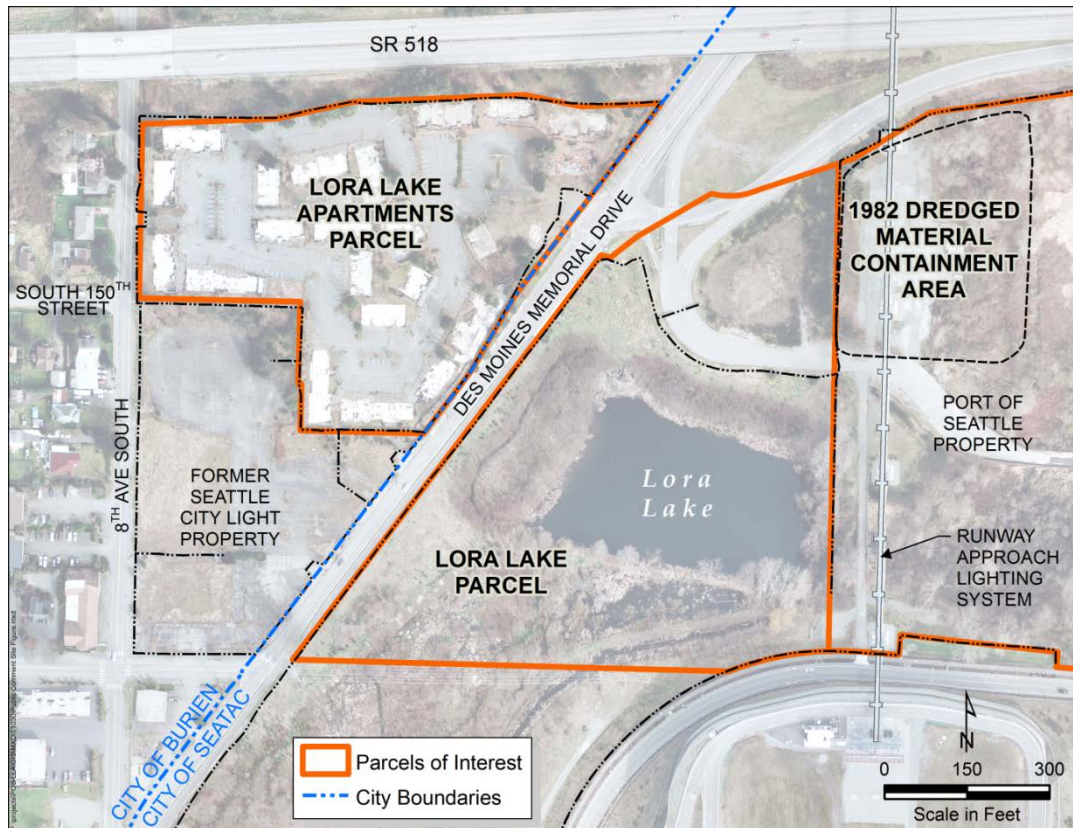


**Lora Lake Apartments Site Cleanup Action  
Public Participation Plan  
October 2013**



**Prepared by  
Washington State Department of Ecology  
3190 160th Avenue SE  
Bellevue, WA 98008-5452**

## TABLE OF CONTENTS

<b>1.0 INTRODUCTION</b> .....	3
Steps in the Cleanup Process.....	4
Site Background and Map.....	5
Site Map.....	6
<b>2.0 CONTAMINANTS OF CONCERN</b> .....	7
<b>3.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITY</b> .....	7
Roles and Responsibilities.....	8
Public Outreach Activities .....	9
Formal Public Comment Period .....	9
Public Meetings and Hearings .....	10
Information Repositories .....	10
Site Register and Public Events Calendar .....	11
Mailing List.....	11
Ecology and Port of Seattle Web sites.....	11
Port of Seattle Notification Information.....	12
<b>4.0 PUBLIC PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE</b> .....	12
<b>5.0 PUBLIC PARTICIPATION PLAN AMENDMENTS</b> .....	12
<b>GLOSSARY</b> .....	13

