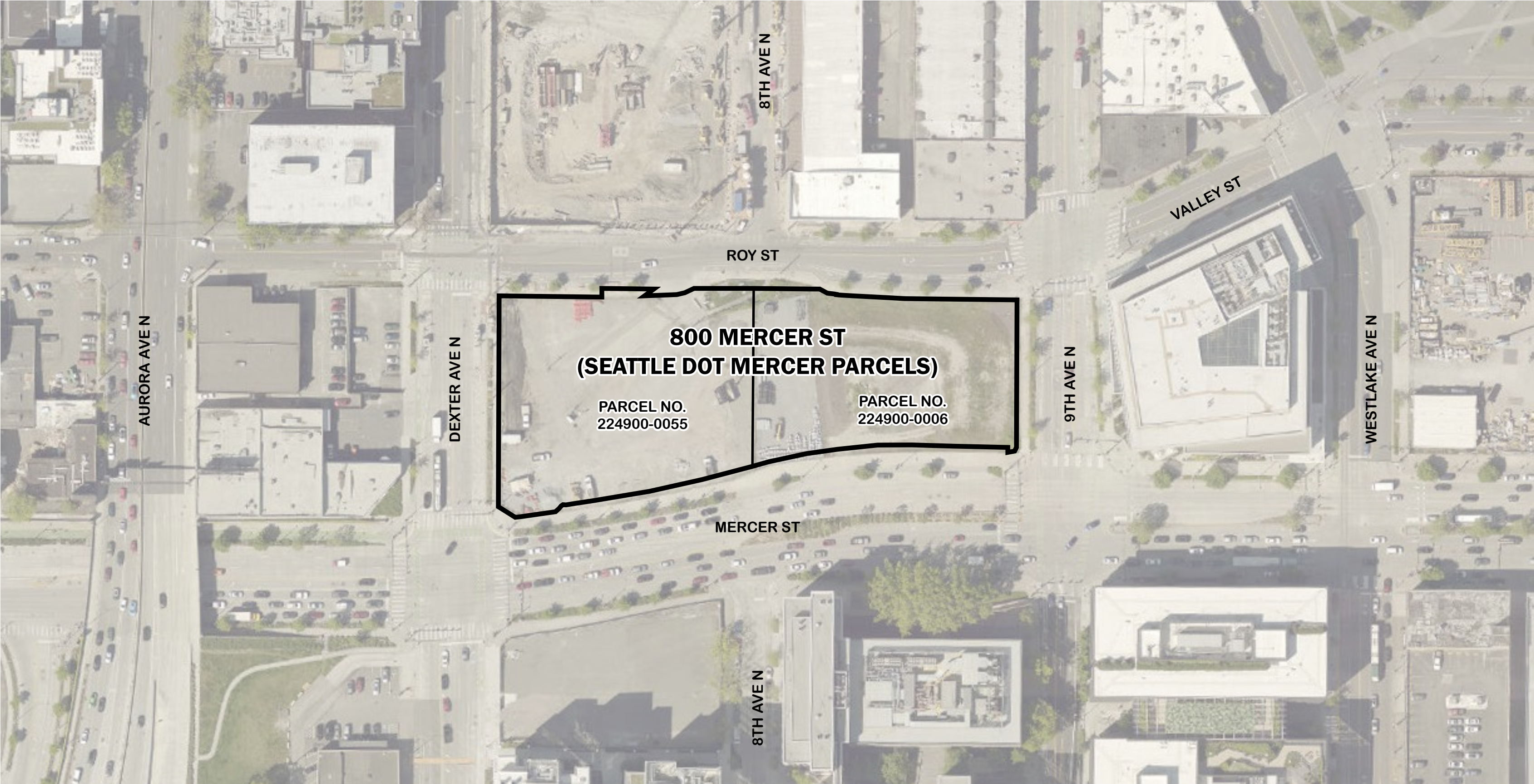
# Mercer Mega Block – Planned Redevelopment



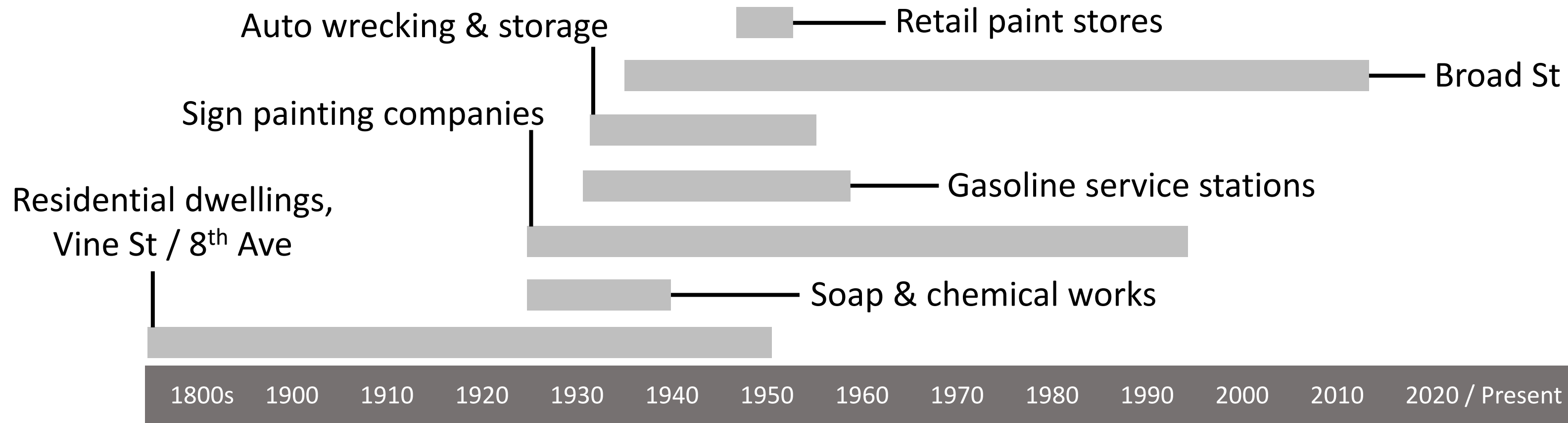
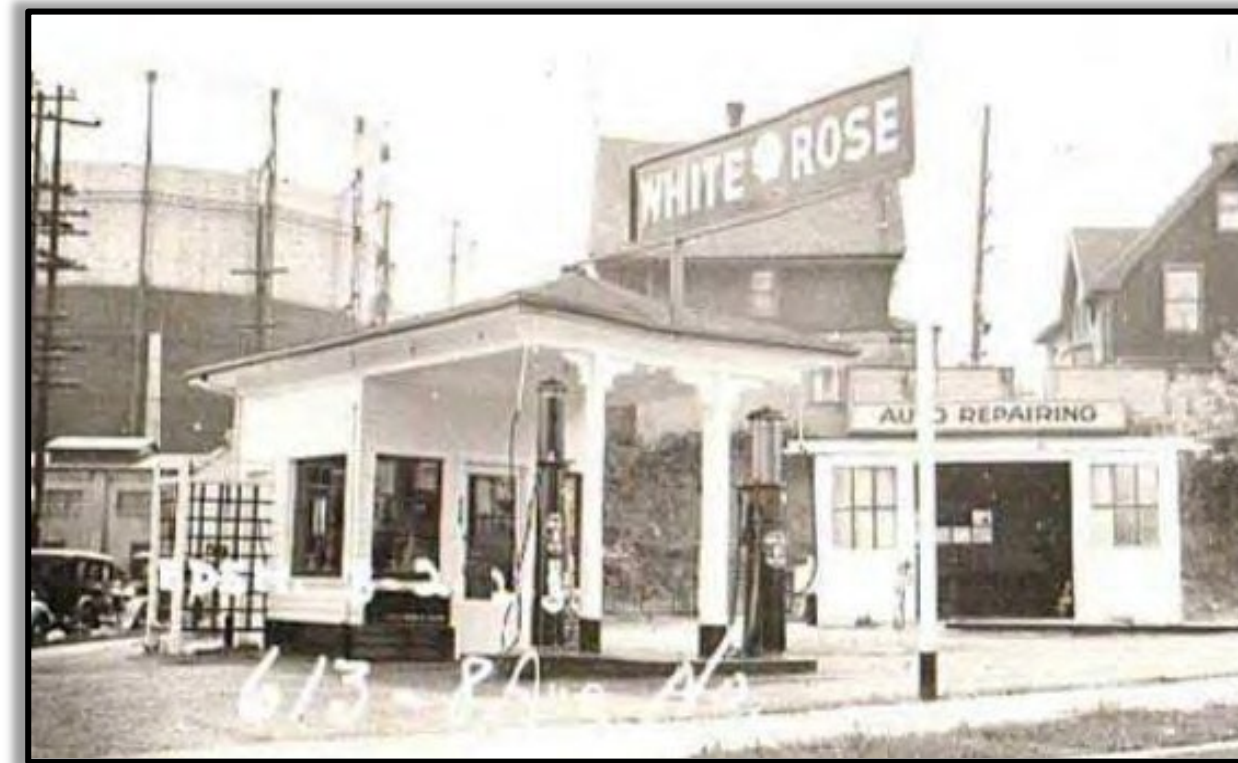
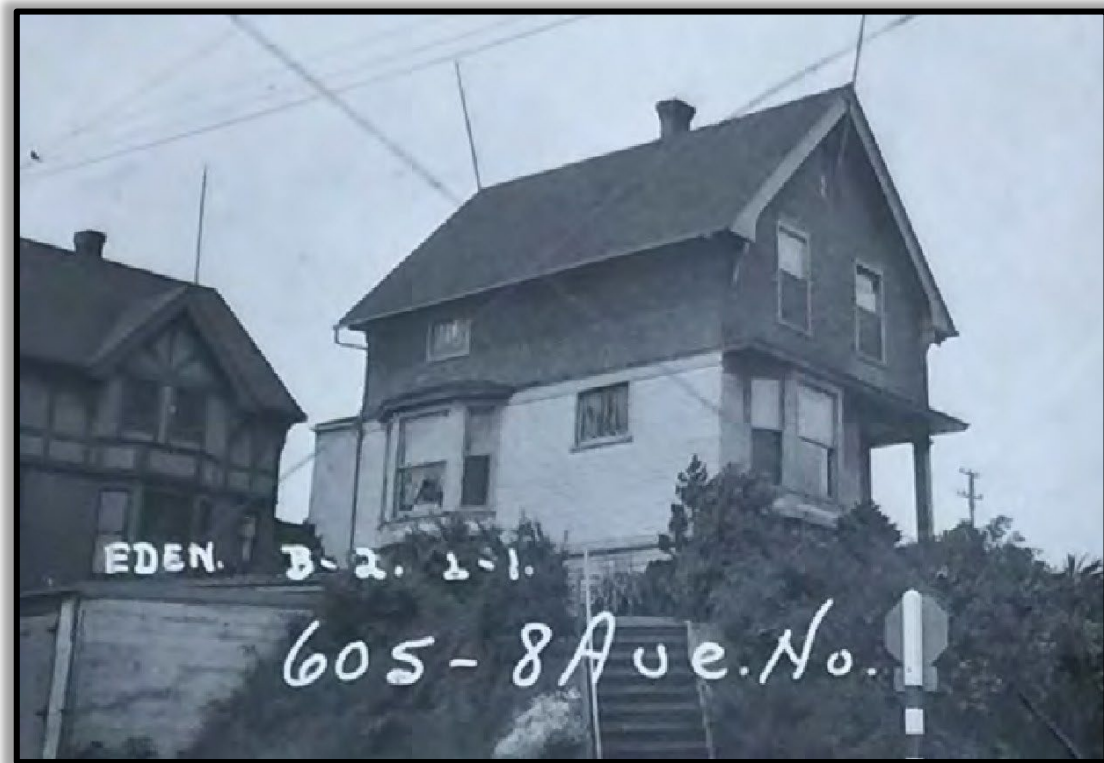
# Site Overview – Mercer Parcels



