

Periodic Review Comment Period and Status Updates on Cleanup

The Washington State Department of Ecology (Ecology) has prepared this fact sheet to update you about three new activities at the Metro Lake Union Site also called the King County Metro Transit Facilities North and former Chevron Bulk Petroleum Fuel Terminal #100-1327. The Site is located north of Lake Union and west of Gas Works Park at 1602 N Northlake Way in Seattle.

Ecology would like to announce the three new activities:

- The draft Periodic Review Report Public Comment Period: July 25 to August 25, 2014.
- A new cleanup action at North Yard called Touchstone NLU Northedge.
- New and continued cleanup actions at the Metro Lake Union/Chevron Site.

Periodic Review Public Comment Period

July 25 – August 25, 2014

A Periodic Review is conducted after the initiation of a cleanup action at a site, as required under the state cleanup law called Model Toxics Control Act. The purpose of the review is to evaluate site conditions, during or after cleanup is considered complete, and to ensure protection of human health and the environment.

This is the first Periodic Review Report at this Site. The draft report includes the cleanup activities from 1999-2014 and compliance monitoring. Send your written comments to Ecology for consideration to:

Site Manager Maura O'Brien
Email: maura.obrien@ecy.wa.gov
Address: to 3190 160th Ave SE, Bellevue, WA 98008

**Periodic Review Comment Period:
July 25 – August 25, 2014**

Submit Comments and Technical Questions to:

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Washington State Department of Ecology
Toxics Cleanup Program
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E-mail: maura.obrien@ecy.wa.gov

Document Review Locations

Wallingford Public Library

1501 N. 45th Street
Seattle, WA 98103
Phone: (206) 684-4088

Fremont Public Library

731 North 35th Street
Seattle, WA 98103
Phone: (206) 684-4084

Washington State Department of Ecology – Northwest Regional Office

3190 160th Ave SE
Bellevue, WA 98008
Call for an appointment: Sally Perkins
Phone: (425) 649-7190
Fax: (425) 649-4450
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Ecology's Toxics Cleanup Website:

[https://fortress.wa.gov/ecy/gsp/
Sitepage.aspx?csid=1275](https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1275)

Cleanup ID #: 1275

If you need this document in a format for the visually impaired, call (425) 649-7117. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call (877) 833-6341.

Touchstone NLU New Cleanup Action at North Yard begins July 2014

The Touchstone NLU property called Northedge is listed at 3301 Densmore Avenue North, Seattle. This area of land is also called the former Metro Lake Union North Yard.

Touchstone NLU LLC (Touchstone) entered into a cleanup agreement with Ecology in 2007 and purchased the North Yard from King County Metro Transit in 2009. Touchstone will begin cleanup and development at the North Yard. The cleanup focuses on the on-property soils to be cleaned up to cleanup standards for unrestricted land use (Model Toxics Control Act Method A).

Touchstone's Cleanup Action Plan is to remove petroleum contaminated soils at the former North Yard and to construct an office complex with underground parking. A public viewing platform is part of the architectural design. This is one step in a larger cleanup process with King County Metro Transit and Chevron (Metro/Chevron) for the entire Site. After completion of Touchstone excavation, soil compliance testing will be conducted to confirm all contaminated soils are removed from the Northedge property and disposed or treated off-site at an approved facility.

The Touchstone work incorporates an entire city block in the Wallingford neighborhood. The new development is called Northedge Technology Center. This cleanup combined with re-development is called a Brownfields Cleanup and Development project. For more information about the development at the Site, please contact Touchstone NLU LLC at 206-441-2955.

New and Continued Cleanup Actions for Metro & Chevron

At the same time, King County Metro Transit and Chevron continue their cleanup of soils outside of the Touchstone property line and all groundwater cleanup actions. The Metro/Chevron Site is located at 1602 N Northlake Way, Seattle, in the Wallingford District, and west of Gas Works Park along the north shoreline of Lake Union. This Site included the North and South Yards and public right-of-way at N Northlake Place and N Northlake Way.

Metro/Chevron will be conducting three new cleanup actions:

1. Install monitoring well MW-9R and begin Dual-Phased Extraction to remove petroleum contamination.
2. Implement additional investigation of pockets of petroleum south of the Northedge property line. If petroleum contamination is present, then Metro/Chevron will conduct cleanup.
3. Conduct confirmation testing at former petroleum or metal locations.
4. Metro/Chevron continue groundwater compliance monitoring for the entire Site.



Metro Lake Union Site

Cleanup Status Update

Cleanup has been successful in removing much of the contamination at the Metro Lake Union Site. However the cleanup is not complete as localized pockets of petroleum contamination remain at the Site. The proposed work by Touchstone in 2014 and by Metro/Chevron in 2014 - 15 will address these pockets of petroleum and remediate them followed by testing and compliance monitoring. If petroleum or metals are present, they will be tested and cleaned up followed by confirmation sampling to confirm cleanup is completed.