## 1.0 INTRODUCTION

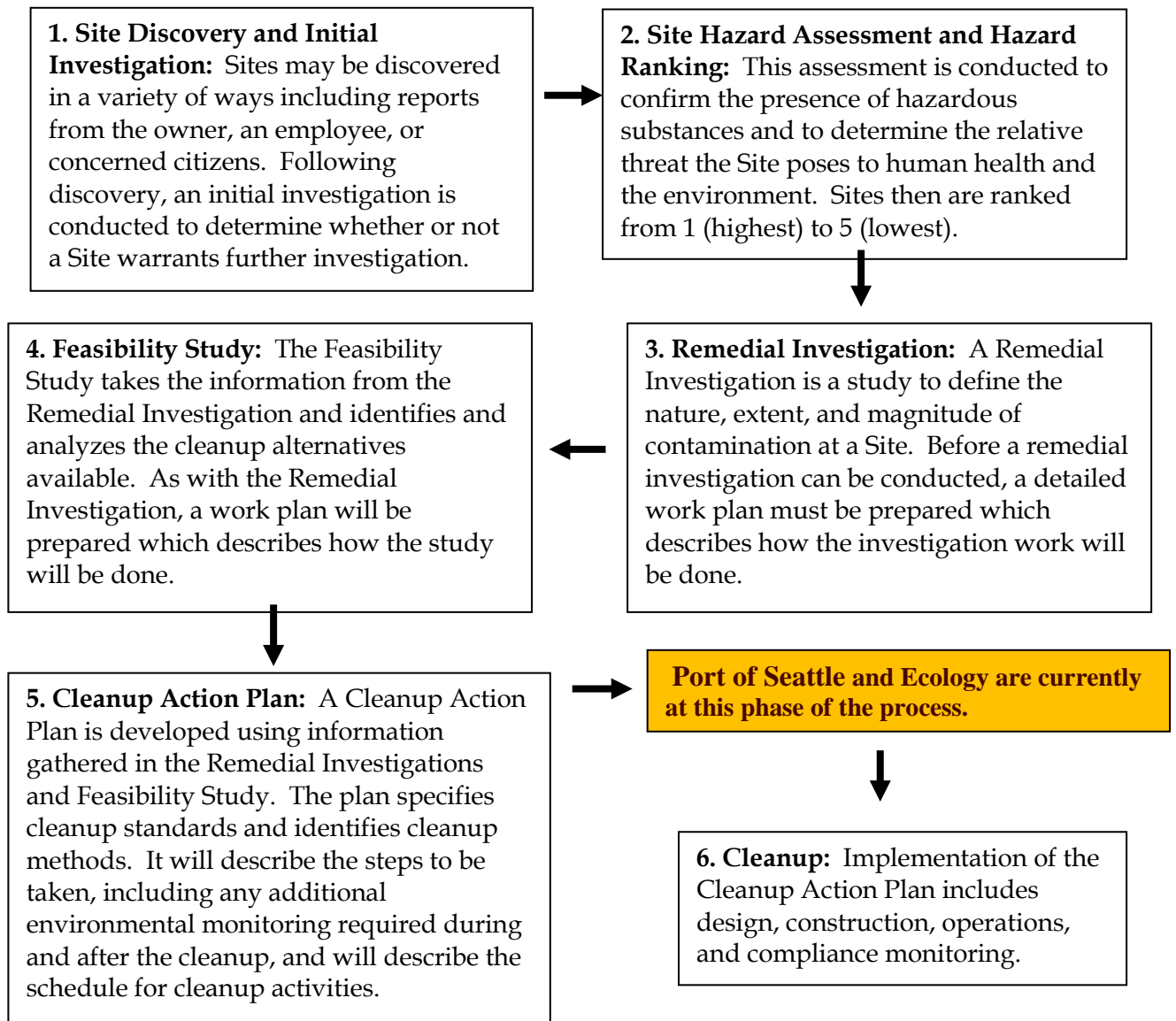
The Washington State Department of Ecology (Ecology) has developed this public participation plan pursuant to the **Model Toxics Control Act (MTCA)**, to promote meaningful community involvement prior to implementation of remedial action at the **Lora Lake Apartments Site (Site)**. This Site is located at 15001 Des Moines Memorial Drive South, Burien, Washington 98148. It is listed in Ecology's known and suspected contaminated sites list with **Facility Site ID number 1880040** and Cleanup Site ID number 2008.