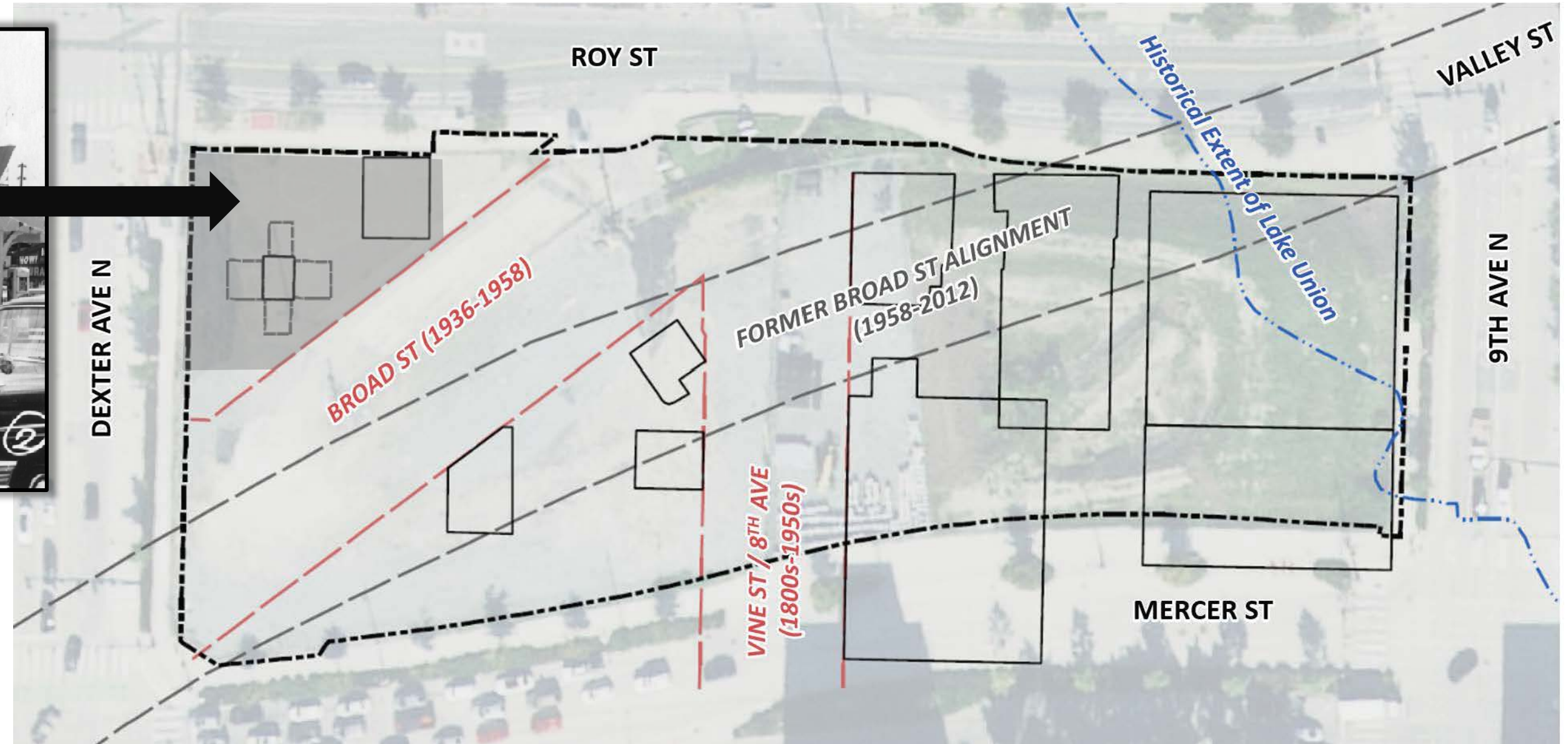
# Site Overview – Mercer Parcels



# Mercer Parcels Historical Uses



# Mercer Parcels Historical Uses



**Historical Site Features & Structures**

# Seattle DOT Mercer Parcels Remedial Investigation Summary



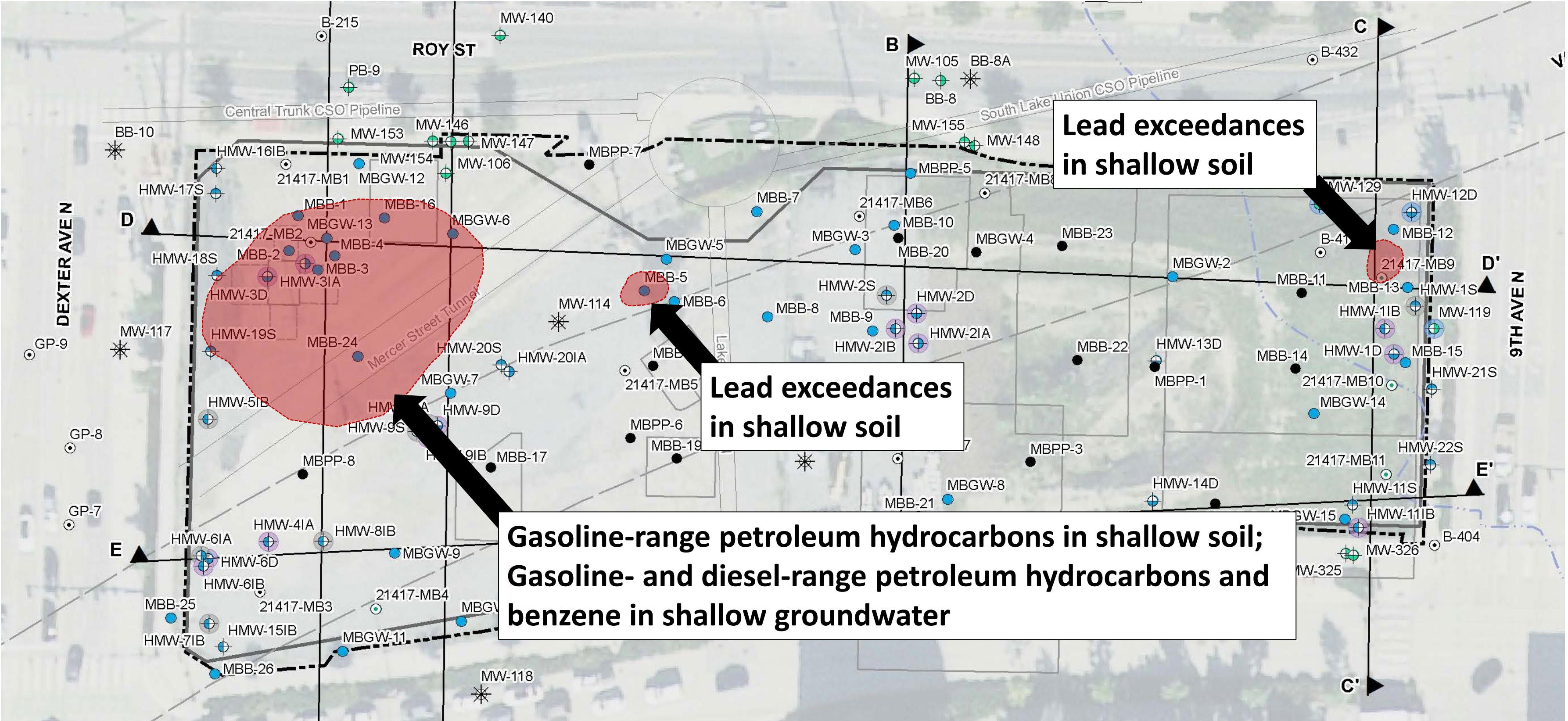
# Soil and Groundwater Investigations

- **2017 Environmental Site Assessments**
  - Evaluation of Property for future redevelopment
  - Identified presence of hazardous substances in soil and groundwater
  
