

**Toxics Cleanup Program****June 2013**

## Prospective Purchaser Consent Decree Documents Available for Public Review and Comments

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with information about the Alaska Street Texaco (also known as SKS Shell) cleanup (Site). The site is approximately 0.14 acres located in West Seattle at the intersection of Southwest Alaska Street and Fauntleroy Way Southwest.

The planned development will include construction of two separate mixed-use commercial/residential buildings with subgrade parking that will extend lot-line to lot-line and will include additional parcels to the south and west. The two buildings will contain ground floor retail space and five floors of apartment units above. Two levels of below grade parking are planned across the entire development with anticipated capacity of 534 parking spaces.

Ecology and LMI West Seattle LLC will enter into an agreement called a Prospective Purchaser Consent Decree for cleanup at the Site. Under the proposed Prospective Purchaser Consent Decree, LMI West Seattle LLC agrees to complete the following site actions:

- Prepare a draft and final Remedial Investigation/Feasibility Study (RI/FS) Report. The RI/FS reports present the results of the investigation and evaluate the cleanup alternatives.
- Prepare a Draft Cleanup Action Plan (DCAP).

Ecology has prepared a Public Participation Plan for the Site. The Plan describes the tools and approaches used to inform the public, request comments, and engage them in the cleanup process.

Ecology invites comments on the Prospective Purchaser Consent Decree and draft Public Participation Plan. These documents can be reviewed at the Document Review

### Comments Accepted June 21 – July 22, 2013

#### Submit Comments and Technical Questions to:

Eugene Freeman – Site Manager  
Washington State Department of Ecology -Toxics Cleanup Program  
3190 160<sup>th</sup> Ave. SE.  
Bellevue, WA 98008  
Phone: (425) 649-7191  
E-mail: eugene.freeman@ecy.wa.gov

#### Document Review Locations

##### West Seattle Public Library

2306 42<sup>nd</sup> Ave SW  
Seattle, WA 98116  
Phone: (206) 684-7444

##### Southwest Branch Public Library

9010 35<sup>th</sup> Ave S.W.  
Seattle, WA 98126  
Phone: (206) 684-7455

##### Department of Ecology Northwest Regional Office – Central Records Office

3190 160<sup>th</sup> Ave. SE  
Bellevue, WA 98008

By appointment only:  
Contact Sally Perkins  
Email: sally.perkins@ecy.wa.gov  
Phone: (425) 649-7190  
Hours: Tuesday – Thursday  
8:00 a.m. – 12:00 p.m.  
1:00 p.m. – 4:30 p.m.

##### Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=6015>

Facility Site ID #: 39196282  
Cleanup ID #: 6015

## Alaska Street Texaco Site

Locations listed on the first page. Please send your written comments to the Site Manager, Eugene Freeman at [eugene.freeman@ecy.wa.gov](mailto:eugene.freeman@ecy.wa.gov) or call (425) 649-7191 from June 21- July 22, 2013.

### Draft Remedial Investigation and Feasibility Study (RI/FS)

This document presents a detailed description of the type and extent of contamination and it presents evaluation of the cleanup alternatives to address contamination at the Site. After evaluation of the three cleanup alternatives, alternative 1 was selected. This alternative includes:

- Excavation and offsite disposal of contaminated soil collected from within the property boundary to a depth of 30 feet below ground surface.
- Dewatering of shallow contaminated groundwater using eight or more groundwater wells installed along the north and east rights-of-way along Southwest Alaska Street and Fautleroy Way Southwest.
- Injection of a chemical oxidant to enhance biodegradation of contamination in the groundwater.

### Draft Cleanup Action Plan (CAP)

The objective of the draft CAP is to describe how soil and groundwater cleanup will progress. The cleanup will include the following tasks:

- Selected alternative development and description
- Monitored natural attenuation
- Cleanup action objectives
- Construction activity summary, excavation and land disposal of contaminated soil
- Construction activity summary, right-of-way dewatering, chemical oxidation, and barrier system
- Protection monitoring
- Performance monitoring for soil and groundwater
- Confirmation monitoring for soil and groundwater
- Expected restoration timeframe
- Limitations

