

Seventh Avenue Service cleanup site



Seventh Avenue Service cleanup site. Image: Google Street View, 2022.

Comments accepted

August 15 – September 13, 2022

Submit comments

Online at:

www.bit.ly/Ecology-SeventhAve-Comments

Or by mail to:

Jing Song, Site Manager
 WA Department of Ecology
 PO Box 330316
 Shoreline, WA 98133-9716
 425-229-2565
Jing.Song@ecy.wa.gov

Document review

www.bit.ly/Ecology-SeventhAve

Seattle Public Library
 International District/Chinatown
 713 8th Ave S
 Seattle, WA 98104

For document review assistance, please contact:

Ian Fawley, Outreach Planner
Ian.Fawley@ecy.wa.gov
 425-324-5901

Site info

Facility Site ID: 99187287
 Site Cleanup ID: 11348

Cleanup documents ready for public review

The Department of Ecology (Ecology) invites you to review the cleanup action plan and associated documents for the Seventh Avenue Service cleanup site. The site is located in Seattle's International District at 701 S Jackson Street (property) – see map on page 2.

Ecology and 701 S Jackson Partners, LLC. (South Jackson Partners) have prioritized cleanup of the site in conjunction with redevelopment of the property as a mixed-use retail and affordable housing complex. South Jackson Partners will clean up the site under a legal agreement (Prospective Purchaser Consent Decree) with Ecology.

The following documents are available for review:

- **Cleanup Action Plan:** Ecology's plan that describes the cleanup work to address contamination within the site.
- **Remedial Investigation and Feasibility Study:** Presents the results of studies at the site to characterize the presence and extent of contamination. The report also provides an evaluation of cleanup alternatives to address contamination.
- **Prospective Purchaser Consent Decree:** A legal agreement between Ecology and South Jackson Partners that settles South Jackson Partners' cleanup liability for the site, describes cleanup requirements, and affordable housing development information.
- **Public Participation Plan:** A document outlining Ecology's process and opportunities for public input for this site.

Online public meeting

Ecology will host an online public meeting using the Zoom platform to provide project information and answer questions.

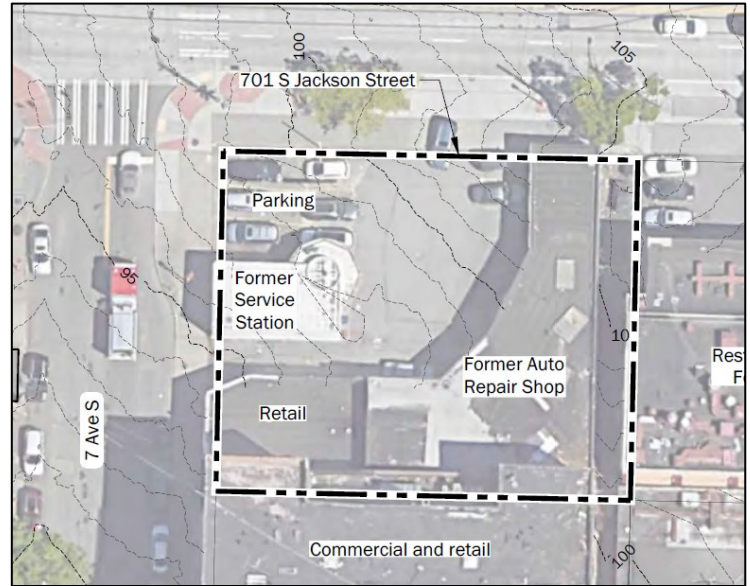
August 17, 2022: 6:30 p.m. Presentation; 7 p.m. Questions and answers, as needed.

To register and join, visit: www.bit.ly/Ecology-SeventhAve

Site history and contamination

Historically, the property was used for car repair and fueling, with a gasoline service station operating from the 1930s into the 1970s. The service station stored gasoline in two underground tanks, which were removed from the property in 2010. Except for a small portion of the existing garage which is used as a storage room for a retail tea shop, the property has not had any commercial activity in the last 20 years.

Site investigations found that soil at the site is contaminated with petroleum hydrocarbons, naphthalene, and BTEX - a combination of chemicals that occur naturally in crude oil including benzene, toluene, ethylbenzene, and xylenes. Investigations also showed that some imported soil used for fill contained lead and/or polycyclic aromatic hydrocarbons (PAHs) above Washington State’s cleanup standards.

