

Texaco 211544 Cleanup Site



Location of the former Texaco 211544

Comments accepted:

August 10 – September 8, 2023

Submit comments:

Online:

<https://tcp.ecology.commentinput.com/?id=Dg7bBuGcd>

By mail:

David Unruh, Site Manager
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Shoreline, WA 98133-9716
Phone: (206) 459-6287
Email: david.unruh@ecy.wa.gov

Document review:

Greenwood Public Library

8016 Greenwood Ave N.,
Seattle WA, 98103

Ecology – NW Regional Office

15700 Dayton Ave. N,
Shoreline, WA 98133

By appointment, call:

206-594-0016

Email:

nwro_public_request@ecy.wa.gov

CSID #: 6416

FSID # 63538329

We want your input on superseding the Restrictive Covenant

The Department of Ecology (Ecology) and 8701 Greenwood LLC propose superseding (replacing) the Restrictive Covenant (RC) for the Texaco 211544 cleanup Site (the Site). The Site is located at 8701 Greenwood Avenue N in Seattle, Washington (the Property). Site data indicate that the existing RC should be superseded to better protect current Site conditions.

Site History

From the 1930s to the early 1990's the Site operated as a service station. In the mid 1990's the service station structures were removed. The property was redeveloped with a drugstore. The drugstore closed in 2017, and the building has been empty since then.

In 1991, a release from underground storage tanks (USTs) and pump islands was reported. Petroleum hydrocarbon contamination was discovered in soil and groundwater during investigations at the Site. In 1994, the service station buildings were demolished and the USTs and other service station structures were removed.

Contaminated soil near the former USTs was also excavated and removed from the Site. Ecology issued a No Further Action for the Site in 1996 after the Restrictive Covenant was recorded to contain remaining contamination on the Property. Additional contaminated soil was excavated and removed from the Property in 1996 and 1997 during construction of the current building on the Property.

Ecology’s cleanup process

The Model Toxics Control Act ([MTCA¹](#)) is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology implements the [MTCA cleanup process²](#) and oversees cleanups.



MTCA cleanup process ([download text explanation³](#))

This Site was cleaned up with the help of the Voluntary Cleanup Program (VCP). Under the VCP, participants can clean up contamination to meet MTCA cleanup standards. Ecology provides technical and regulatory review assistance through the VCP.

Restrictive Covenant

Ecology issued a [No Further Action](#) (NFA)⁴ letter for the Site in 1996. The NFA letter required a [Restrictive Covenant⁵](#) to be recorded on the property to ensure contaminated soil and groundwater left in place was not disturbed. The RC recorded on the Property addressed contamination specifically related to the Texaco 211544 Site.

Why should the Restrictive Covenant be superseded?

Investigations at the Site conducted from 2020 through 2022 and detailed in the [Model Remedy Site Closure Report⁶](#) indicate that soil and groundwater on the Property related to the Texaco 211544 Site meet Model Toxics Control Act (MTCA) cleanup standards and the RC is no longer necessary.

During recent investigations at the Site, contaminated soil containing diesel-range petroleum hydrocarbons at concentrations greater than those allowed by MTCA was discovered in the northern portion of the Property. Based on Ecology’s understanding of the history of the Texaco 211544 Site, contamination in this portion of the Property appears to be related to the SMI Inc. Trust facility, another site listed on Ecology’s Hazardous Sites List. The SMI Inc. Trust site also includes the north-adjacent parcel at 8733 Greenwood Avenue N.



¹ <https://ecology.wa.gov/mtca>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

³ <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

⁴ <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=97144>

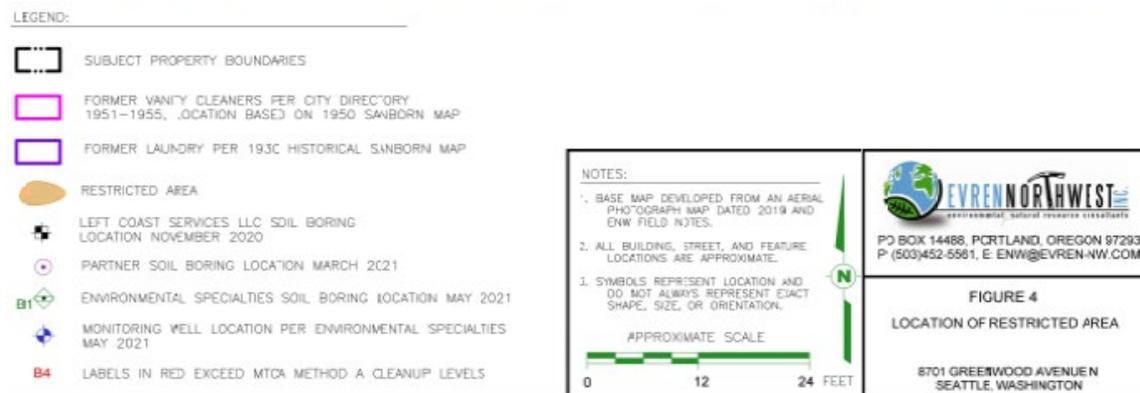
⁵ <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=95203>

⁶ <https://apps.ecology.wa.gov/cleanupsearch/document/118842>

Ecology and 8701 Greenwood LLC propose superseding the existing RC with a new Environmental Covenant. The Environmental Covenant will meet the requirements of the Uniform Environmental Covenants Act, enacted in 2007. The Environmental Covenant will require containment of contamination related to SMI Inc. Trust Site and will release restrictions on the Property related to the Texaco 211544 Site.

What Happens Next?

Ecology invites you to review and comment on the decision to supersede the RC for Texaco 211544 and replace it with a new environmental covenant. Ecology will review and respond to all comments received. If there are no significant comments, Ecology and 8701 Greenwood LLC will sign the Environmental Covenant, which will be protective of current Site conditions.





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Texaco 211544 Cleanup Site

Superseding the Environmental Covenant

Public Comment Period

August 10-September 8, 2023

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov, or visit <https://ecology.wa.gov/accessibility>. For Relay Service or TTY call 711 or 877-833-6341.