

Nortar Site, former American Tar Company, Wallingford



Update: Environmental Cleanup Begins

Building demolition has begun in preparation for the environmental cleanup at the Nortar site, now called the Triad Northlake Site (Site). Triad Northlake LLC purchased the Site in August 1999 from Nortar and part of the legal agreement is to cleanup the contamination.

You may remember the last newsletter on this site gave information on a public comment period for the Prospective Purchaser Agreement Consent Decree (Consent Decree) and a Cleanup Action Plan. The Consent Decree is the legal agreement between Triad Northlake LLC and the Department of Ecology for the proposed cleanup of the Site. No changes were requested and the documents were finalized. The Consent Decree was recorded in Washington State Superior Court King County on April 14, 1999.

Site location and history

The Site is located 500-600 feet north of the north shore of Lake Union at 1700 N. Northlake Way in Seattle, Washington and was formerly known as the American Tar Company (ATCO). This Site is distinct and different from the ATCO Refinery located on the Gas Works Park site. From 1956 to the late 1980's ATCO manufactured roofing products and formulated wood preservatives at the Site. These operations resulted in environmental impacts, primarily from polynuclear aromatic hydrocarbons (PAHs) and a localized occurrence of pentachlorophenol (PCP) and mineral spirits. Nortar purchased the property in the early 1990's and leased portions of the property out to a variety of commercial tenants.

The cleanup

The Cleanup Action Plan is being conducted under the Model Toxics Control Act, the Washington state cleanup regulations, and will include the following four tasks:

- Excavation and off-site disposal of pentachlorophenol (PCP) contaminated soils at a chemical waste landfill, called RCRA subtitle C landfill, with contingencies.
- Excavation and off-site disposal of poly-aromatic hydrocarbons (PAHs) contaminated soils at a solid waste landfill, or recycled where practical.
- Excavation of perched and isolated zones of ground water with soils and off-site disposal.
- Compliance monitoring of shallow groundwater aquifer for all chemicals of concern.

Compliance monitoring

Compliance monitoring for soils and ground water will confirm protection of human health and the environment. Soils and ground water will be tested for petroleum hydrocarbons (TPH), volatile organic and semi-volatile organic compounds including PCP and PAHs, and metals. During the remedial investigation these chemicals of concern were identified in soil and/or ground water. MTCA method B cleanup levels are identified in the site Cleanup Action Plan.

Demolition and excavation

Demolition is in progress and cleanup excavation is expected to begin in mid September and finish in November 1999. Monitoring of ground water will continue through 2000.

Truck traffic and noise will be limited to the hours approved by the City of Seattle. Working hours are Monday through Friday from 7:00 a.m. to 4:00 p.m. The contractor plans to work Monday through Friday but is authorized to work on Saturday and Sunday from 9:00 a.m. to 5:00 p.m. if necessary.

The trucking schedule is estimated Monday through Friday from 9:00 a.m. to 3:00 p.m. Noise and dust will be monitored. Periodic sweeping and wetting of the soil will be used to control dust. Trucks will pick up stockpiled material every few days. The loaded trucks will be covered with tarps, and care will be taken to make sure the trucks do not track dust in and out of the site.

Redevelopment

After cleanup, the development will begin. Proposed development includes three buildings clustered with walkway and parking for commercial and residential uses. For additional information on the development phase, contact Ross W. Woods at Triad Northlake at (206) 374-0414.

For more information

All the documents related to the site cleanup are located at the information centers listed on page one. Also listed on page one are contact names to call with any questions you may have.

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