

Cleanup options for Precision Engineering Inc



1231 S Director St. Seattle, WA

Comments accepted:

June 1 (12:00 a.m.) -
June 30, 2026 (11:59 p.m.)

Submit comments:

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

By mail:

Arthur Buchan, Site Manager
1250 W Alder
Union Gap, WA 98901
(360) 628-4415
arthur.buchan@ecy.wa.gov

Document review:

Seattle Public Library
South Park Branch
8604 8th Ave S.
Seattle, WA 98108

Site info:

1231 S Director St, Seattle, WA
Facility Site ID: 2056
Site Cleanup ID: 4532

Public outreach contact:

Eric Foss
Outreach Planner
eric.foss@ecy.wa.gov
(509) 654-8830

Comment on cleanup options for Precision Engineering Inc cleanup site

We invite you to comment on options for the cleanup of the Precision Engineering Inc site at 1231 South Director Street in Seattle, just south of the South Park neighborhood.

The following documents are available for review and comment:

Remedial investigation (RI): Describes the contamination found at the site and determines how it got there.

Feasibility study (FS): Compares options for cleaning up the contaminated property. The goal of the study is to find the method that provides the most protective and permanent cleanup.

Learn more at our community office hours!

Drop-in during this two-hour community event to talk about this cleanup site. Phone interpretation available. All ages welcome.

Wednesday, June 3, 2026

(4:00 p.m - 6:00 p.m.)

South Park Playground

738 S Sullivan St., Seattle, WA 98108



Language Services

Español (p. 4), 中文 (見第 4 頁), Tiếng Việt (Trang 4), ភាសាខ្មែរ (ទំព័រ 4)

Toxics Cleanup Program

Site background

The site is about 3.5 acres and contains a single 62,000-square-foot industrial building divided into three warehouses. From 1968 to 2005, Precision Engineering, Inc. operated a metal-finishing shop on the property, performing hard-chrome plating, grinding, welding, and hydraulic cylinder work. Over the decades, leaks and spills from the plating tanks and solvent storage areas released chromium, trichloroethylene (TCE), and petroleum into the soil and groundwater beneath the building. CL Frazier Properties LLC, Precision Engineering Inc., and Dick Morgan are the Potentially Liable Parties (PLPs) who are responsible for the investigation and cleanup of the site.



Figure 1 Aerial view of the Precision Engineering site

Remedial Investigation: what we found and where it is located

The RI confirmed that contamination is concentrated and contained on the property and is not reaching the Lower Duwamish Waterway. The contaminants of concern are Chromium, Copper, Lead, Mercury, Zinc, 1,4-Dioxane, cPAHs, TPH, and Trichloroethylene. The site has been divided into four contaminated areas referred to as Areas of Concern (AOCs):

- **AOC1 — South end of Warehouse 1:** The most heavily impacted area on the property is the former plating tank area. High concentrations of hexavalent chromium and TCE were found in soil and in groundwater at well MW5, directly beneath the former hard-chrome plating tanks.
- **AOC2 — North end of Warehouse 1:** Moderate, lower-level TCE in soil and groundwater with trace chromium. Vinyl chloride, a TCE breakdown product, was also detected at low levels in dissolved-phase groundwater.
- **AOC3 — Drainage ditch south of the property:** Chromium in surface soil within roughly the top two feet, plus one small spot of total petroleum hydrocarbons (TPH). Ditch water (sampled during rain events) did not show contamination migrating off-site.
- **AOC4 — Three scattered petroleum hotspots:** Isolated TPH (diesel and heavy oil) pockets in soil that are currently capped by pavement and the building above them. No groundwater impact has been observed at these locations.

Indoor air at the building was a concern prior to 2020, but an interim action that sealed floor cracks and plugged an old evaporator pit reduced TCE concentrations below applicable screening levels. Subsequent monitoring rounds, including the most recent in November and December 2024, confirm indoor air has remained below those levels. The only contaminant of concern for indoor air appears to be Trichloroethylene. Perimeter wells between the building and surrounding roads are clean, indicating contamination is not migrating beyond the property boundaries.

Toxics Cleanup Program

Feasibility study: considering options for cleanup

The FS evaluated five different cleanup methods. The costs and environmental benefits of the alternatives were compared, leading to the selection of Alternative 4 as the proposed cleanup option.

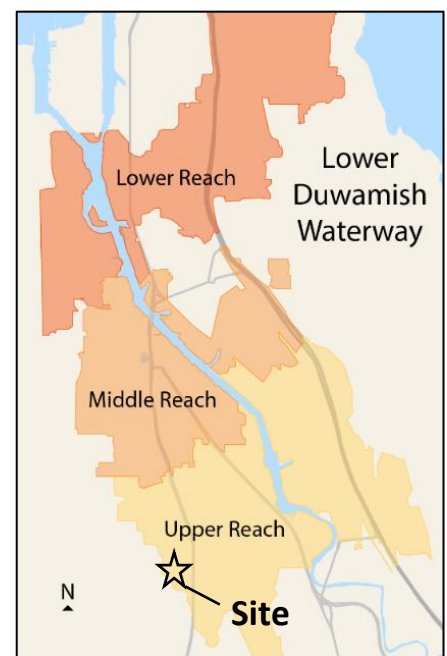
Understanding the preferred cleanup option

Alternative 4 consists of the following cleanup activities, tailored to each Area of Concern (AOC):

