

Boeing Isaacson Thompson Cleanup Site



8701 E. Marginal Way S., Tukwila, WA.

Comments accepted:

Nov. 6, 2023 – Jan. 4, 2024

Submit comments:

Online: <https://bit.ly/Ecology-BoeingIT-Comment>

By mail:

David Butler, Site Manager
PO Box 330316
Shoreline, WA 98133-9716
(206) 518-3513
david.butler@ecy.wa.gov

Document review:

www.bit.ly/Ecology-BoeingIT

Seattle Public Library
South Park Branch
8604 8th Ave S.
Seattle, WA 98108
(206) 615-1688

Site info:

Facility Site ID: 2218
Site Cleanup ID: 1944

Public Outreach Contact:

Meredith Waldref
Outreach Planner
LDW@ecy.wa.gov
(425) 229-3683

Documents ready for public review and comment

Ecology invites you to comment on several documents for the Boeing Isaacson Thompson cleanup site (Site) located at 8701 E Marginal Way S. in Tukwila near Seattle’s South Park Neighborhood and the King County International Airport.

The following documents are available:

- **Remedial Investigation:** A document detailing the nature (types) and extent (locations) of the contamination at the Site.
- **Feasibility Study:** A document showing different cleanup methods, called alternatives. This document includes Ecology’s preferred alternative.

Questions? Join us for an open house!

Drop-in online or in-person during this two-hour open house for food and a conversation about this cleanup site. Phone interpretation available in Spanish, Chinese, Vietnamese, and Khmer. All ages welcome!

Tuesday, December 5, 2023
(5:30pm-7:30pm)

In-person: Duwamish River
Community Hub
8600 14th Ave. South
Seattle, WA 98108

Online: Register and Join Zoom:
www.bit.ly/Ecology-BoeingIT



Toxics Cleanup Program

Site background

The Boeing Isaacson Thompson cleanup site is located in an industrial area of Tukwila on the east bank of the Lower Duwamish Waterway (LDW). The cleanup site is comprised of two properties owned by The Boeing Company and one property owned by the Port of Seattle. The site is a former tidal marsh area which was reclaimed when the Duwamish River was straightened and channelized to form the current Duwamish Waterway in the early 1900s. After dredging, the area was used as farmland and then for a variety of industrial purposes. The former Duwamish River channel (later Slip 5) in the middle of the site was filled over time with contaminated materials from unknown sources.

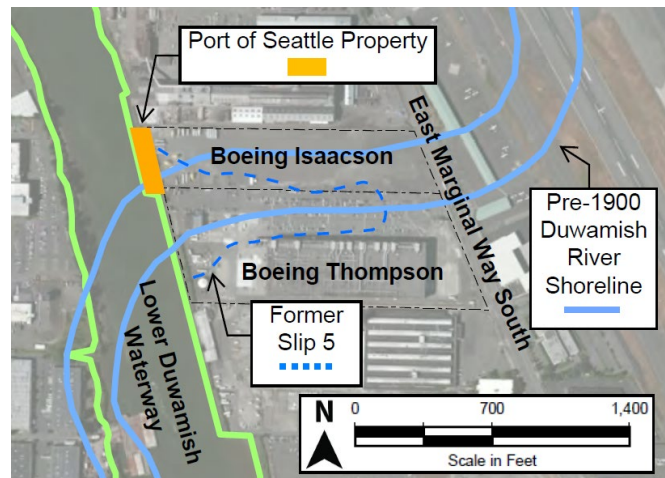


Figure 1 Aerial view of the Site in relation to the historic and current path of the Duwamish River.

The Isaacson Property (northern portion)

Prior to 1945: The Mineralized Cell Wood Preserving Company used a solution of arsenic and sulfate salts of copper and zinc to treat lumber. Sludge and chemicals remaining in the tanks were reportedly drained directly to the ground during tank cleaning.

1984: Boeing purchased the 9.84-acre property from Isaacson Steel Company, which had owned the property since 1943.

The Port of Seattle Property (northwestern portion)

1960s: A wall, called a bulkhead, was built along the LDW and filled to reclaim about 50 ft of land between the waterway and the Isaacson property. This ½-acre parcel of land is owned by the Port of Seattle.