This **Public Participation Plan (PPP)** outlines and describes the tools and approaches that Ecology uses to inform the public about site cleanup activities and identifies opportunities for the community to become involved. The PPP aims at addressing potential community concerns regarding the remedial action, and defines the types of public participation activities that will take place as a part of the cleanup process. It is based on Ecology's MTCA regulations (WAC 173-340-600 Public Participation). Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as the opportunity to provide input during the decision-making process.

The Port of Seattle, also known as the **potentially liable person (PLP)**, negotiated a legal agreement with Ecology called a **Consent Decree**. The Consent Decree describes the working relationship and outlines the scope of work to be implemented for cleanup at this Site.

## Steps in the Cleanup Process

The MTCA rules detail each step in the cleanup process to ensure that cleanups are thorough and protective of human health and the environment. The chart below defines these steps and how they apply to the project Site. Legal documents such as “**Agreed Orders**” or “**Consent Decrees**” further define some of the steps and associated time frames. The current Agreed Order takes the Site through Step 4. A Consent Decree will be issued for the Cleanup Action Plan for the Lora Lake Apartments site cleanup, see step 5 below.



## Site Background

The Site consists of three areas and the proposed cleanup actions are specific for each of the three areas: the Lora Lake Apartments Parcel, the Lora Lake Parcel, and the Dredged Material Containment Area (see page 1). The area was primarily agricultural during the 1930s. From the mid-1940s until the early 1950s the Novak Barrel Cleaning Company cleaned out metal drums and other containers for reuse at the Lora Lake Apartments Parcel. An auto-wrecking yard then operated on the Lora Lake Apartments Parcel until the mid-1980s. The apartments were built in 1986, occupied until 2007 and then demolished in 2009.

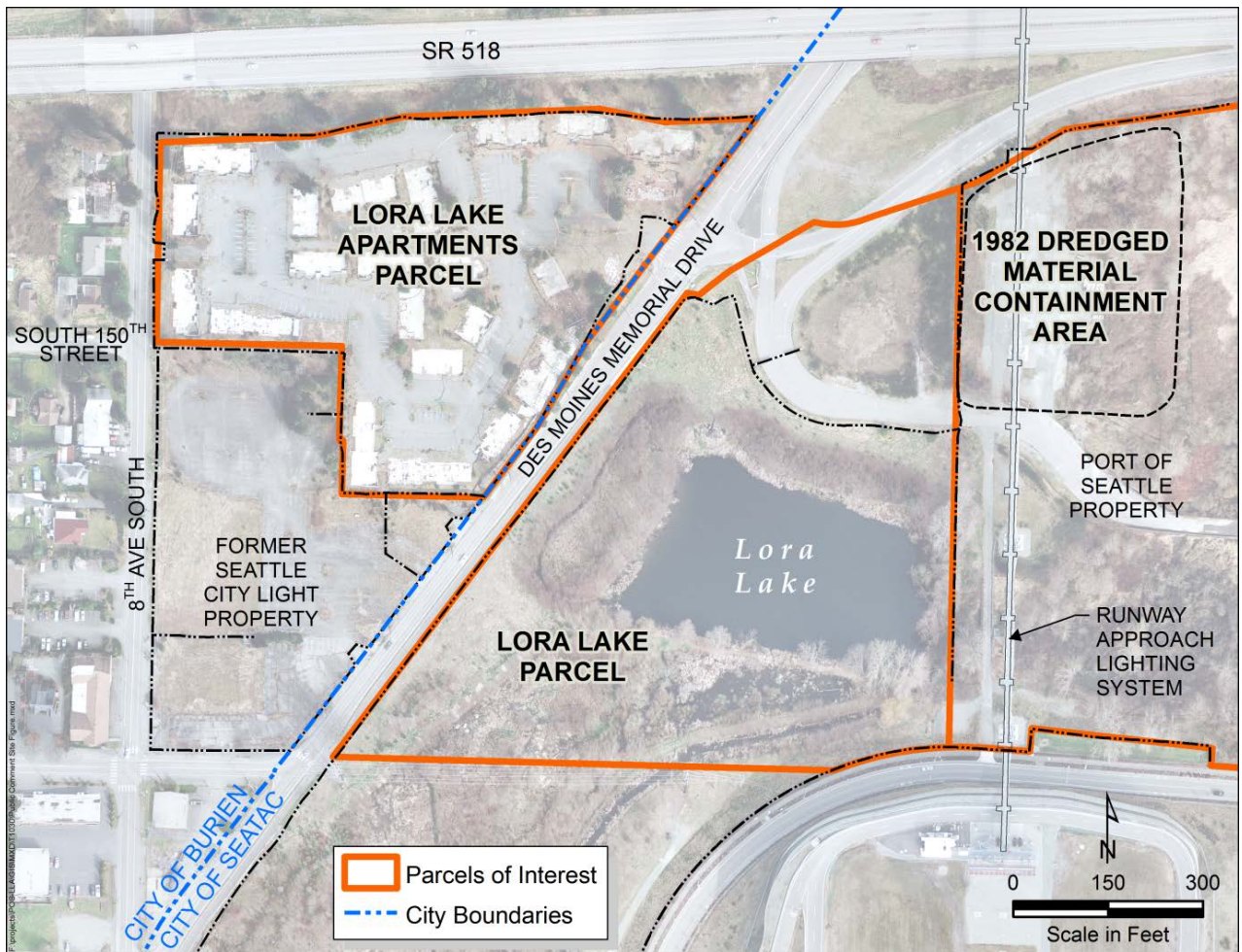
Former activities at the Site released hazardous chemicals into the environment. The chemicals of concern at the site are polycyclic aromatic hydrocarbons (PAHs), petroleum products, pentachlorophenol (PCP), dioxins/furans, and two metals -lead and arsenic.