- **2019-2020 Remedial Investigation**
  - Investigation of on-Property releases
  - Characterized nature and extent of site contamination
  - Identified and delineated area that needs cleanup
  - Identified contamination from separate, off-Property sources
  
- **Data from other investigations evaluated**
  - Various investigations between 1970 and 2020
  - Provided supplemental soil and groundwater data, on and surrounding the Property





# Mercer Parcels Site Contamination in Soil and Groundwater



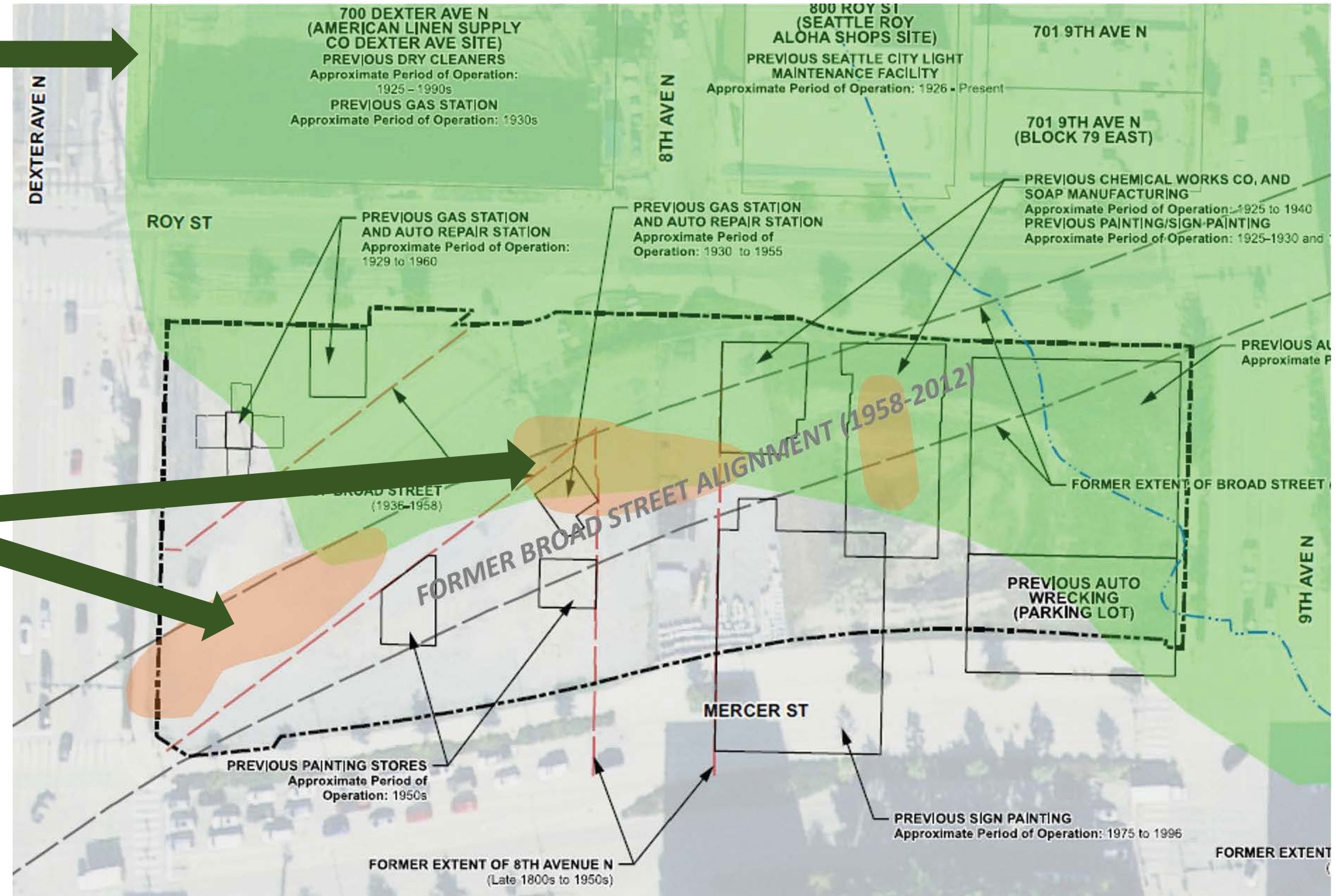
# Other Sites Affecting Mercer Parcels Property

## American Linen

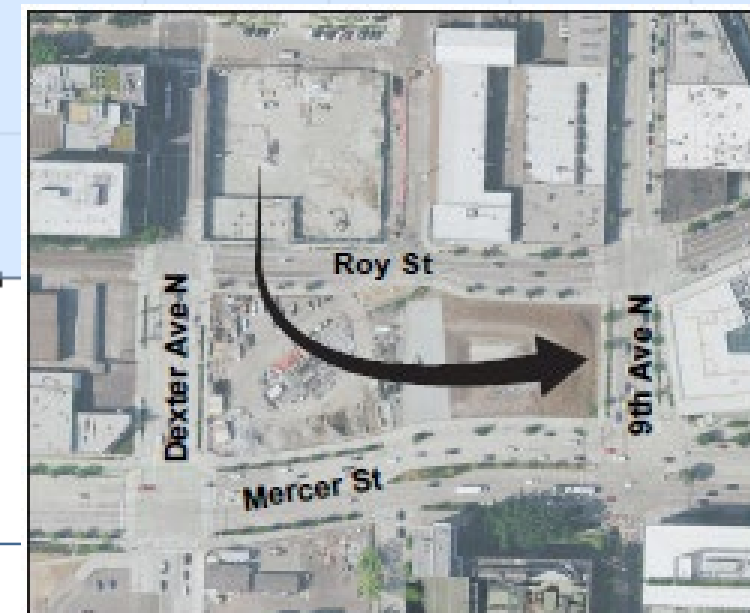
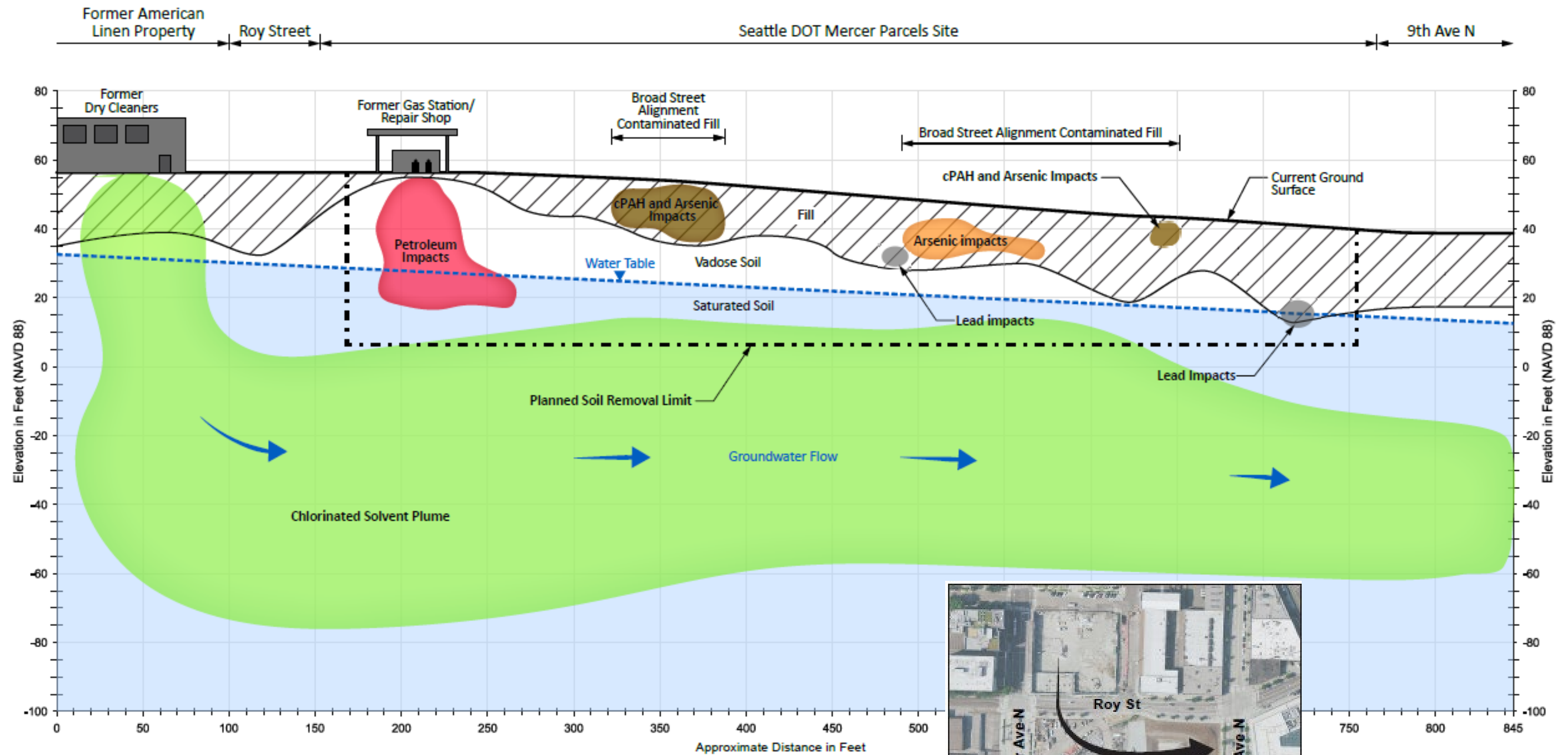
- Chlorinated solvents migrated onto property via groundwater
- In deeper saturated zone
- Not commingled with Mercer Parcels Site contaminants
- Subject to separate Agreed Order