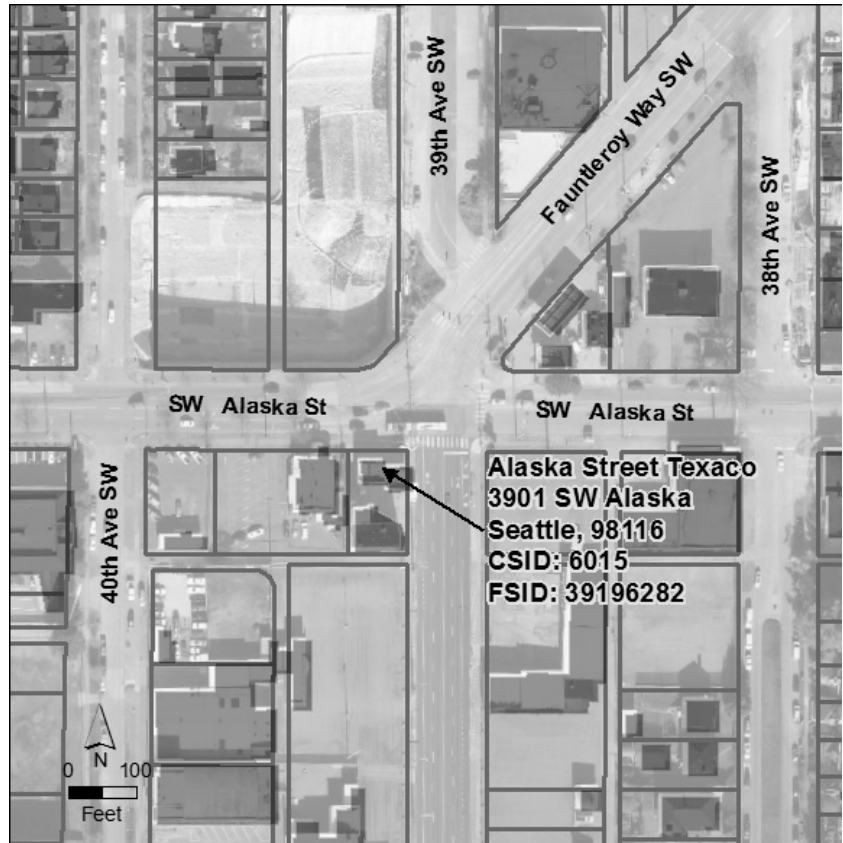
The Site development will start before the Site has been fully characterized in areas where existing buildings are located. As the Site is cleared additional characterization of soil and groundwater contamination will occur. The currently selected remedial action will be adapted to address any additional contamination discovered. After excavation, soil samples will be collected to confirm cleanup compliance. After remediation at this Site and completion of building site development, groundwater compliance monitoring will continue at the Site until four consecutive monitoring events below cleanup levels are achieved, for a period estimated to be not less than 5 years.

## Alaska Street Texaco Site

### Site Background

The Alaska Street Texaco property was developed as a gasoline station and auto repair shop in 1934. Successive oil companies retailing petroleum products include Gilmore Red Lion in the 1930s, Mobil Oil in the 1940s, Texaco in the 1950s, Atlantic Richfield in the 1960s, Arco from 1975 to 1995, Texaco from 1998 to 2004, and Shell from 2004 to the present.

In 1950 the original 1934 gasoline fueling equipment was removed and two 4,000 gallon underground storage tanks (USTs) were installed. The pump islands and service station were removed in 1961 and replaced with a new and relocated pump island. An additional 8,000 gallon UST was installed in 1974. The 1950-vintage USTs were removed in 1984 and replaced with one 10,000 gallon UST and two 12,000 gallon USTs. The 1984-vintage USTs are still active. Over time leaded and unleaded gasoline and diesel fuel have been stored in the various USTs at the Site.



### Contaminants of Concern

The known contaminants in soil are:

- Gasoline
- Diesel fuel
- Benzene, toluene, ethylbenzene, xylene (BTEX)

The known contaminants in groundwater are:

- Gasoline
- Diesel fuel
- Benzene, toluene, ethylbenzene, and xylene (BTEX)

### What Happens Next?


After the public comment period ends, Ecology will read and consider all comments that were received. A public meeting is not planned for this site. However a meeting will be held if 10 or more people request it.



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

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Bellevue, WA 98008

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## Alaska Street Texaco King County

Ecology invites comments on the Proposed  
Purchase Consent Decree and Public Participation  
Plan

**Public Comment Period: June 21- July 22, 2013**

**Facility Site ID #: 39196282**  
**Cleanup ID #: 6015**

If you need this publication in an alternative format, call (425) 649-7117. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call (877) 833-6341.

### What can you do?

- 1.** Read about the cleanup in this handout.
- 2.** To get more detailed information, review the supporting documents at the locations listed in this document.
- 3.** Write down your comments and questions. Send them to the Department of Ecology at the address provided in this document.

We appreciate your comments and concerns. *Thank you.*