

Kent Station & Kent Commuter Rail Garage Site Summary

ISSUE

Sound Transit has been asking for clarification on whether 3 cleanup sites located on one of their properties in Kent have received an NFA determination through VCP or not. The confusion is related to a 2005 VCP NFA letter for the Kent Station cleanup site, which may have incorrectly included the Sound Transit property sites in the area of the NFA described in the letter.

GENERAL AREA INVOLVED

The area of interest is primarily located in the block bordered by 1st Ave N, W Smith St, 4th Ave N, and W James St. There are two major areas of interest related to this inquiry: the area owned by Sound Transit, which currently houses a parking garage associated with the Kent Station transit center located east across 1st Ave N, and the area currently occupied by the Kent Station shopping center. These two areas correspond with two existing sites: the Kent Commuter Rail Garage site ([CSID 989](#)) and the Kent Station site ([CSID 4792](#)). These are both noted as parent sites in ISIS – they do not have releases associated with them specifically, but cover an area with multiple child sites. Approximate areas covered by these parent sites are shown on Figure 1.

SITES INVOLVED

Locations of these sites are shown on Figure 2.

Kent Station child sites:

- Borden Chemical ([CSID 33](#)): Includes most of the area of redevelopment. VCP NW1279, which included the NFA letter in question, is associated with this site in ISIS. Hazardous Site List (HSL) delisting was partially completed in 2005 (public meeting held, no final response to public comments available in file); HQ removed NFA status in ISIS in 2010 after noting it was still on HSL; delisted in 2016 after review by Donna Kirkman and Louise Bardy (NFA status returned).
- Reiman Trust Property ([CSID 4477](#)): Just outside of redevelopment area on the southwest. NFA dated 5/7/2005.

Kent Commuter Rail Garage child sites:

- Burdic Feed ([CSID 1071](#)): This is an old agricultural facility, located east of 1st Ave N, on the west and east sides of Railroad Ave N. It is located within the area of the transit center, but not within the area of the parking garage, and so its non-NFA status (Cleanup Started) is not in question.
- JSWJ Property ([CSID 1110](#)): This site is located in the southeast corner of the current garage area, with a status of Awaiting Cleanup.
- Silvestri ([CSID 5690](#)): AKA Recreational Distribution Systems Inc Property. This site is located in the northeast corner of the current garage area. It was enrolled in VCP from 2000-2007, with Sound Transit as the customer and Ron Timm as the site manager. It did not receive an NFA because groundwater cleanup was not completed; the status is Cleanup Started.
- Washington Cedar Supply ([CSID 979](#)): AKA Brutsche Property. The Brutsche property included 4 parcels – 1 includes the western half of the current garage parcel (Parcel A). The other 3 are located within the Kent Station shopping center area (Parcels B, C, and D). The Phase II ESA in the site documents covers the 3 parcels in the shopping center area, which were remediated during shopping center construction. The ERTS for the site is for the parcel within the garage area, so the site is properly associated with the current garage area. Ecology records do not include any information regarding contaminant characterization or cleanup on Parcel A, within the garage footprint. The current site status is Awaiting Cleanup.



FIGURE 1: Approximate areas covered by definition of parent sites prior to review (before proposed site name updates to “Kent Station” and “Kent Commuter Rail Garage”). Basemap is 2019 aerial from King County iMap.