Investigation at the site found that the primary contaminants of concern at the Site are dioxins/furans (dioxins). Other contaminants at this Site are associated with the dioxins. High concentrations of dioxins occur on the Lora Lake Apartments Parcel in the vicinity of the area where barrel cleaning operations occurred. Apartment construction spread this contamination to some extent, particularly to the east and downslope of where barrel cleaning operations occurred. Over the remainder of the Lora Lake Apartments Parcel, particularly the western portion of the parcel, dioxin concentrations are low, within the range of urban background soils in Seattle, and occur only in the shallow layers of soil.

Remedial investigations found elevated dioxin concentrations in the lake sediment at Lora Lake. A small area of shallow soil west of Lora Lake has dioxin concentrations slightly elevated above the cleanup level for wildlife protection, but within the range of typical urban background concentrations.

Sediment was dredged from Lora Lake in 1982. The sediment material was placed in a bermed area to the north of Lora Lake called the Dredged Material Containment Area. This area is within an industrial portion of the Airport. Contamination is present in the Dredged Material Containment Area, however the concentrations are below applicable industrial cleanup levels, but above concentrations protective of wildlife.

### Site Map of Lora Lake Apartments Site



## **2.0 CONTAMINANTS OF CONCERN**

Former activities at the Site released hazardous chemicals into the environment. The chemicals of concern at the Site are polycyclic aromatic hydrocarbons, petroleum products, pentachlorophenol, dioxins/furans, lead, and arsenic in soil, groundwater, and Lora Lake sediment.

## **3.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITY**

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup process for this Site. The goals of this plan are:

- To identify people and organizations with an interest or potential interest in the Site.
- To promote public understanding and to identify community concerns.
- To encourage interactive communication and collaboration between Ecology, Port of Seattle, and the community.
- To meet the public participation requirements under MTCA.

This section addresses how Ecology will keep the public informed about Site cleanup activity and provide opportunities for being involved in the cleanup process.

Ecology will use a variety of tools to facilitate public participation in the planning and cleanup of this Site. These tools are:

- Formal comment periods.
- Responsiveness Summary summarizing public comments and Ecology's reply to these comments.
- Fact sheets.
- Public meeting (if requested by 10 or more persons).
- Information repositories to review Site documents.
- Site register notices.
- Web tools including a web-based Events calendar.
- Newspaper advertisements.

Ecology will consider input provided by the community when developing work plans, reports, and final cleanup action plans for the Site.

Ecology urges the public to become involved in the remedial action process. Information will be provided regularly to support and encourage the public to review materials and provide comments. This plan is intended to be a flexible working document that will be updated as community concerns emerge and/or more information becomes available during the cleanup process. To arrange for

a briefing with project staff, ask questions, or provide comments on the plan or other aspects of the cleanup, please contact one of the persons listed below.

