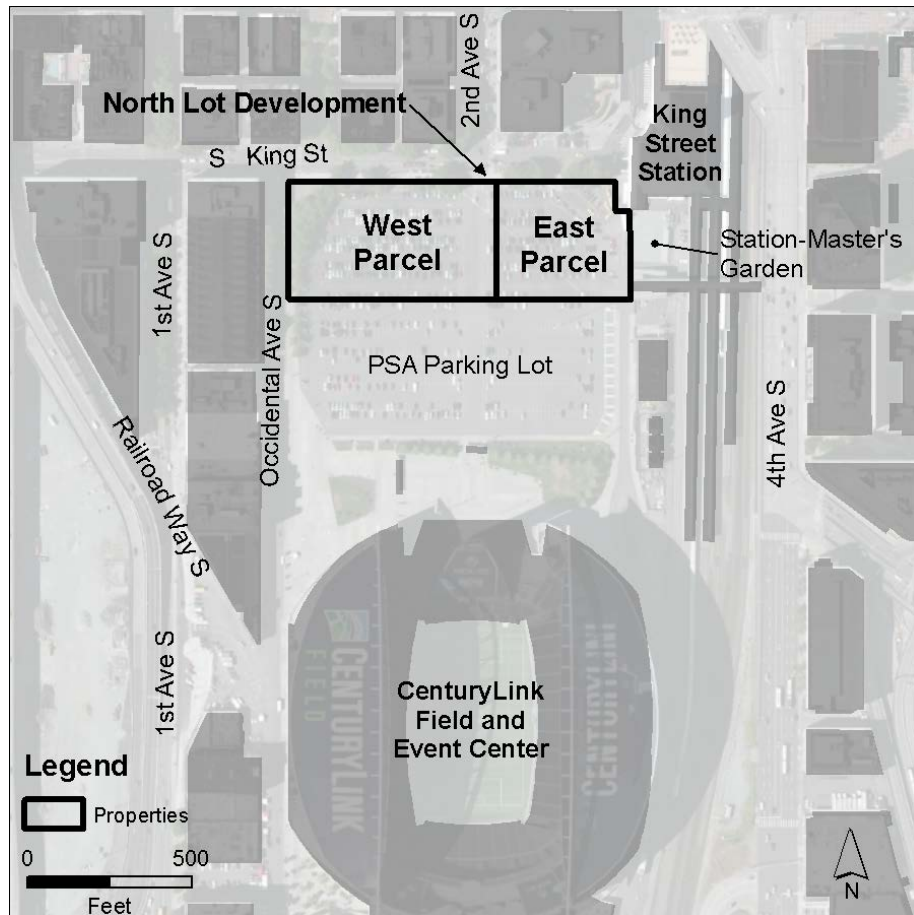




**North Lot Development**  
Cleanup ID Number: 1966

**Public Participation Plan**  
**November 2013**



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Prepared by  
Washington State Department of Ecology

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## 1.0 INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this Public Participation Plan pursuant to the **Model Toxics Control Act (MTCA)** and the Consent Decree for the cleanup at North Lot Development (Site). The Decree is between Ecology, North Lot Development (NLD), and 255 South King Street LP. Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as provide input during the decision-making process. The intent is to promote meaningful community involvement during the cleanup process at the Site.

## SITE BACKGROUND

This Site is approximately 3.85 acres, located north of CenturyLink Field at the southeast intersection of South King Street and Occidental Avenue South in Seattle, WA.

The property was originally undeveloped tide-flats of Elliott Bay, and was filled in the late 1890s and early 1900s. It was then used as a rail yard until the late 1960s. Structures associated with the rail yard included engine maintenance buildings, paint shops, a track switching area, and material storage areas. In addition, two gasoline stations were formerly located in the northwestern portion of the property at different times during the late 1930s and the 1960s. King County purchased the property in the 1970s to facilitate construction of the Kingdome stadium to the south of the property. The Kingdome was later demolished and replaced with the current CenturyLink Field development. The property has been used as a parking lot since the 1970s and as a staging area during the construction of the Kingdome and CenturyLink Field stadiums.