## Broad Street Alignment Contaminated Fill

- Carcinogenic PAHs and arsenic in shallow zone soil
- Not commingled with Mercer Parcels Site contaminants
- Will be addressed through separate mechanism



# Seattle DOT Mercer Parcels - Conceptual Site Model



# Feasibility Study and Selected Cleanup Action

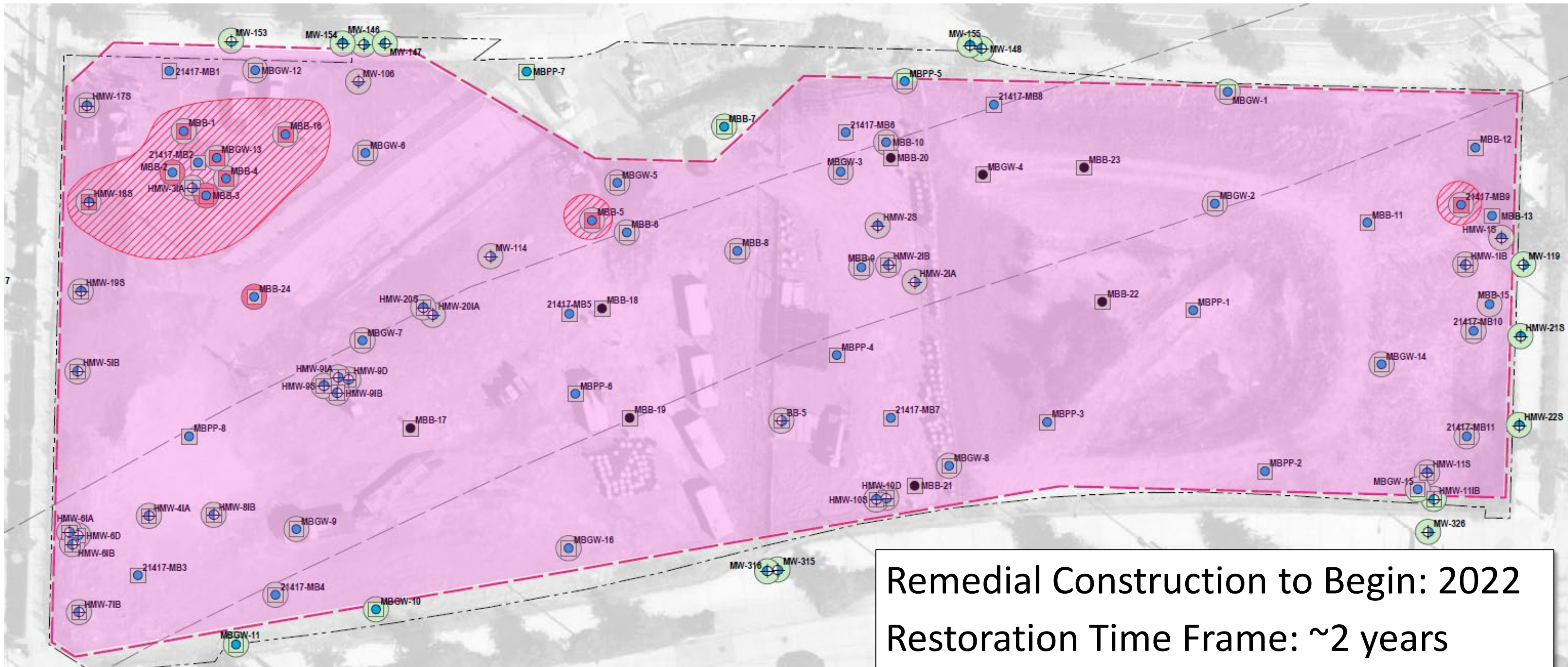


# Mercer Parcels – Remedy Selection

- Planned property excavation will remove all contamination associated with the site
  - Permanent solution
  - Will fully remove petroleum hydrocarbons, benzene, and lead
  - Meets all minimum threshold and other requirements
  - Meets all cleanup action objectives
- Consideration of other alternatives was not necessary
- Disproportionate cost analysis was not required

# Mercer Parcels – Selected Cleanup Action

- Excavation and off-site disposal
- Compliance monitoring



# Considerations to Other Sites on the Property

## ■ Groundwater Management

- Dewatering & water disposal – American Linen chlorinated solvent plume

## ■ Soil Management

- Excavation & disposal, shallow fill soil – Broad Street contaminated fill
- Excavation & disposal, saturated soil – American Linen chlorinated impacts

## ■ Vapor Intrusion Mitigation

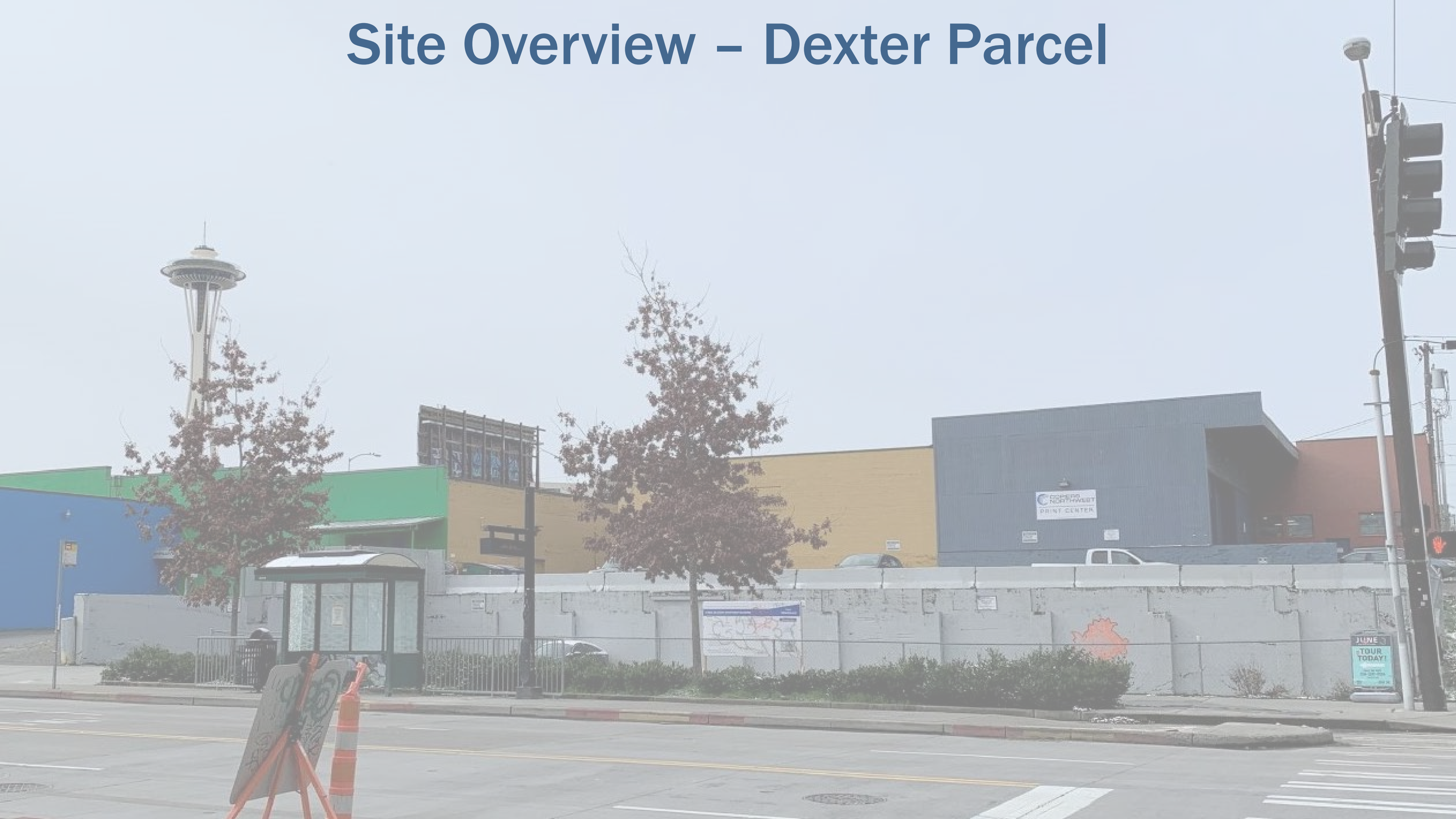
- Ecology-approved vapor barrier on new buildings
- Protection from potential chlorinated solvent vapors

## ■ Environmental Covenant

- Restrictions on Property groundwater use
- Maintenance of protective barriers to remaining chlorinated solvent plume