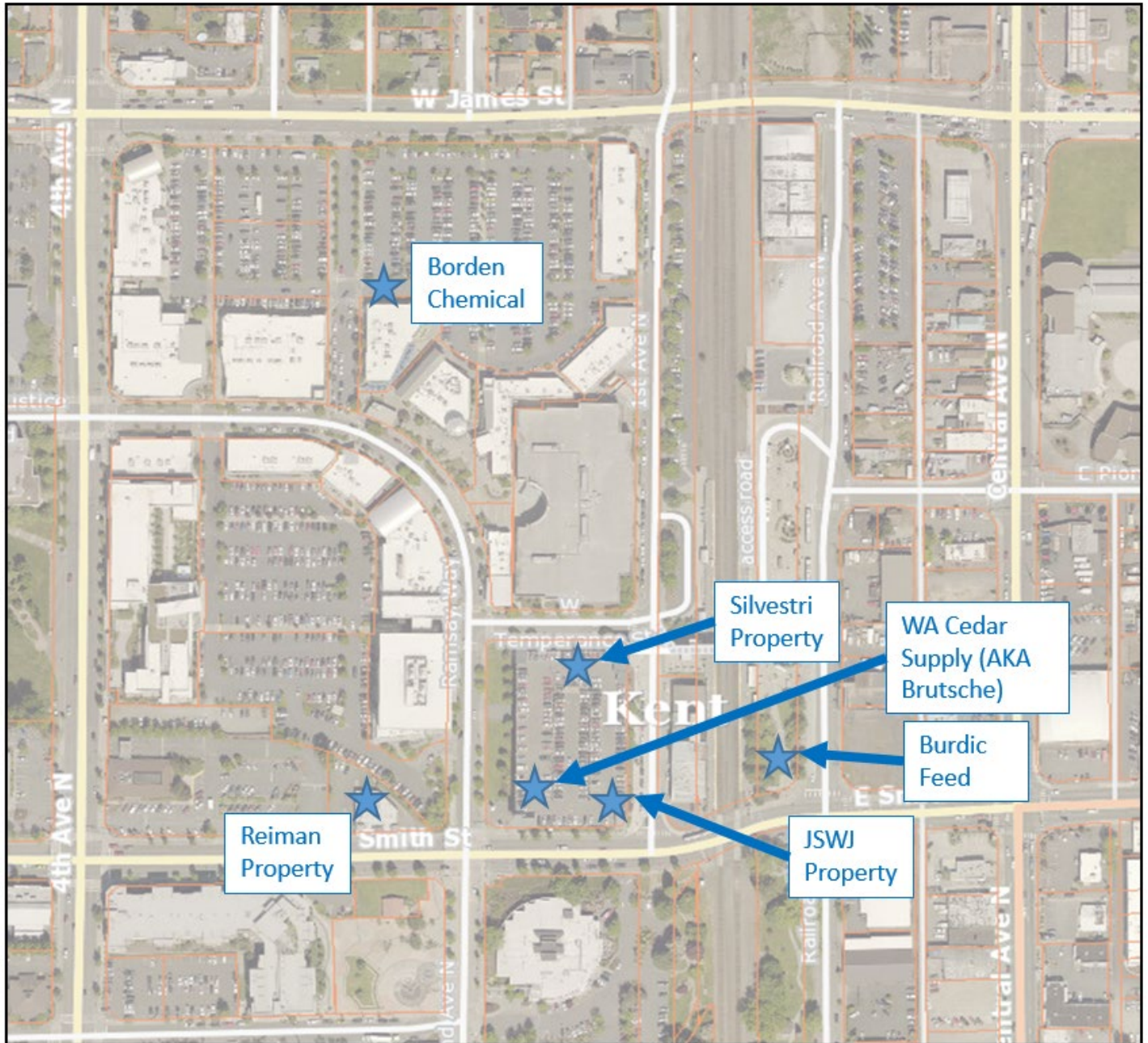


FIGURE 2: Approximate location of existing child sites. Basemap is 2019 aerial from King County iMap.

DEFINITION OF “KENT STATION” IN ECOLOGY FILES

December 2003: Earliest Ecology document identified in the site files that refers to a “Kent Station Area”. Includes sites identified above as well as adjacent sites not included in the Kent Station redevelopment block (i.e. NW Metal Products, site located to the west of the redevelopment across 4th Ave N). Documents relate to worker safety in the area if redevelopment occurred, given an area-wide issue with elevated arsenic in groundwater.

July 2004: VCP NW1279 opened for Kent Station. Application defines area as including Borden Chemical and Reiman Trust Property sites. Site contact is developer for retail area (Kent Station Tarragon LLC).

May 2005: VCP NFA Letter for NW1279. Letter text says the area included in the NFA is the “Kent Station Property including former Borden Chemical Facility, Brutsche, Reiman, Silvestri, and Kent-Metro RTA Garage, bounded by James Street to the north, First Avenue North to the east, Smith Street to the south, and Fourth Avenue North to the west”. The list of reviewed documents in the letter includes reports for Reiman, Borden, and those more generally referring to as the Kent Station redevelopment area, but not any documents for the sites in the garage area. Document list is consistent with the area defined in the VCP application.

July 2005: Email communication between Sound Transit (Mark Menard) and Ecology (Ron Timm and Maura O’Brien). Sound Transit was copied on the May 2005 VCP letter, and had been billed for VCP work; email was to clarify if those were related. Ron confirmed billed time was for work he had done on Silvestri site. Maura indicated that she needed to clarify properties covered by the NFA letter, as there was some confusion, but that she had not reviewed the Sound Transit site files.

Ongoing in 2005: Repeated inquiries from a citizen, Don Shaffer on behalf of the group Kent Cares, asking for clarification on which properties were supposed to be included in the NFA letter. Written inquiries include his interpretations of conversations with Maura (where she indicated a correction may need to happen) and Ron (who confirmed there was still contamination to be addressed on the Silvestri site).

November 2005: Letter from Maura to Don Shaffer with information on upcoming delisting public comment period and meeting for the site. Description of property in this letter is different from the NFA letter – “the Kent Station Property also called the Kent Station Tarragon site including former Borden Industrial, Borden Chemical Facility, and neighboring properties bounded by 4th Avenue North to the west, James Street to the north, 1st Avenue North to the east, Temperance Street to the south, 2nd Avenue North to the southeast, and an irregular boundary to 4th Avenue North and location north of Smith Street”. This description aligns with the Kent Station redevelopment/retail area, and omits Sound Transit property.

December 2005: Public meeting for delisting. Agenda is titled “Former Borden Chemical – Kent Station (Tarragon) Site”. Internal pre-meeting notes with anticipated questions include a question on the clarification of boundaries in the NFA letter. The draft response does not list the site names, but is clear that certain sites should not have been included, and this was going to be clarified after the end of the comment period. An additional anticipated question about Ecology next steps includes Ecology clarifying NFA letter in the draft response.

After 2005: No notable documents in the site file after the public meeting documents. No drafts of revised NFA letter, no response to public comments, no additional inquiries from Don Shaffer, nothing documenting a reverse of the decision to update the area in the NFA letter.