The Site includes the West Parcel (201 South King Street) and East Parcel (255 South King Street). In August 2011, Ecology and North Lot Development (NLD) entered into a Prospective Purchaser Consent Decree for the Site whereby NLD agreed to prepare a draft and final Remedial Investigation/Feasibility Study (RI/FS) Report and Cleanup Action Plan (CAP). NLD has initiated cleanup and construction at the West Parcel, and has completed most remedial activities on the West Parcel except for groundwater compliance monitoring and implementation of institutional controls on the Site. The West Parcel development will encompass a full city block with residential, retail uses and four floors of above-ground parking.

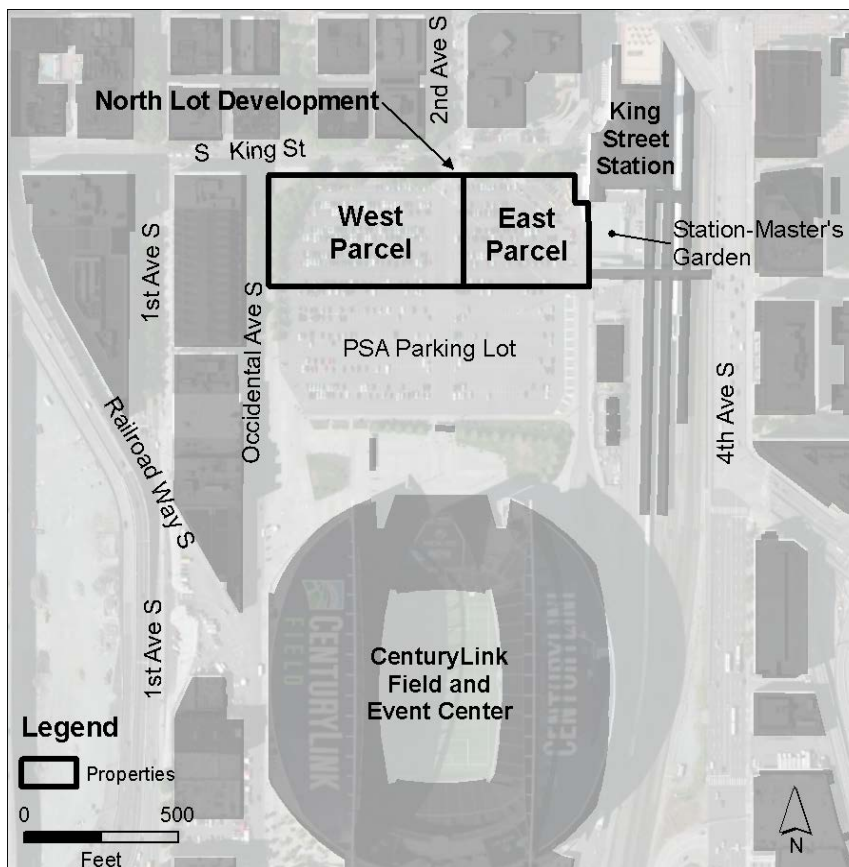
The East Parcel of the Site is currently used as a paid parking lot. 255 South King Street LP recently purchased the East Parcel of the Site for development, which will encompass a full city block and include construction of a high-rise hotel and commercial office/retail building with one level of below-ground parking.

Ecology, NLD and 255 South King Street LP is entering a new legal agreement called a Consent Decree (CD) which will supersede the 2011 Prospective Purchaser Consent Decree.

The new CD will describe the remedial activities to be performed on the East Parcel, describe the work completed by NLD on the West Parcel, and identify the remaining remedial activities to be performed on the West Parcel. Under the new CD, NLD will have no new or additional obligations regarding the West Parcel, other than the completion of groundwater compliance monitoring and implementation of institutional controls on the West Parcel.

The new CD will obligate the 255 South King Street LP to perform the cleanup actions at the East Parcel including the following tasks:

- Prepare an addendum to the original Feasibility Study report that incorporates the planned development of the East Parcel.
- Prepare an addendum to the original Cleanup Action Plan that incorporates the planned development of the East Parcel.
- Implement the Cleanup Action Plan Addendum for the East Parcel.