# Site Overview – Dexter Parcel





# Site Overview – Dexter Parcel



# Dexter Parcel Historical Uses



Colotyle Corporation – Wall Board Mfr

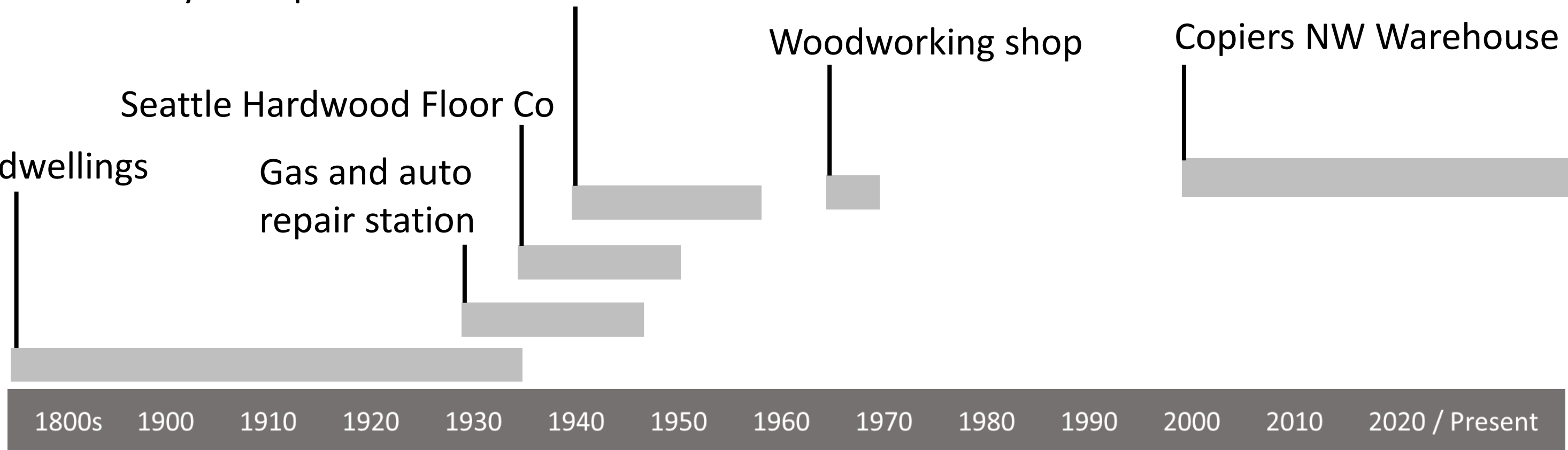
Seattle Hardwood Floor Co

Woodworking shop

Copiers NW Warehouse

Residential dwellings

Gas and auto  
repair station



# Dexter Parcel Historical Uses



Gas Station & Auto Repair (1930-1940s)

## Historical Site Features & Structures

# **Seattle DOT Dexter Parcel Remedial Investigation Summary**



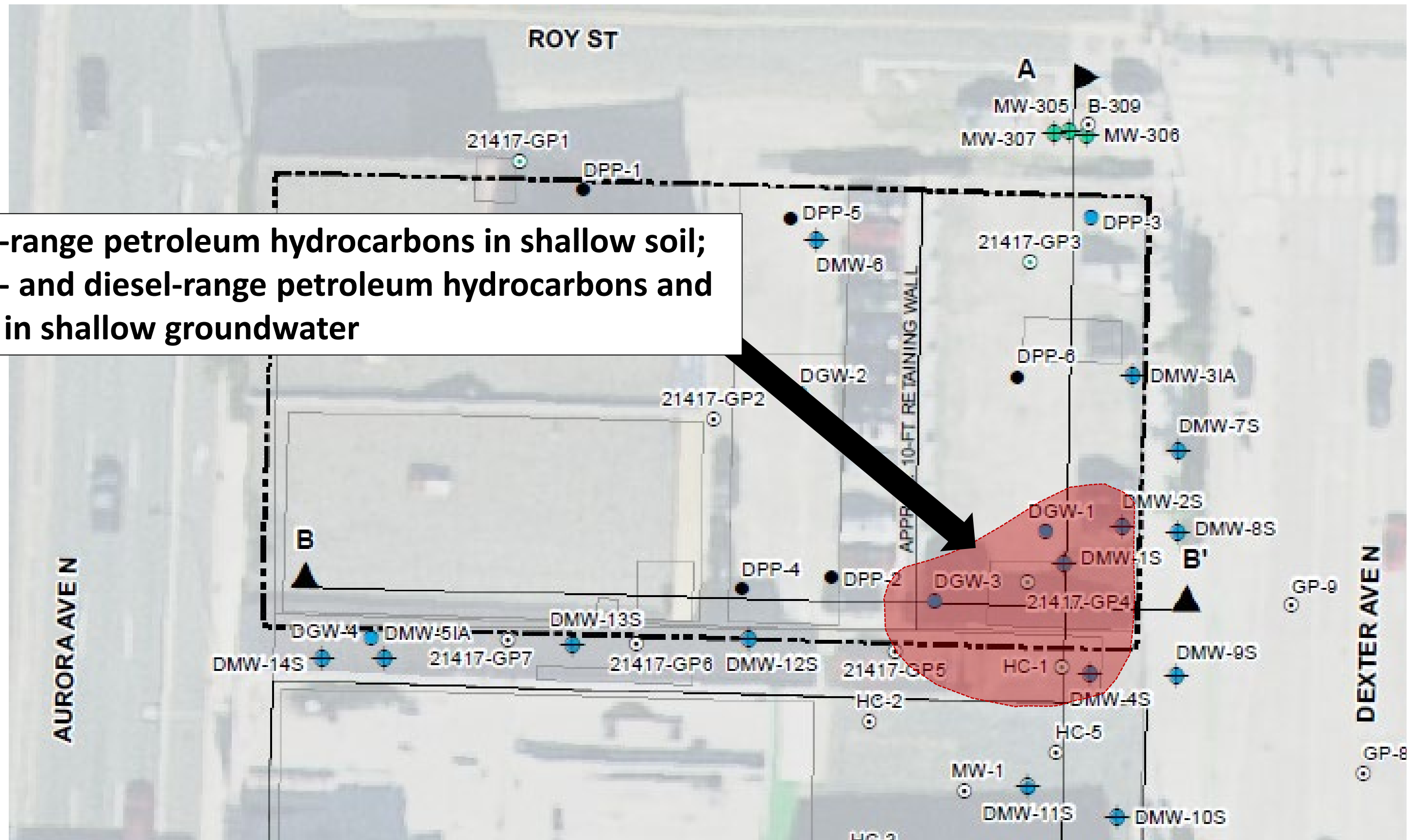
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- **Data from other investigations evaluated**
  - Various investigations between 1970 and 2020
  - Provided supplemental soil and groundwater data near the Property