**For technical questions, please contact:**

David L. South, Site Manager  
Washington State Department of Ecology  
Toxics Cleanup Program – Northwest Regional Office  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Phone: 425 649-7200  
E-mail: david.south@ecy.wa.gov

**For community involvement questions for Department of Ecology, please contact:**

Nancy Lui, Community Outreach  
Washington State Department of Ecology  
Toxics Cleanup Program – Northwest Regional Office  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Phone: 425 649-7117  
E-mail: nancy.lui@ecy.wa.gov

**For community outreach questions for the Port of Seattle, please contact:**

Marco Milanese Port of Seattle Public Affairs  
Seattle-Tacoma International Airport  
P.O. Box 68727  
Seattle, WA 98168-0727  
Phone: 206-787-7734  
E-mail: milanese.m@portseattle.org

**Roles and Responsibilities**

Ecology maintains responsibility and approval authority for the activities outlined in the Public Participation Plan, in accordance with MTCA requirements. Ecology conducts public comment periods as required by MTCA, which include receiving comments, reviewing comments and making decisions, preparing a Responsiveness Summary if needed, and if substantial changes to the documents are approved by Ecology, then another public comment period will be held.

**Public Outreach Activities**

Ecology uses a variety of activities to facilitate public participation in the investigation and cleanup of MTCA sites. Ecology will take into consideration comments provided by the community. This list details the public involvement activities that Ecology will use, their purposes, and descriptions of when and



how they will be used during this site cleanup.

A 30-day public comment period will be scheduled for each major phase of the project. A formal public notice for each of the comment periods will include the following:

- A Fact Sheet will be distributed to the neighboring community and surrounding areas.
- A newspaper advertisement will be placed in the local area newspaper.
- A notice will be published in Ecology's Site Register and Ecology's Public Calendar.
- All public documents will be available at the neighborhood library or community center, Ecology's Northwest Regional Office, and on Ecology's web site for public review.
- A public meeting will be held if 10 or more people request a meeting during the public comment period.
- Ecology site manager and community outreach specialist will be available to discuss issues about the Site.

### **Formal Public Comment Period**

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions, which Ecology presents as draft documents. Comment periods usually last for 30 days and are required at key points during the investigation and cleanup process before final decisions are made.

During a comment period, the public can comment in writing through letters or email. Verbal comments are taken if a public hearing is held. After a formal comment period, Ecology reviews all comments received and determines if a **Responsiveness Summary** is necessary. A **Responsiveness Summary** is a document which summarizes all comments received during the comment period and Ecology's response to those comments.

During the comment period, please send your written comments by letter or email to:

David L. South, Site Manager  
Subject – Lora Lake Apartments Site Comments  
Washington State Department of Ecology  
Toxics Cleanup Program – Northwest Regional Office  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Phone: 425-649-7200  
E-mail: david.south@ecy.wa.gov

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

### **Public Meetings and Hearings**

Public meetings may be held at key points during the cleanup process. Ecology may also offer public meetings for actions expected to be of particular interest to the community. If ten or more people request a public meeting or hearing during the 30-day comment period, Ecology will hold a public meeting for the purpose of taking comments on the draft documents.

### **Information Repositories**

Information repositories are convenient places where the public can go to read and review Site information (see below). The information repositories are often at libraries or community centers to which the public has access. During the comment period, the Site documents will be available for review at each repository that is listed below. Documents remain at the repositories for the entire duration of the project.

The entire Site file is available for review at Ecology's Northwest Regional Office by appointment. For special accommodations or translation assistance, please contact Nancy Lui at 425-649-7117 and please indicate you would like assistance with the "**Lora Lake Apartments Site.**" Persons with hearing loss call 711 for Washington Relay Service. Persons with speech disability call 877-833-6341.

The information repositories for the Lora Lake Apartments Site will be located at:

#### **Burien Library**

400 SW 152<sup>nd</sup> Street  
Burien, WA 98166  
206 243-3490

#### **Washington State Department of Ecology**

3190 160th Ave. S.E.  
Bellevue, WA 98008  
Call for an appointment: Sally Perkins  
425-649-7190  
425-649-4450 FAX  
E-mail: [sper461@ecy.wa.gov](mailto:sper461@ecy.wa.gov)  
Hours: Tuesday – Thursday, 8 am–Noon and 1–4:30 pm

## **Site Register and Public Events Calendar**

Ecology's Toxics Cleanup Program uses the Site Register and web-based Public Involvement Calendar to announce all of its public meetings and comment periods as well as additional site activities.