## **2.0 CONTAMINANTS OF CONCERN**

The known contaminants of concern at both Parcels in Soil are:

- Petroleum substances:
  - Gasoline
  - Diesel fuel
  - Motor Oil
  - Benzene, Toluene, Ethylbenzene,  
Xylenes (BTEX)
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Metals
  - Arsenic
  - Mercury
- Dioxins/furans

The known contaminants of concern at both Parcels for Groundwater are:

- Petroleum substances:
  - Gasoline
  - Diesel fuel
  - Motor Oil
  - Benzene
- Arsenic
- Polycyclic Aromatic Hydrocarbons (PAHs)

## **3.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES**

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup process for this Site. This section addresses how Ecology will keep the public informed about Site activity and provide opportunity for being involved in the cleanup.

Ecology will use a variety of tools to facilitate public participation in the planning and cleanup of this Site. These tools include: formal comment periods and responsiveness summaries, fact sheets, public meetings (if required), information repositories, Ecology's Site Register, web tools including a web-based events calendar, display advertisement in a local newspaper, and a specific North Lot Development website. These tools will be used as appropriate. Ecology will consider and implement constructive input provided by the community whenever possible.

Ecology, NLD and 255 South King Street LP urge the public to become involved in the cleanup process. Information will be provided regularly in order to provide many

opportunities to review materials and provide comments. This plan is intended to be a flexible working document where activities change as community concerns emerge as well as when 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. Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as provide input during the decision-making process.

**For technical questions, please contact:**

Jing Liu – Site Manager  
Washington State Department of Ecology  
Northwest Regional Office - Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
Phone: (425) 649-4310  
E-mail: [jing.liu@ecy.wa.gov](mailto:jing.liu@ecy.wa.gov)

**For community involvement questions, please contact:**

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

**Roles and Responsibilities**

Ecology maintains overall responsibility and approval authority for the activities outlined in this plan in accordance with Model Toxics Control Act (MTCA) requirements. Ecology will conduct public comment periods as required by MTCA, including soliciting, receiving and considering comments, making decisions, and preparing responsiveness summaries. (A summary of all the comments received during a public comment period and Ecology's responses.)

**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 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. 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 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. Also, if ten or more people request a public meeting during the 30-day comment period, Ecology will hold a public meeting for the purpose of taking written comments on draft documents.

## **Information Repositories**

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

Repositories for this project include:

### **Seattle Public Library – Downtown Branch**

1000 4<sup>th</sup> Ave  
Seattle, WA 98104  
(206) 386-4636

### **Seattle Public Library – International District/Chinatown Branch**

713 8<sup>th</sup> Ave S  
Seattle, WA 98104  
(206)386-1300

### **Washington State Department of Ecology – Northwest Regional Office (NWRO)**

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

To visit Ecology's NWRO, please call Sally Perkins to schedule an appointment.

Telephone #: (425) 649-7190

Fax #: (425) 649-4450

E-mail: [sally.perkins@ecy.wa.gov](mailto:sally.perkins@ecy.wa.gov)

Hours: Tuesday – Thursday

8:00 am – 12:00 pm and 1:00 pm – 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>

### **Mailing List**

Ecology has compiled and maintains a list of interested parties, organizations and residents living in proximity to the Site. This list will be used to disseminate information via mail (fact sheets, Site updates, public notices, etc.). If you are not on the mailing list for this Site and wish to be added, please contact Nancy Lui at (425) 649-7117 or through email at [nancy.lui@ecy.wa.gov](mailto:nancy.lui@ecy.wa.gov). In the subject line, please indicate North Lot Development Site Mailing List.

### **North Lot Development Website**

Information on the cleanup work at the Site is also available online. This website includes background information, status updates, and contact information for the Site.

### **Ecology North Lot Development Website:**

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1966>

## **4.0 PUBLIC PARTICIPATION PLAN AMENDMENTS**

This plan was developed in compliance with the MTCA regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended as necessary. Amendments may be submitted to Ecology's Site Manager, Jing Liu, for review and consideration. Ecology will determine final approval of the plan as well as any amendments.

## **5.0 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 avenues for public participation.

Information on the guidelines and application for Public Participation Grants may be found at Ecology's website: <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. Please call Ecology's North Lot Development Site Manager Jing Liu, if you have questions. Her contact information is on page 6.