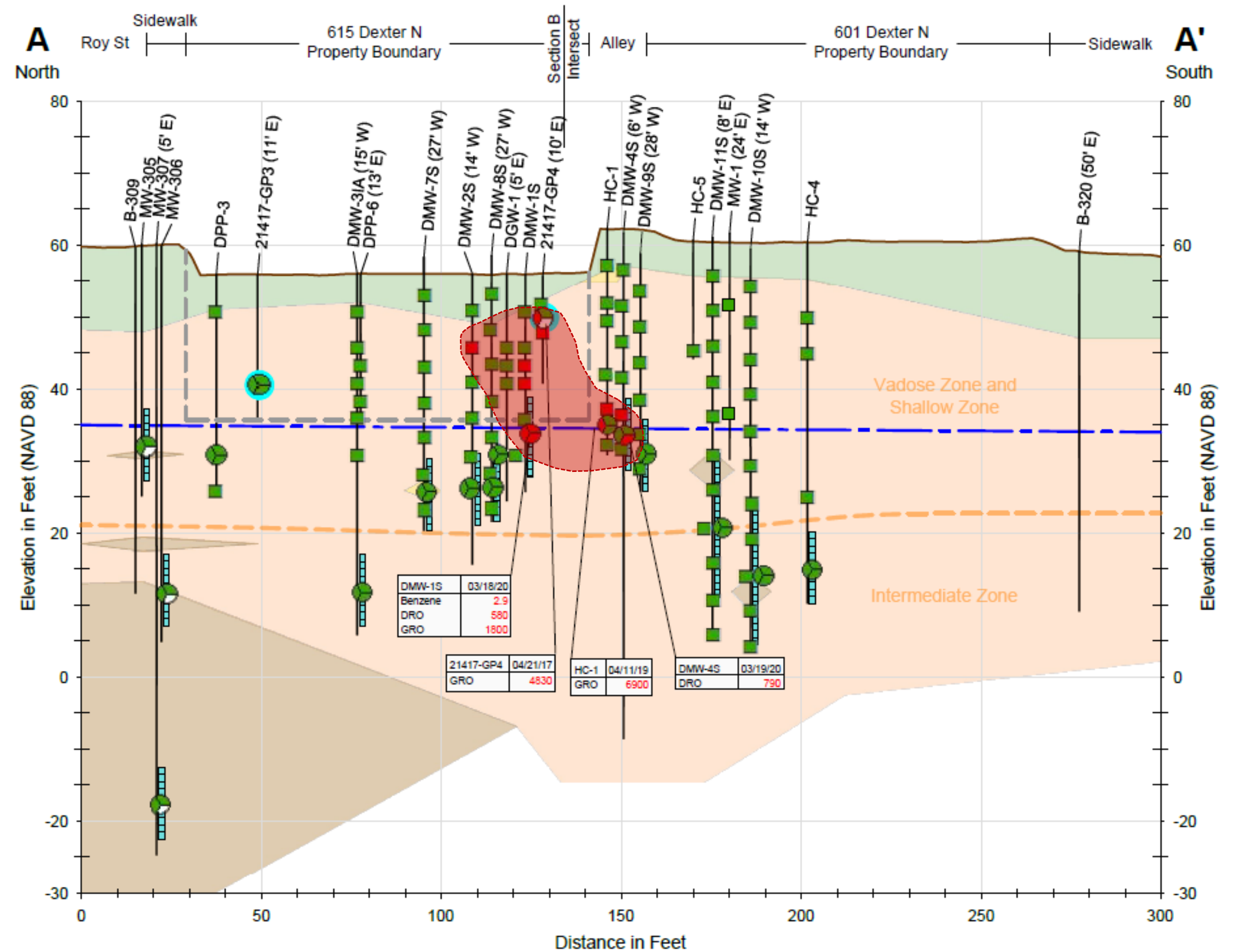
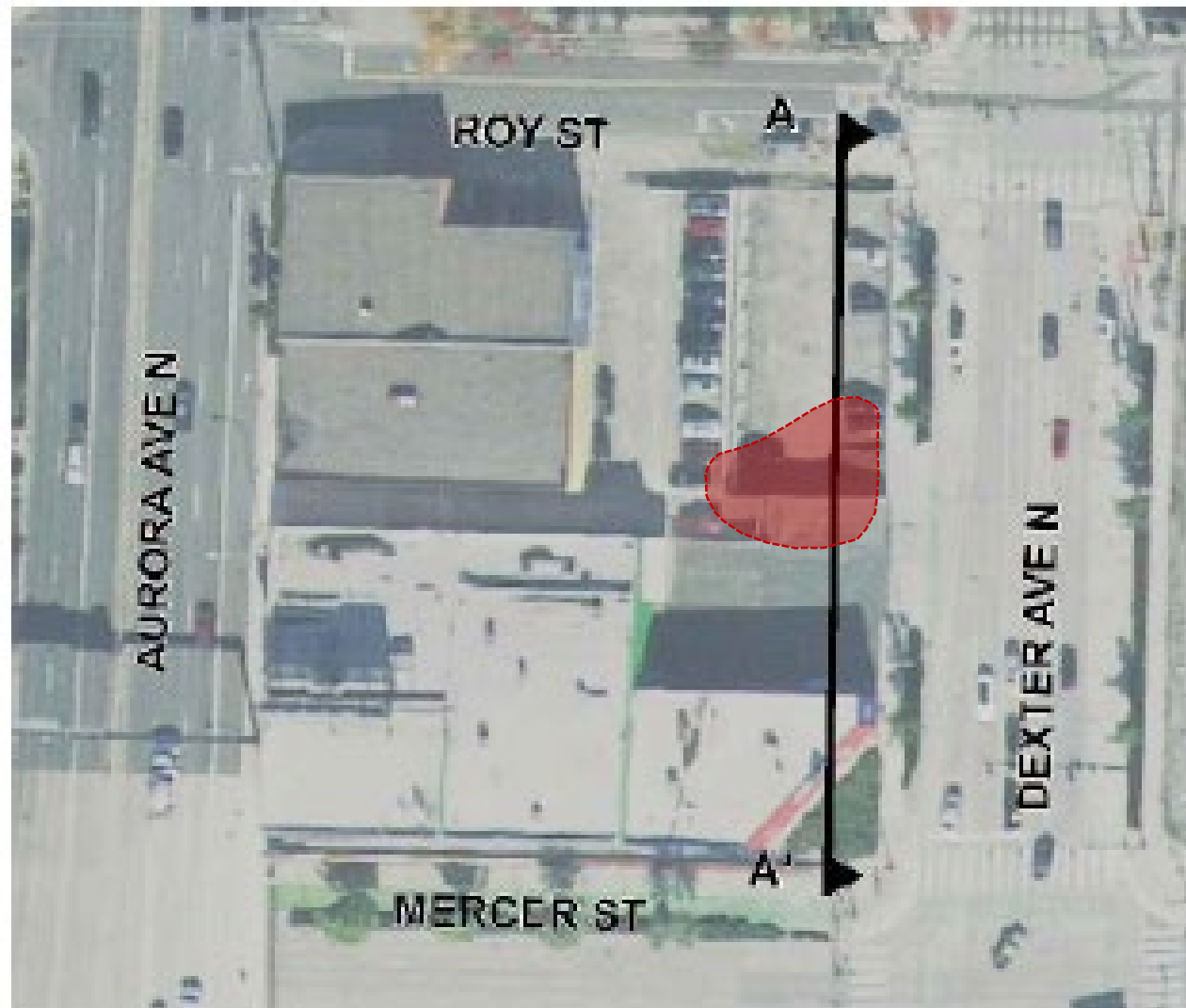


# Dexter Parcel Site Contamination in Soil and Groundwater

**Gasoline-range petroleum hydrocarbons in shallow soil;  
Gasoline- and diesel-range petroleum hydrocarbons and  
benzene in shallow groundwater**



