

Tacoma Redevelopment Properties

Parcel 3, Site 4



Proposed Consent Decree Amendment Available for Public Comment

You Are Being Asked To Comment

Washington State Department of Ecology (Ecology) is planning to file an amendment to Consent Decree No. 94-2-10917-6 for the site known as Tacoma Redevelopment Properties Parcel 3 Site 4 (Site 4).

The amendment will add **Site 4 Foss Waterway, L.L.C.** to an existing agreement (consent decree) between Ecology, the City of Tacoma and the Foss Waterway Development Authority.

The site is located on the 1500 block of Dock Street in Tacoma (see map on page 2), along the Thea Foss Waterway. It is part of a larger mixed-use redevelopment project that includes the Museum of Glass and Thea's Landing.

The company Site 4 Foss Waterway, L.L.C. is purchasing the land for redevelopment. The sale of the property also includes a **restrictive**

covenant (see box below) that controls future use of the site.

The amendment is now available for you to review and comment on. The box at the right has information on where to view this document and how to submit your comments. **Please submit your comments April 16 to May 15, 2007.**

What is a restrictive covenant?



Ecology and the potentially liable parties (PLPs) plan to control future activities on the site to protect the cleanup and the health of the environment.

The restrictive covenant will:

- Restrict activities that may interfere with cleanup actions.
- Restrict groundwater use.
- Provide for monitoring well maintenance.
- Require owners to notify Ecology of ownership changes.

Site Background

In 1994, Ecology entered into an area-wide consent decree with the City of Tacoma and the Tacoma Metropolitan Park District. Under the consent decree, they agreed to clean up abandoned industrial and commercial properties along Dock Street.

Protecting Puget Sound



This cleanup is part of Governor Gregoire's effort to help protect and restore Puget Sound.

Parcel 3, Site 4 is located on the Thea Foss Waterway, which is connected to Puget Sound. Cleaning up the land around the Thea Foss is an important step in making this waterway safer and healthier.

April 2007 Fact Sheet

PUBLIC COMMENT PERIOD

April 16 through May 15 2007
Direct Your Questions & Written Comments to:

Marv Coleman, Site Manager
WA Department of Ecology
SWRO Toxics Cleanup Program
PO Box 47775
Olympia, WA 98504-7775
(360) 407-6259
mcol461@ecy.wa.gov

Public Involvement Questions:

Hannah Aoyagi
(360) 407-6790
haoy461@ecy.wa.gov

Locations where you may view a copy of the consent decree amendment:

Tacoma Public Library
1102 Tacoma Ave.
Tacoma, WA 98402
(253) 591-5666

Citizens for A Healthy Bay
917 Pacific Ave. Suite 100
Tacoma, WA 98402
(253) 383-2429

WA Department of Ecology
SWRO Toxics Cleanup Program
300 Desmond Drive
Olympia, WA 98504-7775
(360) 407-6365
dene461@ecy.wa.gov

Web Site:

www.ecy.wa.gov/programs/tcp/sites/thea_foss/tacoma_redev_prop.htm

Facility Site Identification Number
21142429

Ecology has amended the consent decree several times in the past to:

- Plan cleanup for specific parcels.
- Put restrictions (restrictive covenants) on the use of certain properties.
- Add or remove parties listed in the consent decree.

This is the eleventh amendment to the original consent decree.



Parcel 3, Site 4 - Facing downtown Tacoma.

Most of Site 4 has already been cleaned up according to the consent decree amendment. As the new owner of the site, Site 4 Foss Waterway, L.L.C. is liable for remaining clean up, along with the past owners of the property. The amendment to the consent decree formalizes this responsibility. Depending on site conditions, Ecology may require that Site 4 Foss Waterway, L.L.C.:

- Investigate the site for pollution.
- Clean up pollution on the site.
- Provide and maintain institutional controls such as monitoring and deed restrictions (restricts use of the site when the property is sold).

What Happens Next?

Ecology will consider public comment when finalizing the amendment, and will provide more chances for public comment as the cleanup and redevelopment of Site 4 moves forward.

Ecology Wants Your Comments

You are invited to review and comment on the proposed consent decree amendment. Ecology will respond to your comments at end of the public comment period (**April 16 through May 15, 2007**). Please see the box on the front page of this fact sheet for details on how to review the consent decree amendment and provide comments.





**Department of Ecology
Southwest Regional Office
PO Box 47775
Olympia, WA 98504-7775**

**Tacoma Redevelopment
Properties Parcel 3, Site 4 —
Proposed Consent Decree
Amendment**

**Public Comment
April 16 - May 15, 2007**