- **AOC1 – Solidification and Stabilization:** In the worst-contaminated area, a cement-based binder will be mixed into the soil down to about 15 feet below the floor. This locks the chromium and TCE in place so they can't leach into groundwater.
- **AOC2 – Chemical Hazard Reduction:** In the moderately contaminated area, iron and activated-carbon would be injected into the ground. The iron chemically destroys TCE and makes chromium less toxic; the carbon adsorbs any remaining dissolved-phase contaminants, including vinyl chloride. No excavation is required.
- **AOC3 – Excavation:** In the drainage ditch south of the property, the top two feet of soil would be dug out during the dry season, loaded for off-site disposal, and replaced with clean backfill. The ditch would be re-seeded, and one wet-season vegetation monitoring round would confirm the planting is established.
- **AOC4 – Monitoring and Institutional Controls:** Three petroleum hotspots are already capped by pavement and the building. Groundwater monitoring would confirm that contamination is not migrating, and legal restrictions recorded on the property title would prevent anyone from disturbing the capped areas or using the groundwater under the property in the future.

Why this site matters

The Former Precision Engineering site sits just south of the South Park neighborhood, near but not within the [Lower Duwamish Waterway](https://ecology.wa.gov/LDW)¹ (LDW) Superfund site, a 5-mile stretch of the Duwamish River. Ecology works with property owners along the LDW to stop or reduce sources of contamination to the river — an effort known as “[source control](#).” Multiple rounds of investigation at the Former Precision Engineering site confirm that the property is not a source of contamination to the LDW. The proposed cleanup will eliminate or contain contaminants under the building, remove shallow contamination from the ditch south of the property, and ensure that the site continues to protect groundwater, the LDW, and indoor air into the future.



The Precision Engineering site is SW of LDW

¹ <https://ecology.wa.gov/LDW>

Toxics Cleanup Program

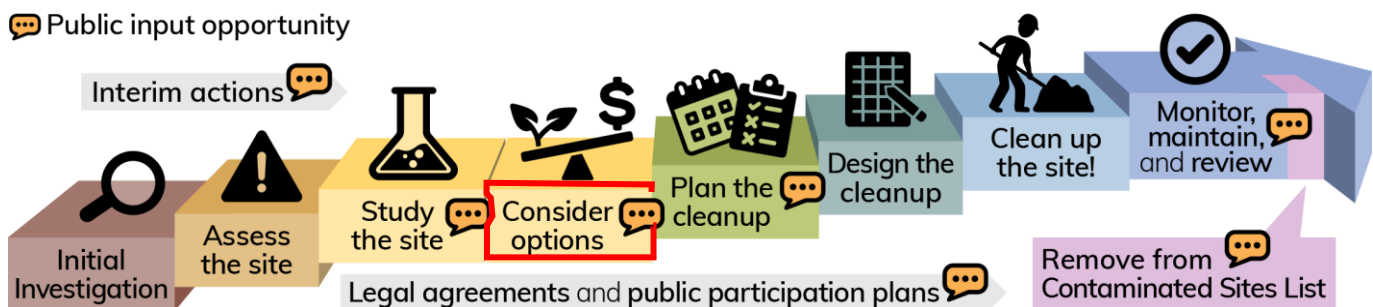
What happens next?

We 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.

The next step in the cleanup process for this site is the creation of a cleanup action plan which will describe the cleanup in more detail. This document will be released for a public comment period.

Our cleanup process

The Model Toxics Control Act ([MTCA](https://ecology.wa.gov/mtca)²) 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](https://ecology.wa.gov/MTCA-process)³ is completed in steps (see graphic below) over a variable timeline.



Language Services

Español: Una copia traducida de este material podría estar disponible en otros idiomas sin costo. Para solicitarla, envíe un correo electrónico a eric.foss@ecy.wa.gov o llame al (509) 654-8830.

中文: 本材料的翻译版本可免费提供。如需要, 请发送电子邮件至 eric.foss@ecy.wa.gov 或致电 (509) 654-8830.

Tiếng Việt: Bản dịch của tài liệu này có thể được cung cấp miễn phí bằng các ngôn ngữ khác. Để yêu cầu, hãy gửi email đến eric.foss@ecy.wa.gov hoặc gọi (509) 654-8830.

ភាសាខ្មែរ: ច្បាប់ចម្លងដែលបានបកប្រែរបស់ឯកសារនេះ អាចមានជាភាសាផ្សេងទៀតដោយឥតគិតថ្លៃ។ ដើម្បីស្នើសុំ សូមផ្ញើអ៊ីមែលទៅ eric.foss@ecy.wa.gov ឬទូរស័ព្ទទៅ (509) 654-8830.

² <https://ecology.wa.gov/mtca>

³ <https://ecology.wa.gov/MTCA-process>

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

Comment on cleanup options for the Precision Engineering cleanup site

Español (p. 4) | 中文 (見第 4 頁) | Tiếng Việt (Trang 4)
ភាសាខ្មែរ (ទំព័រ 4)

Public Comment Period

June 1 (12:00 a.m.) – June 30, 2026 (11:59 p.m.)

Remedial Investigation and Feasibility Study for Precision Engineering Inc are available for review and comment. This cleanup site is located near the Lower Duwamish Waterway.

Join us at a neighborhood meeting June 3 to learn more and ask questions! Details on page 1.

ADA accessibility

To request an ADA accommodation, contact us by phone at 425-533-5537 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 Precision Engineering Inc site