# Seattle DOT Dexter Parcel Site - Profile



# Feasibility Study and Selected Cleanup Action





# Cleanup Alternatives Evaluation

Remedial Technologies



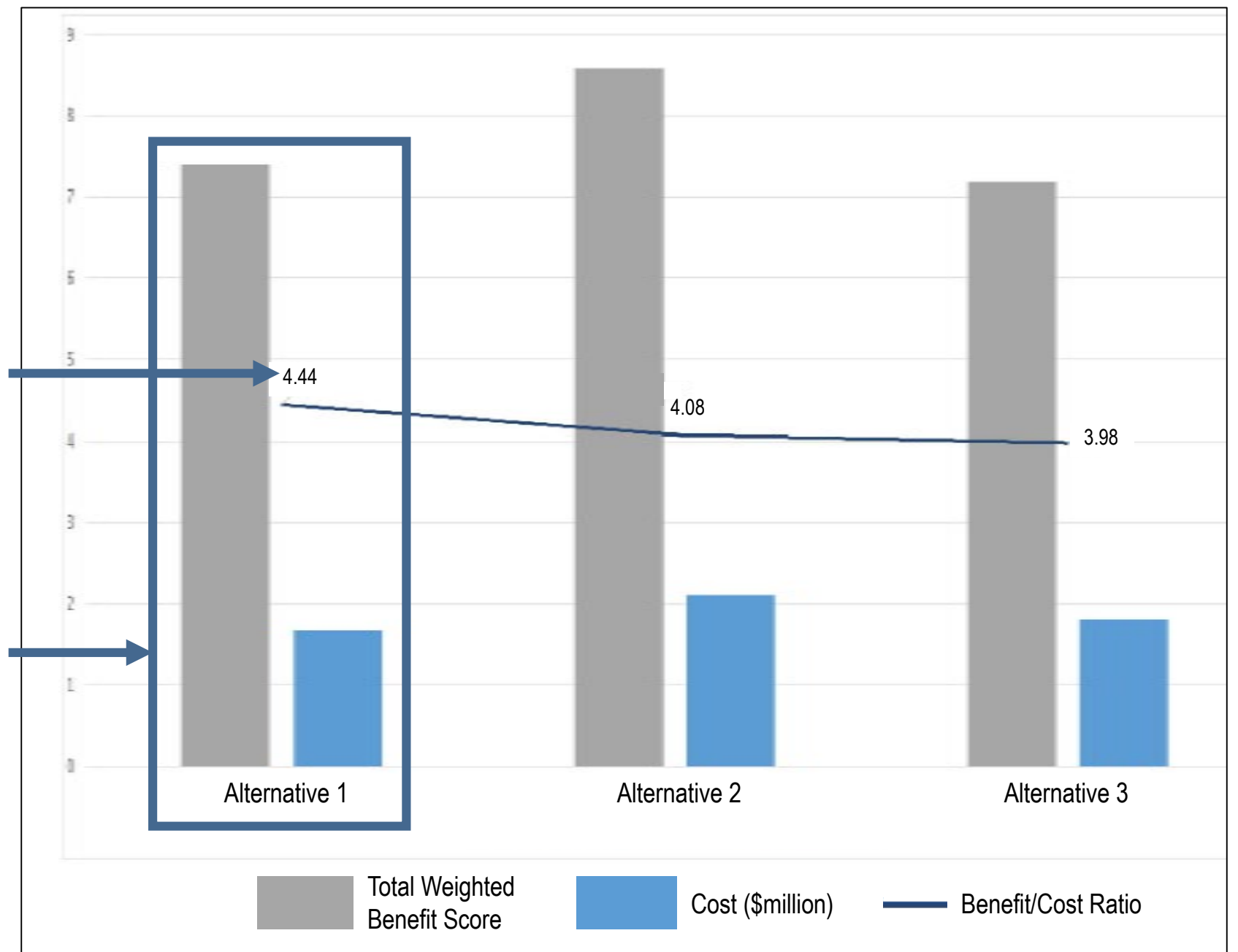
Assemble Alternatives

Alternatives Cost Range:  
\$1.7M to \$2.1M

## Disproportionate Cost Analysis

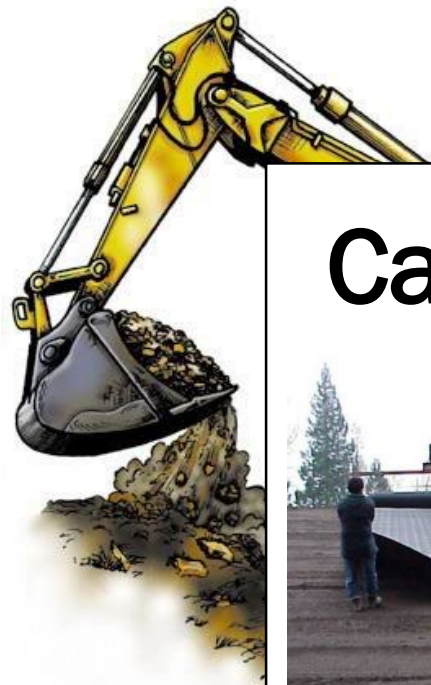
Greatest Benefit Per Cost

Preferred Alternative



# Remedial Technologies Considered

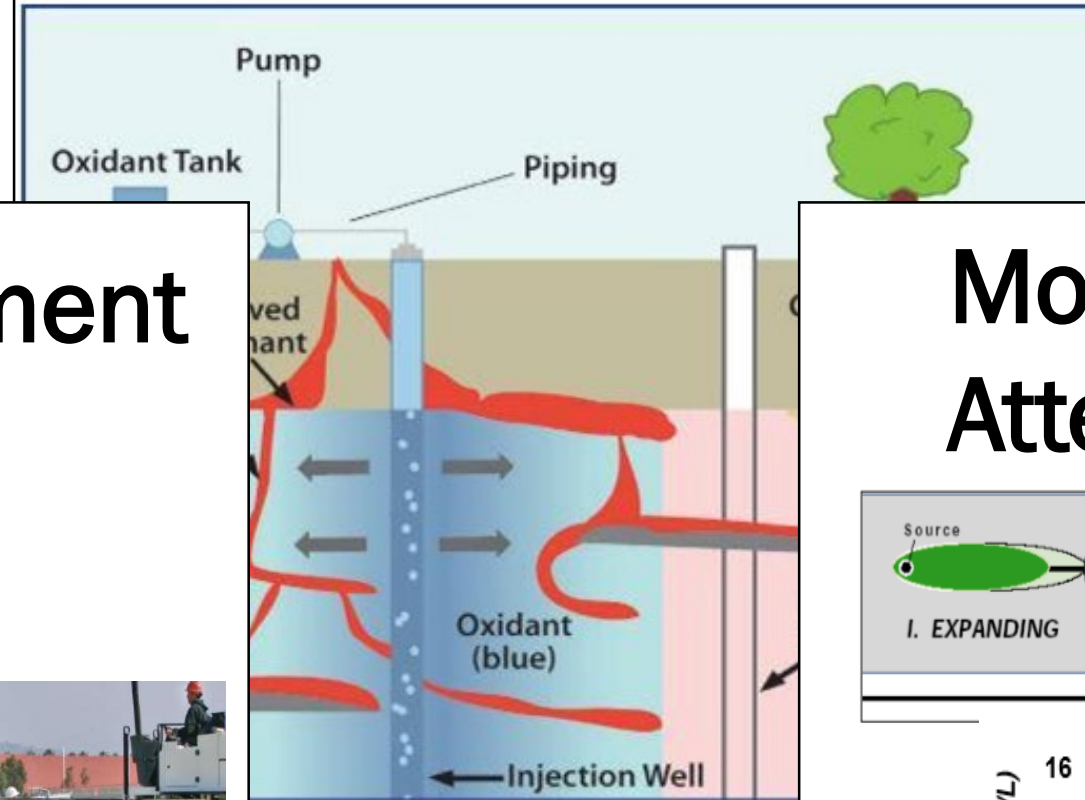
## Excavation and Offsite Disposal



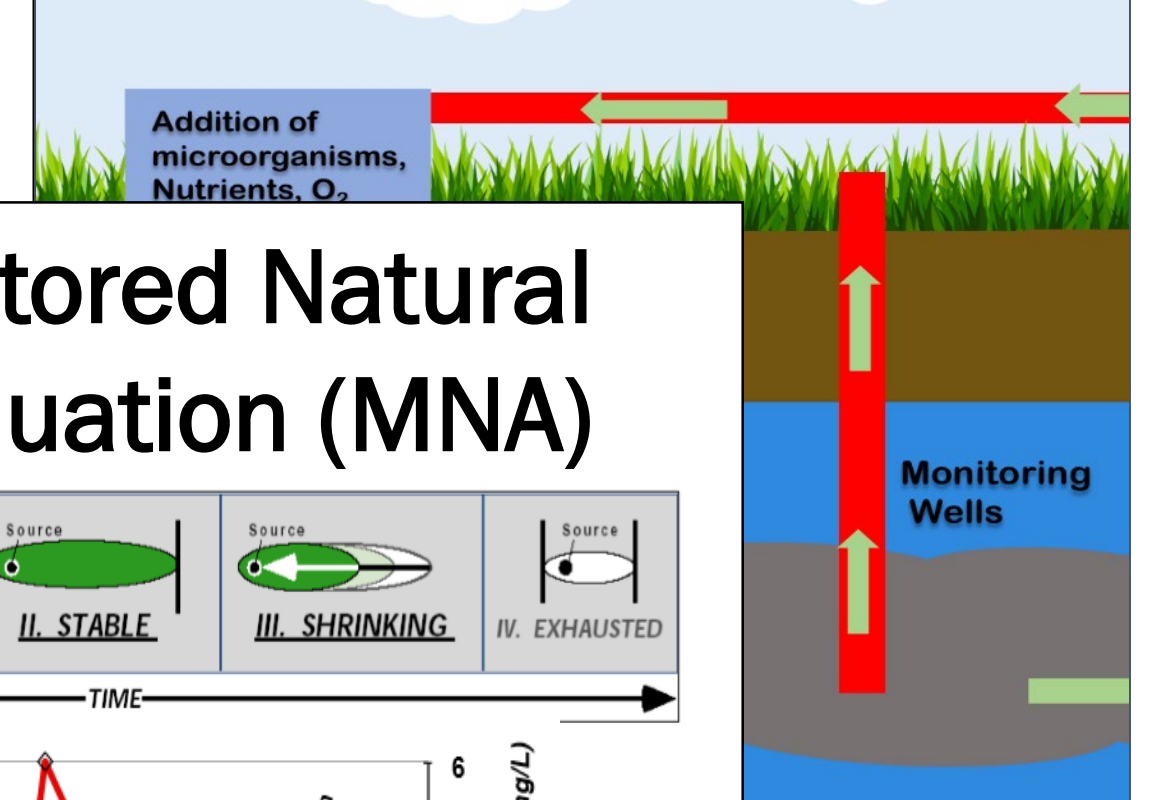
## Capping/Containment



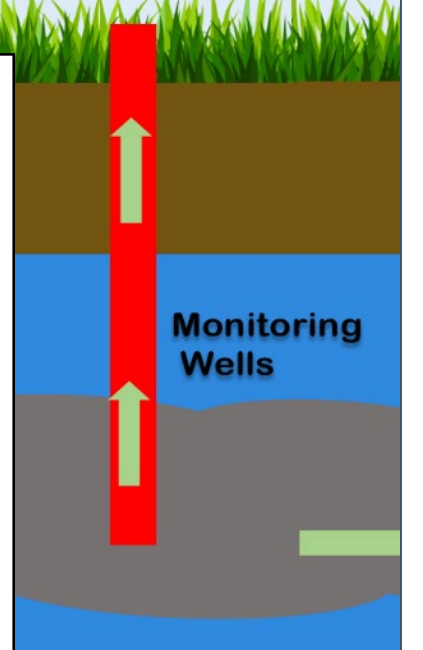
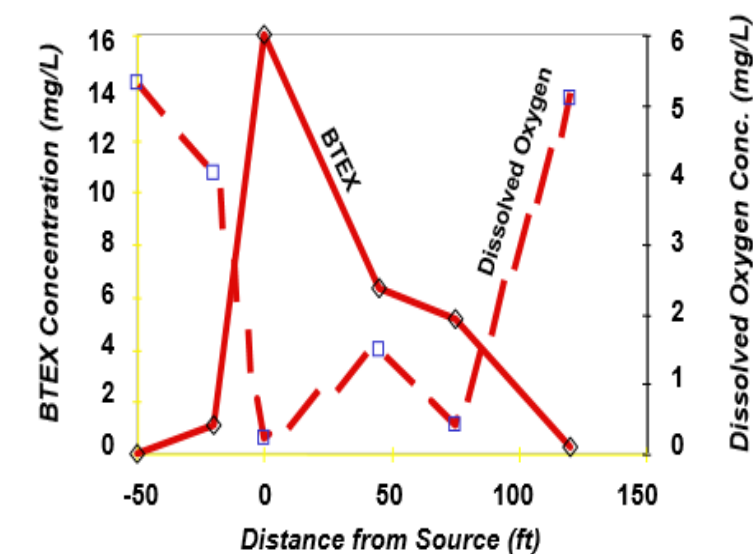
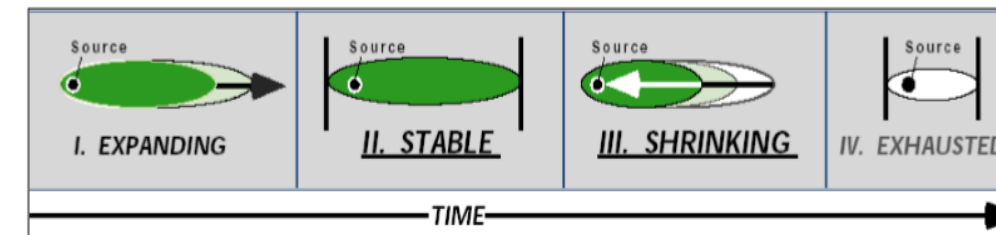
## In Situ Chemical Oxidation (ISCO)