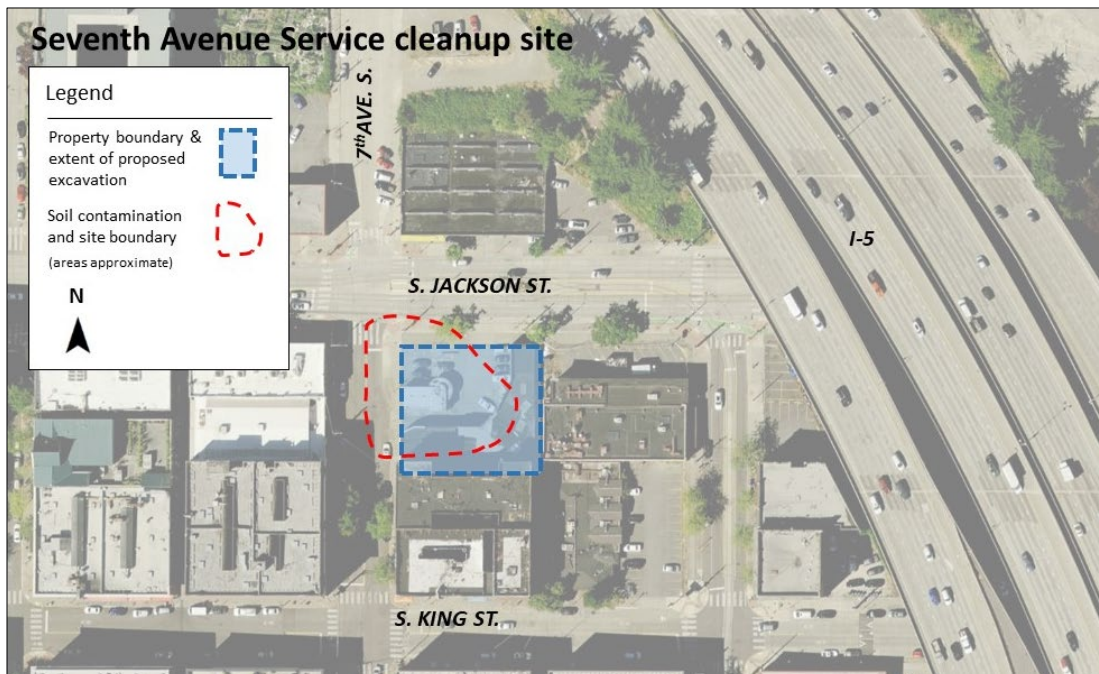


Aerial view of the Seventh Avenue Service property.

The contamination at the site exists in the soil underneath the property boundaries, and also extends into the soil under a portion of the right-of-way at 7th Avenue South and South Jackson Street.

Remedial Investigation

In 1992 through 2022, both soil and groundwater at the site were tested for contamination that could harm people or the environment. The investigation confirmed that contamination from gasoline was present in the soil, at depths between 5 and 17.5 feet below ground surface in the central and western portions of the site. Groundwater tests did not show any contamination above state cleanup levels.



Site locator map showing contamination and property boundaries.

Feasibility Study

This study evaluates several cleanup alternatives and presents a preferred alternative. Four alternatives were evaluated, including monitoring with no other action, excavating contaminated soil, treating the soil in place, and using engineering and institutional controls to prevent exposure to contamination. The preferred alternative is soil excavation, which aligns with the construction excavation that will be necessary for property redevelopment. Engineering and institutional controls will be used to manage the remaining contamination in the right-of-way.

Cleanup Action Plan

Based on the planned redevelopment of the property as affordable housing by South Jackson Partners, Ecology has selected a cleanup action to address contaminated soil that can be completed during the redevelopment process. The Cleanup Action Plan includes:

- Demolishing existing structures on the property.
- Removing any contaminated soil within the property boundaries. An estimated 6,000 cubic yards of contaminated soil will be disposed of off-site at a permitted facility.
- Preventing exposure to the remaining contamination under right-of-way by filing an environmental covenant that requires institutional and engineering controls and long-term monitoring.