To receive the Site Register in electronic or hard copy format, please call (360) 407-6000. The Site Register is available on Ecology's website at:  
[http://www.ecy.wa.gov/programs/tcp/pub\\_inv/pub\\_inv2.html](http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html)

The Public Involvement Calendar is available on Ecology's website at:  
<http://apps.ecy.wa.gov/pubcalendar/calendar.asp>

## **Fact Sheet**

Ecology will mail fact sheets to persons and organizations interested in the Lora Lake Apartments Site cleanup 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 will place ads in the local newspaper to announce public comment periods, public meetings or hearings for the site.

## **Mailing List**

Ecology has compiled and maintains a list of interested parties, organizations, businesses and residents living near the Site. This mailing list will be used to provide information regarding this project. If you are not on the mailing list for this Site and wish to be added, please contact Nancy Lui at [nancy.lui@ecy.wa.gov](mailto:nancy.lui@ecy.wa.gov) or telephone at 425-649-7117. In the subject line, please indicate "**Lora Lake Apartments Cleanup Site**" mailing list.

## **Ecology Web site**

Ecology has prepared a Site webpage for the Lora Lake Apartments Site. This webpage will be updated periodically as new documents or site visits are available. The Port of Seattle, which is the organization responsible for cleaning up the site, also has a web page. You may access the Ecology webpage at: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2008>

## **The Port of Seattle webpage is at:**

<http://www.portseattle.org/ENVIRONMENTAL/SITE-CLEAN-UP/Pages/default.aspx>

## **Port of Seattle Notifications**

The Port of Seattle will notify the public about construction activities when cleanup begins. Information will be posted on the Port web site along with a link to Ecology's web site. Information will also be available near the site when cleanup begins.

For more information, please contact:

Don Robbins, Senior Environmental Program Manager  
Port of Seattle Environmental Department  
Phone: 206-787-4918  
E-mail: [robbins.d@portseattle.org](mailto:robbins.d@portseattle.org)

Marco Milanese Port of Seattle Public Affairs  
Seattle-Tacoma International Airport  
P.O. Box 68727  
Seattle, WA 98168-0727  
Phone: 206-787-7734  
E-mail: [milanese.m@portseattle.org](mailto:milanese.m@portseattle.org)

### **4.0 PUBLIC PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE**

Additionally, citizen groups living near contaminated sites may apply for public participation grants during open application periods. These grants help citizens receive technical assistance in understanding the cleanup process and create additional public participation avenues. For more information about the public participation grant, please go to Ecology's website at:  
<http://www.ecy.wa.gov/programs/swfa/grants/ppg.html>

Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the Site.

### **5.0 PUBLIC PARTICIPATION PLAN AMENDMENTS**

The Plan was developed by Ecology and complies with the MTCA regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended if necessary. Proposed amendments may be submitted to Ecology's site manager, David South, for review and consideration.

## GLOSSARY

**Agreed Order:** A legal document issued by Ecology which formalizes an agreement between the department and potentially liable persons (PLPs) for cleanup actions needed at a site. Orders are subject to public comment. If an order is substantially changed, an additional comment period may occur.

**Aquifer:** A layer of water-bearing rock beneath the earth's surface.

**Berm:** A mound or bank of earth, used especially as a barrier.

**Cleanup:** The implementation of a cleanup action, or interim action.

**Cleanup Action:** Any remedial action, except interim actions, taken at a site to eliminate, make less toxic, stabilize, contain, immobilize, isolate, treat, destroy, or remove a hazardous substance that complies with WAC 173-340-350 through 173-340-390.

**Chemicals of Concern (COCs):** Hazardous substances that are of particular concern at this site.

**Comment Period:** A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members to review and comment on proposed cleanup action alternatives and proposed plans.

**Consent Decree:** A legal document approved and issued by a court, which formalizes an agreement reached between the state and potentially liable persons (PLPs) on the actions needed at a site. A decree is subject to public comment. If a decree is substantially changed, an additional comment period is provided.

**Containment:** A container, vessel, barrier, or structure, whether natural or constructed, which confines a hazardous substance within a defined boundary and prevents or minimizes its release into the environment.