Currently there are pockets of petroleum (TPH) at the North Yard and these will be excavated by Touchstone and taken off-site for treatment and/or disposal at an approved facility.

Pockets of petroleum are present outside Touchstone Northedge property line at Monitoring Well-9 and may extend south of the property line at the right-of-way. These will be evaluated and remediated by Metro/Chevron in 2014 - 15. Former isolated points of petroleum and metal or lead concentrations have been cleaned up and now need new testing to confirm cleanup action at these former points have achieved and sustained cleanup action.



Installing MW-9R for petroleum contamination removal.

Groundwater Compliance Monitoring

Monitoring is used to evaluate cleanup progress and monitor site conditions. This task will continue until cleanup is complete, and then for five consecutive events to confirm cleanup actions are successful and have achieved and sustained cleanup standards.

Metro/Chevron will continue conducting groundwater compliance monitoring in June and November 2014, and semi-annually until all cleanup actions are completed. Then Metro/Chevron will continue groundwater compliance monitoring for five consecutive events after the completion of cleanup to measure and confirm the success of the cleanup actions.

The compliance reports after Ecology review and approval will be posted on the webpage.

Cleanup Schedule for the Site

The Touchstone cleanup is scheduled from July through January 2015. Development is estimated to be completed in late 2016.

The Metro/Chevron cleanup work is scheduled from 2014 through 2015 followed by compliance groundwater monitoring from 2015 through 2017.

Metro Lake Union Site

Ecology will review the results for each of these tasks. When approved, the new information will be placed on the Site webpage. Note that there is only one webpage for this Site.

Site Background

Standard Oil of California constructed the facilities in 1925, and operated a diesel and bulk fueling and storage facility for several decades. Later, Standard Oil of California became Chevron Products Company, and now is Chevron Environmental Management Company.

In 1982, Metro (formerly the King County Department of Metropolitan Services) purchased the property. Metro Transit operated a fueling station here during the mid 80s and closed the fuel storage tanks in 1989. By April 1992, all of the aboveground storage tanks were closed, cleaned, and locked open. The above ground piping to the tanks was flushed, cleaned and capped. The facilities then were used as an office and maintenance base.



From 1992 to 2009, the Site operated as a Metro Transit maintenance and support services. Touchstone NLU entered into a legal cleanup agreement with Ecology in 2007 called the Prospective Purchaser Consent Decree. Touchstone purchased the North Yard in 2009 and now begins the Brownfield cleanup and development.

Metro Transit continues ownership of the South Yard. In 2011 with approval from King County Council, Metro Transit entered a lease agreement with the Center for Wooden Boats.

The Center for Wooden Boats (CWB) is located at the South Yard and continues their activities and uses the interior of the building for education activities and preservation of historic wooden boats. The new cleanup tasks are not expected to impact activities at the CWB.

Cleanup Action History

The Metro/Chevron cleanup actions were announced in 1998, 1999, and 2004. The Touchstone proposed purchase and Cleanup Action Plan for the North Yard were announced in February 2007. These announcements encouraged you to review and make comments on each Cleanup Action Plan and proposed documents at that time.

Since 2008 little action has occurred at the Site other than the required compliance monitoring, in part due to the economic downturn.

Metro/Chevron Cleanup Progress

The Metro/Chevron Site Cleanup Action Plan divided the Site into two units with two phases. **Unit 1/Phase 1:** Tank Farm shallow soils and tank demolition located in the northern half of the North Yard. Phase 1 included demolition of the above ground storage tanks, removal of above ground piping and structures, removal of shallow soils with sandblast grit and paint chips showing elevated concentrations of metals, and soil confirmation monitoring. This work began in October 1999 and was successfully completed in January 2000.

Phase 2/Unit 2: Addresses the deeper soils of the lower area of the North Yard, public right-of-way and South Yard, and all underlying groundwater. To date, Phase 2 has employed five cleanup methods to remediate the petroleum contaminated soils, metal contamination, and groundwater. The work began in 2000 and now is in its final steps of completion. Approximately 90 percent of the cleanup action has been completed.

The results for the Phase 2 cleanup methods show:

- North Yard continues with petroleum soil above cleanup level.
- Right-of-way (ROW) shows petroleum pocket at MW-22 location. Metro/Chevron will conduct additional evaluation. If it is above cleanup level, they will conduct cleanup action at this location.
- South Yard is in compliance for petroleum except one well AGI-2. Metro/Chevron will conduct additional evaluation. If it is above cleanup level, they will conduct cleanup action at this location.
- All groundwater compliance monitoring wells are in compliance and below Site cleanup level except for one metal (arsenic) at three locations. Further evaluation of arsenic is part of the Metro/Chevron cleanup action work in 2014-2015.

For more information on the cleanup actions and cleanup methods, see the draft Periodic Review Report on the webpage or locations listed on page 1. Ecology welcomes your review and comments on this draft review.