State Environmental Policy Act (SEPA) Determination

The City of Seattle (City) is the lead agency for the site’s SEPA Determination. The City has completed a public comment period for an Optional Determination of Non-Significance (DNS) that determined that the cleanup work is not likely to harm the environment. The final DNS will be posted to [Ecology’s SEPA Register](#)¹.

Redevelopment

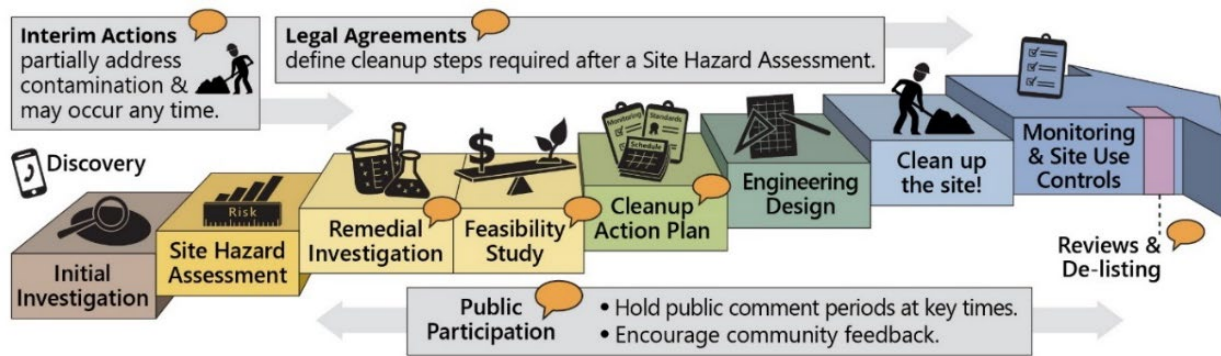
After site cleanup is completed, South Jackson Partners plan to construct an eight-story building with ground level retail space. Plans include 202 apartment units with rents targeted for households that make between 40% and 80% of the area’s median income. South Jackson Partners expect that demolition and excavation will begin in the Spring of 2023 and will be completed within about four months of the start date.



A rendering of the proposed Seventh Avenue development, looking southeast.
Image: Neiman Taber Architects.

¹ <https://apps.ecology.wa.gov/separ/Main/SEPA/Search.aspx>

What happens next?



Washington’s formal cleanup process ([download text explanation²](#))

- **August 15 – September 13, 2022:** Public comment period for site Cleanup Action Plan and associated documents.
- **Late 2022 – Early 2023:** Ecology finalizes the site Cleanup Action Plan and associated documents after addressing public comments received. South Jackson Partners completes engineering design and begins cleanup.

有關清理工作的中文信息

如果您想收到一份完整翻譯的情況中文說明書，包括有關8月17日下午6:30在線公眾會議的信息，請訪問西雅圖公共圖書館國際區/唐人街分館（713 8th Ave S Seattle, WA 98104），或致電 425-324-5901，等待口譯員加入通話。

生態環境管理署（Ecology）邀您審查清 Seventh Avenue Service 清理行動計劃和其他相關的文件。該清理站點現場位於西雅圖的國際區，701 S Jackson Street – 參見第 2 頁的地圖。

生態環境管理署和 701 S Jackson Partners, LLC 優先清理工作，為混合用途的零售和經濟適用房重新開發項目準備。South Jackson Partners 將在法律協議（准購買者同意令）下執行清理工作。

以下文件可供查閱 2022 年 8 月 15 日至 9 月 13 日：

- **清理行動計劃：**生態環境管理署描述清理工作計劃以解決場地內的污染問題。
- **調查工作和可行性研究：**介紹現場研究的結果，以表徵污染程度。該報告將提供一個評估解決污染的清潔行動方案。
- **准購買者同意令：**生態環境管理署和 South Jackson Partners 之間的法律協議。此協議將描述 South Jackson Partners 對場地的清理工作責任和經濟適用房發展項目信息。
- **公眾參與計劃：**概述生態環境管理署徵求公眾意見程序的文件。

² <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133-9716

Seventh Avenue Service Cleanup Site

Cleanup documents ready for public review

有關清理工作的中文信息，見第 4 頁

Public comment period

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Online public meeting – see page 1 for details

August 17, 2022

- 6:30 p.m.: Presentation
- 7:00 p.m.: Questions and answers, as needed.

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-324-5901 or email at ian.fawley@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.



Aerial view of property in Seattle's
International District