The Thompson Property (southern portion)

1920s-1930s: Bissel Lumber Company operated on the property.

1930s-1966: The inlet partially dividing the Isaacson and Thompson property, called Slip 5, was filled in over time with contaminated materials including smelter slag and fire brick material.

1956: Boeing purchased the 19.35-acre property.

Investigating contamination (Remedial Investigation)

A variety of soil and groundwater investigations occurred at this Site from 1983 through 2009. In 2010, Boeing and Ecology entered into an Agreed Order which required Boeing to perform a Remedial Investigation and Feasibility Study and to develop a Cleanup Action Plan for the Site. Boeing conducted the Remedial Investigation between 2011 and 2012. It focused on further investigating soil, groundwater, soil vapor, storm drain solids, stormwater, and sediment at the Site to adequately understand the locations and types of contamination. The investigation also looked at the Site's potential for recontamination of the sediments in the LDW. The investigation found the following contamination above WA State cleanup levels:

- **Soil:** metals, semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), petroleum hydrocarbons
- **Groundwater:** metals, volatile organic compounds (VOCs), PCBs

Consider options (Feasibility Study)

To address the contamination found at the Site, Boeing prepared a Feasibility Study, which evaluated five different cleanup alternatives. The costs and environmental benefits of the alternatives were then compared, leading to a preferred cleanup alternative.

Cleanup alternatives:

- **Alternative 1:** Containment and Hydraulic Control via Capping and Groundwater Extraction
- **Alternative 2:** Containment and Hydraulic Control via Capping and Vertical Barrier
- **Alternative 3:** *In Situ* Groundwater Treatment, Containment, and Shoreline Excavation
- **Alternative 4:** Focused Excavation and Containment, and *In Situ* Groundwater Treatment
- **Alternative 5:** Site-Wide Excavation of Contaminated Soil

Preferred Cleanup Alternative: Alternative 3

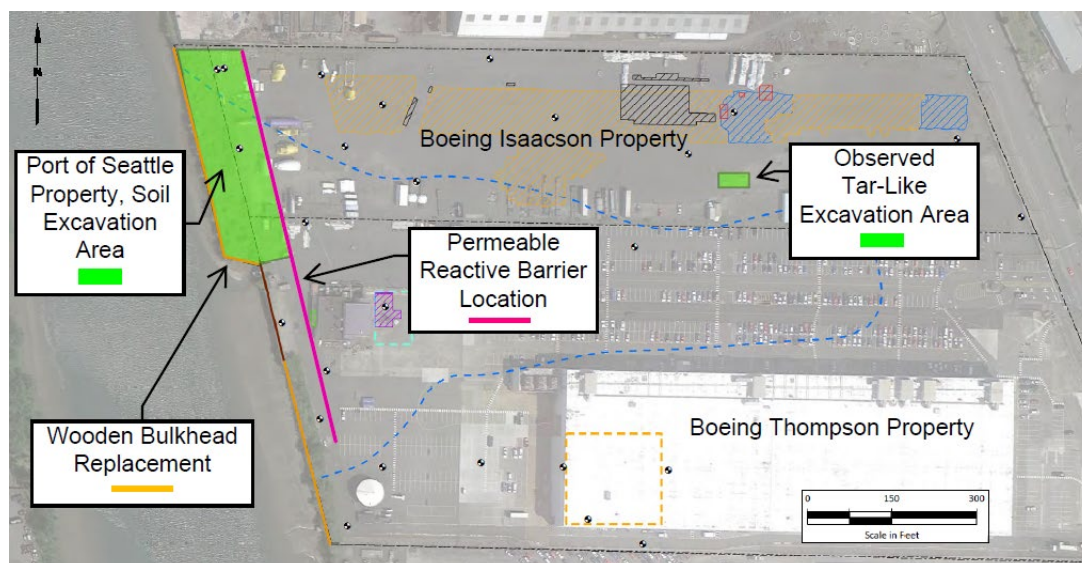


Figure 2 Cleanup actions planned for the Boeing Isaacson Thompson Site include *In Situ* treatment, excavation, and bulkhead replacement.