**Contaminant:** Any hazardous substance that does not occur naturally or occurs at greater than natural background levels.

**Comment Period:** A time period during which the public can review and comment on various documents and proposed actions.

**Environment:** Any plant, animal, natural resource, surface water (including underlying sediments), ground water, drinking water supply, land surface (including tidelands and shorelands) or subsurface strata, or ambient air within the state of Washington.

**Facility:** Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly-owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed or, placed, or otherwise come to be located.

**Facility Site ID #:** Site specific number assigned by Ecology for the Ecology known and suspected contaminated sites database.

**Feasibility Study:** The Feasibility Study takes the information from the Remedial Investigation and identifies and analyzes the cleanup alternatives available. As with the Remedial Investigation, a workplan will be prepared which describes how the study will be done.

**Groundwater:** Water found beneath the earth's surface that fills pores between materials such as sand, soil, or gravel. In some aquifers, ground water occurs in sufficient quantities that it can be used for drinking water, irrigation and other purposes.

**Hazardous Substance:** Any material that poses a threat to public health and/or the environment. Typical hazardous substances are materials that are toxic, corrosive, ignitable, explosive, or chemically reactive.

**Information Repository:** A file containing current information, technical reports, and reference documents available for public review. The information repository is usually located in a public building that is convenient for local residents such as a public school, city hall, or library.

**Interim Action:** Any remedial action that partially addresses the cleanup of a site. It is an action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility; an action that corrects a problem that may become substantially worse or cost substantially more to address if the action is delayed; an action needed to provide for completion of a site hazard assessment, state remedial investigation/feasibility study, or design of a cleanup action.

**Model Toxics Control Act (MTCA):** Refers to RCW 70.105D approved by voters in the state of Washington in November 1988. The implementing regulation is WAC 173-340 and was amended in 2001.

**Potentially Liable Person:** Any individual(s) or company(s) potentially responsible for, or contributing to, the contamination problems at a site.

Whenever possible, Ecology requires these PLPs, through administrative and legal actions, to clean up sites.

**Public Notice:** At a minimum, adequate notice mailed to all persons who have made a timely request to Ecology and notice to persons residing in the potentially affected vicinity of the proposed action; mailed to appropriate news media; published in the local (city or county) newspaper of largest circulation; and the opportunity for interested persons to comment.

**Public Participation Plan:** A plan prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public's needs at a particular site.

**Remedy or remedial action:** Means any action or expenditure consistent with the purposes of chapter 70.105D RCW to identify, eliminate, or minimize any threat posed by hazardous substances to human health or the environment, including any investigative and monitoring activities with respect to any release or threatened release of a hazardous substance and any health assessments or health effects studies conducted in order to determine the risk or potential risk to human health.

**Remedial Investigation:** A Remedial Investigation is a study to define the nature, extent, and magnitude of contamination at a site. Before a remedial investigation can be conducted, a detailed workplan must be prepared which describes how the investigation work will be done.

**Responsiveness Summary:** A compilation of all questions and comments into a document open for public comment and their respective answers/replies by Ecology. The responsiveness summary is mailed, at a minimum, to those who provided comments, and its availability is published in the Site Register.

**Runway Protection Zone (RPZ):** A Federal Aviation Administration designated area, trapezoidal in shape, that is located off the end of a runway. The RPZ's function is to enhance the protection of people and property on the ground. This protection is achieved through airport ownership of the RPZ area. Land uses prohibited within the RPZ are residences and places of public assembly (churches, schools, hospitals, office buildings, shopping centers, etc.).

**Site:** Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located.

**Site Discovery and Initial Investigation:** Sites may be discovered in a variety of ways including reports from the owner, and employee, or concerned citizens. Following discovery, an initial investigation is conducted to determine whether or not a site warrants further investigation.

**Site Hazard Assessment and Hazard Ranking:** This assessment is conducted to confirm the presence of hazardous substances and to determine the relative threat the site poses to human health and the environment. Sites then are ranked from 1 (highest) to 5 (lowest).

**Site Register:** Publication issued every two weeks of major activities conducted statewide related to the study and cleanup of hazardous waste sites under the Model Toxics Control Act. To receive this publication, please call (360) 407-7200.

**Toxicity:** The degree to which a substance at a particular concentration is capable of causing harm to living organisms, including people, plants and animals.