



PUBLIC PARTICIPATION PLAN

Alexander Avenue Petroleum Tank Facilities
709,901,1001 Alexander Avenue
Tacoma, WA 98421-4219

Facility Site ID#: 1377
Cleanup Site ID#: 743

Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
300 Desmond Drive
Olympia, Washington 98504-7775

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TABLE OF CONTENTS

INTRODUCTION.....	3
SITE BACKGROUND	3
CURRENT ACTIVITY.....	3
MODEL TOXICS CONTROL ACT CLEANUP STAGES	4
PUBLIC INVOLVEMENT RESPONSIBILITIES AND ACTIVITIES.....	4
FIGURES.....	7

INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this public participation plan in cooperation with the Port of Tacoma (port) and Mariana Properties, Inc., pursuant to the Model Toxics Control Act (MTCA) and Agreed Order No. DE 9835 to promote meaningful community involvement during the investigation and cleanup of the Alexander Avenue Petroleum Tank Facilities Site. This plan outlines and describes the tools that Ecology uses to inform the public about Site activities and identifies opportunities for the community to become involved.

SITE BACKGROUND

The Alexander Avenue Petroleum Tank Facilities site results from contamination released from two adjacent petroleum tank facilities that were historically located at 709, 901, and portion of 1001 Alexander Avenue (which was historically combined with a portion of 901 Alexander Avenue.) The site is situated upon the Commencement Bay industrial tide flats on the peninsula of land between the Blair and Hylebos Waterways (see Figure 1). Mariana Properties owns 709 Alexander and the port owns 901 and 1001 Alexander Avenue.

In the 1930's, two fuel storage and distribution facilities were constructed at the properties.

Both underground and above-ground storage tanks held diesel fuel, gasoline and fuel oil. Docks on Hylebos Waterway, garages, offices, fuel loading platforms, and gasoline pump houses were present. In the mid-1970s to early 1980s, the site also held a plant for adding lead to gasoline and another for distilling crude oil.

In 1983, the tanks and other structures were removed from the facility that occupied a portion of present-day 901 Alexander Avenue and the property is now part of a port warehouse complex. By 1997, owners and operators had removed the crude oil plant, gasoline leading plant, all the underground and above-ground tanks and other structures from the 709 Alexander Avenue property, and it has remained vacant since that time.

Environmental investigations previously complete on the Site have identified the presence of petroleum related contaminants and other contaminants in both soil and groundwater.

CURRENT ACTIVITY

Ecology, the port, and Mariana Properties, Inc. are entering into an Agreed Order to begin cleaning up contamination at the Alexander Avenue Petroleum Tank Facilities Site.

The Agreed Order is a legal document that will require the port and Mariana Properties to prepare the following:

- **Remedial Investigation (RI) Report**—Describes the nature and extent of contamination.
- **Feasibility Study (FS)**—Evaluates cleanup options.

- **Draft Cleanup Action Plan (draft CAP)**—Describes the proposed cleanup action and how it meets Ecology’s cleanup standards.

MODEL TOXICS CONTROL ACT CLEANUP STAGES

The Model Toxics Control Act (MTCA) defines each stage of the cleanup process to protect human health and the environment. Figure 1 on page 8 details these stages.

In addition to the steps in the chart, “interim actions” may be taken during steps 1 through 5 (the investigation) to reduce or eliminate pollution that poses an immediate threat to human health or the environment. If Ecology determines that interim actions are needed, the agency would issue the interim action plan for public comment.

The cleanup process is complex. Issues often arise that require more attention or evaluation, and may lead to changes in the steps or schedule. Every effort will be made to keep the public well-informed of changes.

PUBLIC INVOLVEMENT RESPONSIBILITIES AND ACTIVITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the MTCA activities planned for this Site. This section of the plan addresses how Ecology will share information and receive public comments and community input on the Site activities.

Public Involvement Activities

Ecology uses a variety of activities to facilitate public participation in the investigation and cleanup of MTCA Sites. The following is a list of the public involvement activities that Ecology will use, their purposes, and descriptions of when and how they will be used during this Site cleanup.

Formal Public Comment Periods

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions. Comment periods usually last 30 days and are required under WAC 173-340-600 at certain points during the investigation and cleanup process.

During a comment period, the public can comment in writing. Verbal comments are taken if a public hearing is held. After formal comment periods, Ecology reviews all comments received and may respond in a document called a Responsiveness Summary.

Ecology will consider the need for changes or revisions based on input from the public. If significant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

Additional public comment periods will be held for draft remedial investigation/ feasibility study

reports, draft cleanup action plans, future agreed orders or consent decrees that are developed for the Site.

Public Meetings and Hearings

Public meetings may be held during the investigation and cleanup process as required by WAC 173-340-600. Ecology also may offer public meetings for actions expected to be of particular interest to the community. These meetings will be held at locations convenient to the community. If 10 or more people request a public meeting, one will be scheduled. Otherwise, meetings will be scheduled as needed.

Information Repositories

Information repositories are places where the public may read and review Site information, including documents that are the subject of public comment. Ecology has established three repositories for the Alexander Avenue Petroleum Tank Facilities cleanup project. Documents available for public review and comment can be found here:

- Washington State Department of Ecology, Southwest Regional Office, 300 Desmond Drive, Lacey, WA 98516. Please call (360) 407-6365 for an appointment.
- Tacoma Public Library, 1102 Tacoma Avenue, South, Tacoma, WA 98402, Phone: (253) 591-5666
- Citizens for a Healthy Bay, 535 Dock Street, Suite 213, Tacoma, WA 98402, (253) 383-2429

Site information also will be posted on Ecology's Web site: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=743>

Site Register

Ecology's Toxics Cleanup Program uses its bimonthly *Site Register* to announce all of its public meetings and comment periods, as well as many other activities. To receive the *Site Register* in electronic or hard copy format, contact Seth Preston at (360) 407-6848 or by e-mail at Seth.Preston@ecy.wa.gov. It is also available on Ecology's web Site at http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html

Mailing List

Ecology has compiled a mailing list for the Site. The list includes individuals, groups, public agencies, elected officials, private businesses, potentially affected parties, and other known interested parties. The list will be maintained at Ecology's Southwest Regional Office and will be updated as needed.

Please contact Joyce Mercuri at (360) 407-6260 or Joyce.Mercuri@ecy.wa.gov if you would like to have your address added to or deleted from this mailing list.

Fact Sheets

Ecology will mail fact sheets to persons and organizations interested in the Alexander Avenue Petroleum Tank Facilities cleanup project to inform them of public meetings and comment opportunities and important Site activities. Ecology also may mail fact sheets about the progress of Site activities.

Newspaper Display Ads

Ecology may place ads in the *Tacoma News Tribune* to announce public comment periods and public meetings or hearings for the Site.

Plan Update

This public participation plan may be updated as the project proceeds. If an update is necessary, and constitutes a substantial change in the plan, the revised plan will be submitted to the public for comment.

Points of Contact

If you have questions or need more information about this plan or the Alexander Avenue Petroleum Tank Facilities cleanup project, please contact the following:

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FIGURES

Figure 1. Approximate Site location (Based on factors currently known to Ecology)



Figure 2. Steps in the Model Toxics Act Formal Cleanup Process



Steps in the Model Toxics Control Act Cleanup Process