Alternative 3 consists of the following activities explained in more detail:

- ***In Situ* Treatment:** This type of treatment uses physical, biological, and/or chemical mechanisms to transform or destroy specific contaminants. At this Site, a **Permeable Reactive Barrier** is being planned to treat groundwater contamination. First, a trench will be excavated and backfilled with engineered materials that are reactive with Site contaminants. Then, as contaminated groundwater flows through these materials, the contaminants will break down and/or be trapped in place, preventing them from flowing into the LDW.
- **Excavation:** Contaminated soil will be removed from the Port property between the waterway and permeable reactive barrier alignment, and in the Observed Tar-Like Substance area (Shown in Figure 2).
- **Bulkhead replacement:** The wooden bulkhead on the Port of Seattle’s property will be replaced with a new steel bulkhead or other engineered shoreline that will be stabilized or armored to protect against erosion. The bulkhead along the Boeing Thompson property may be replaced at a different time as part of a separate infrastructure project.

Toxics Cleanup Program

- **Containment:** Pavement at the Site will be maintained or repaired to provide a barrier, called a cap, to prevent human contact with contaminated soil and groundwater. The cap will also limit precipitation/stormwater from coming into contact with contamination in the ground. This will help keep contamination from moving into the LDW.
- **Institutional controls:** Legal or administrative measures will be put in place to restrict or prohibit activities that could result in exposure to contaminants that are above acceptable health risk levels or interfere with the integrity of the cleanup action.
- **Long-term groundwater monitoring:** The groundwater will be monitored to make sure the cleanup alternative continues to protect the LDW.



Figure 3 Port of Seattle's wooden bulkhead on the northern side of the Site.

Why this site matters

This Site is along the [Lower Duwamish Waterway](#)¹ Superfund Site, which consists of a 5-mile stretch of the Duwamish River. The U.S. Environmental Protection Agency (EPA) added the [LDW Superfund Site](#)² to the Superfund National Priorities List in 2001. Ecology is working to stop or reduce sources of contamination to the LDW Superfund Site, an effort known as "[source control](#)³," so that the EPA can proceed with the cleanup of the river sediment. Although this site is located in the Upper Reach, the area of the river that will begin sediment cleanup as early as 2024, the sediments adjacent to the Site have been deferred to align with the uplands cleanup to ensure the sources are sufficiently controlled.

What happens next?

Ecology will consider all comments received during this public comment period and may make changes to the documents. If the documents require significant changes, we will hold another public comment period.

If no significant changes are made, Ecology will finalize the documents and the PLPs will proceed with finalizing the documents. The cleanup action plan and a future legal agreement will be available for review during a future public comment period.

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway>

² <https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1002020>

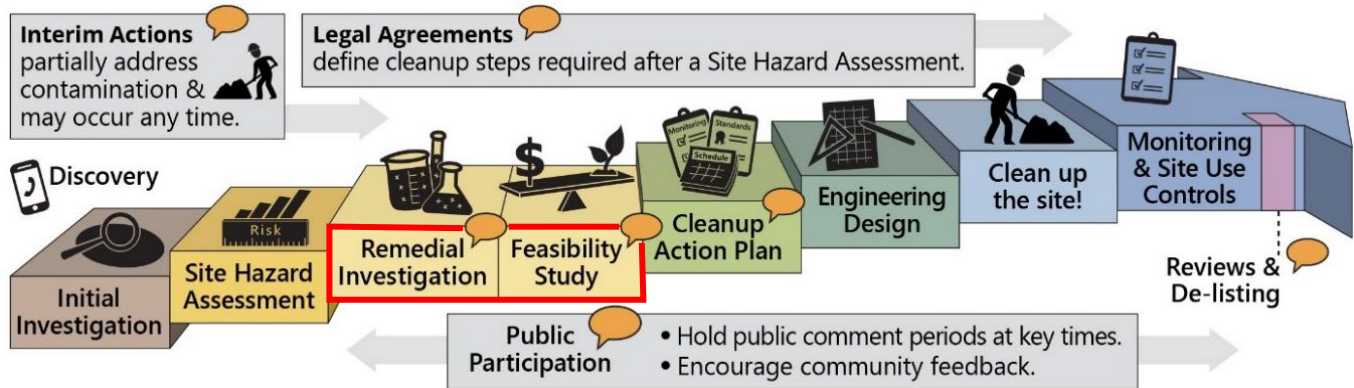
³ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway/Source-control>

Toxics Cleanup Program

Ecology's cleanup process

The Model Toxics Control Act ([MTCA](#)⁴) is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology is responsible for administering MTCA, including oversight of cleanups. The [MTCA cleanup process](#)⁵ is completed in steps (see graphic below) over a variable timeline.