## In Situ Enhanced Bioremediation (ISEB)



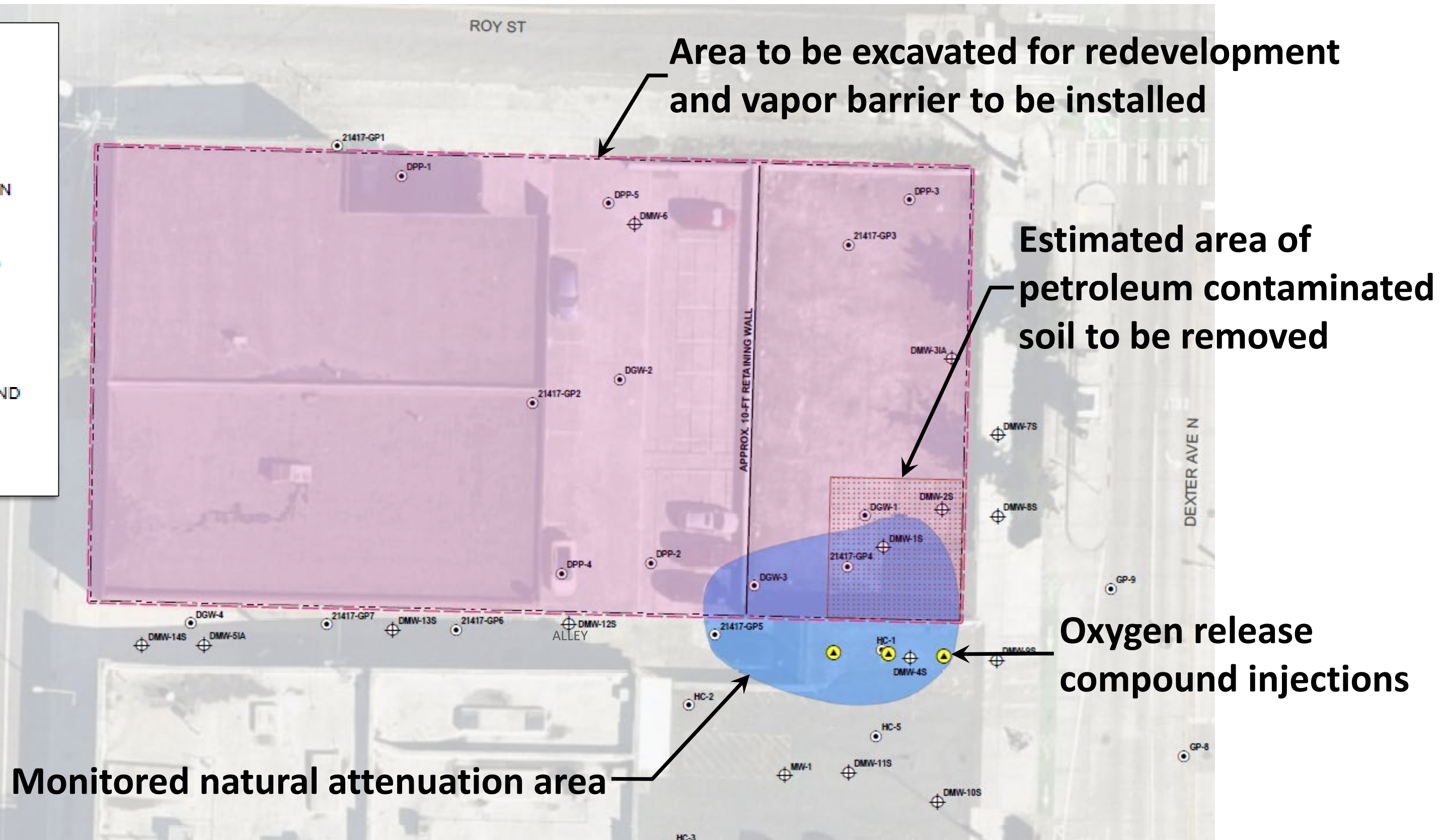
## Monitored Natural Attenuation (MNA)



# Dexter Parcel – Selected Cleanup Action

**LEGEND**

- SOIL BORING
- MONITORING WELL
- APPROXIMATE LOCATION OF OXYGEN RELEASE COMPOUND (ORC) INJECTION POINT
- ESTIMATED AREA OF PETROLEUM-CONTAMINATED SOIL TO BE REMOVED FROM THE SITE
- APPROXIMATE AREA OF MONITORED NATURAL ATTENUATION (MNA)
- PROPOSED REDEVELOPMENT EXCAVATION, BUILDING FOOTPRINT, AND VAPOR BARRIER AREA
- PROPERTY BOUNDARY



# Dexter Parcel – Cleanup Action Summary

- Excavation & Offsite Disposal (on-Property)
- ISEB – Oxygen-Release Compound Injections (alley)
- Monitored Natural Attenuation
- Capping & Vapor Barrier
- Compliance Monitoring
- Environmental Covenant
- Contingencies

Estimated Cleanup Cost: \$1.7M

Remedial Construction to Begin: 2023

Restoration Time Frame:

- ~2 years (on-Property)
- ~20 years (in alley)

# Next Steps

● Dec 6, 2021 –  
Jan 19, 2022



**45-day Comment Period on documents:**



1. Prospective Purchaser Consent Decrees
2. Remedial Investigation Reports
3. Feasibility Studies
4. Draft Cleanup Action Plans
5. Public Participation Plans
6. State Environmental Policy Act (SEPA) Determinations

● Jan 6, 2022



**Online Public Meeting**



● Later 2022



**Ecology will review comments received and respond accordingly**



**Finalize Documents & Sign PPCD**

● 2022 - 2023



**Cleanup actions proposed to start**

# How to Comment

December 6, 2021 –  
January 19, 2022



## 1.) Comment Online

Seattle DOT Mercer Parcels:

- <http://bit.ly/Ecology-MercerParcels-Comments>
- <http://bit.ly/Ecology-MercerParcels>

Seattle DOT Dexter Parcel:

- <http://bit.ly/Ecology-DexterParcel-Comments>
- <http://bit.ly/Ecology-DexterParcel>



## 2.) Contact Site Manager

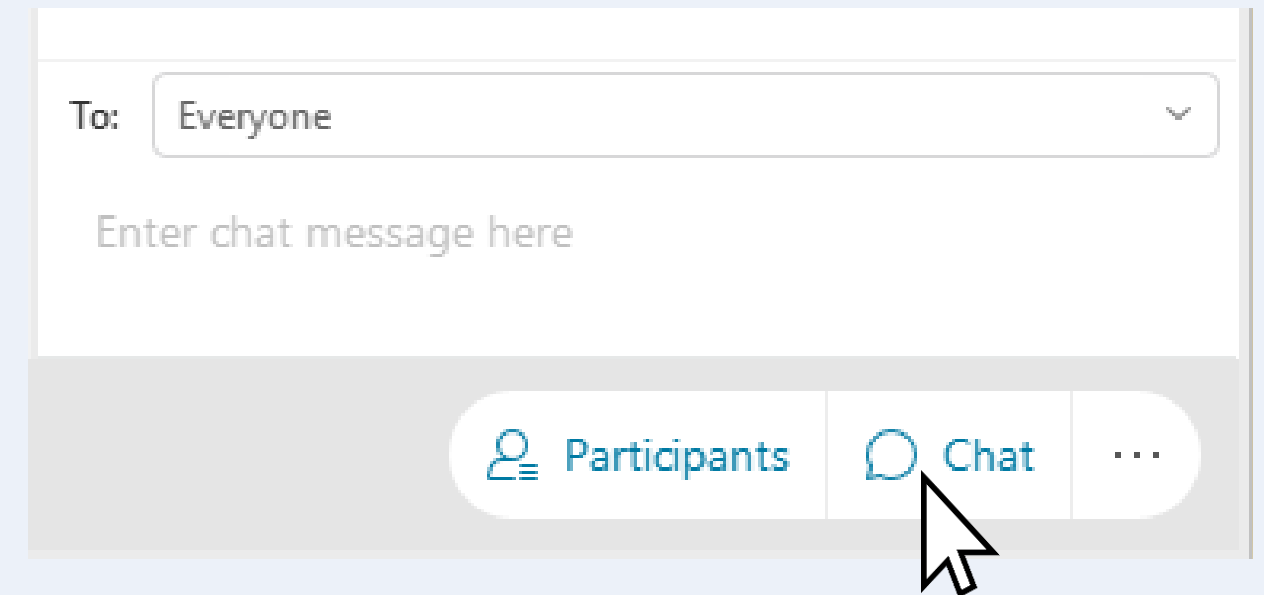
Tena Seeds – Site Manager  
PO Box 330316  
Shoreline, WA 98133-9716  
[Tena.Seeds@ecy.wa.gov](mailto:Tena.Seeds@ecy.wa.gov)



# Questions?



**You can ask questions  
via the chat function**



**Facilitators will read  
your typed questions**



# Thank you for attending!



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

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Project Manager

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## **Reminder:**

A digital PDF of this presentation will be available on Ecology's Seattle DOT Mercer Parcels webpage:

<http://bit.ly/Ecology-MercerParcels>