This Site's review documents are each outlined below in red.



Washington's formal cleanup process ([download text explanation](#)⁶)

Language information

Español: Para ver una copia de esta hoja informativa en español (que incluye información sobre una jornada de puertas abiertas el 5 de diciembre con servicio de interpretación), visite <https://bit.ly/Ecology-BoeingIT>, el Seattle Public Library South Park Branch, llame al (360) 742-1554 , o envíe un correo electrónico a preguntas@ecy.wa.gov.

中文: 要查看 中文 情况说明书 (包括有关 December 5 公开会议的信息, 及口译), 请访问西雅图公共图书馆南公园分馆 <https://bit.ly/Ecology-BoeingIT>, the Seattle Public Library South Park Branch 致電 425-324-5901, 或電子郵件 sunny.becker@ecy.wa.gov.

Tiếng Việt: Để xem bản sao của Tờ Thông Tin này bằng tiếng Việt (bao gồm thông tin về các cuộc họp công cộng vào ngày 5 tháng 12 có thông dịch), hãy truy cập trang mạng: <https://bit.ly/Ecology-BoeingIT>, the Seattle Public Library South Park Branch, hoặc gọi (360) 790-4730, hoặc gửi email đến Lngu461@ecy.wa.gov.

ភាសាខ្មែរ: ដើម្បីមើលឯកសារថតចម្លងភាសាខ្មែរនេះជាភាសា ភាសាខ្មែរ (រួមមានព័ត៌មានអំពីការទទួលស្នាក់មន្ត្រីនៅថ្ងៃទី 5 ខែធ្នូដោយមានការបកប្រែ) សូមចូលមើលវិបសាយ <https://bit.ly/Ecology-BoeingIT>, សាខា Seattle Public Library South Park Branch, សូមហៅទូរស័ព្ទលេខ (425) 446-1024, ឬអ៊ីម៉ែល LDW@ecy.wa.gov.

⁴ <https://ecology.wa.gov/mtca>

⁵ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

⁶ <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

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

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Documents ready for public review and comment

Información en Español incluida (página 5)
有關的信息, 已被翻譯成中文 (第5頁)
Có thông tin bằng tiếng Việt (Trang 5)
ព័ត៌មានជាភាសាខ្មែររួមបញ្ចូល (ទំព័រ 5)

Public Comment Period

November 6, 2023 – January 4, 2024

<https://bit.ly/Ecology-BoeingIT-Comment>

Open House – See Page 1 for information

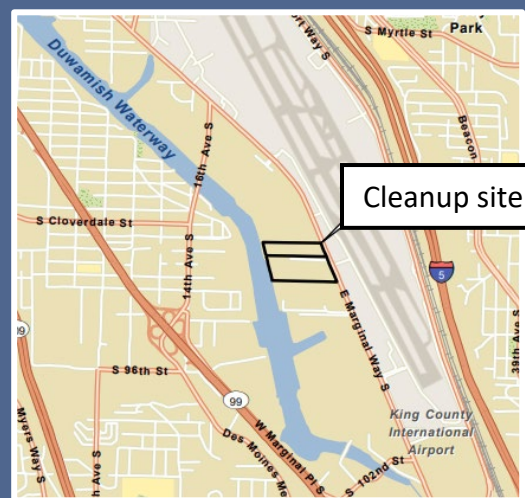
Tuesday, December 5, 2023, starting at 5:30 p.m.

(hosted simultaneously in-person and online)

Food and refreshments provided. All ages welcome!

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-229-3683 or email LDW@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.



Aerial map of the Boeing Isaacson
Thompson cleanup site.