

Cleanup Actions moving Forward at North Edge & Metro Lake Union

The Washington State Department of Ecology (Ecology) has prepared this fact sheet to update you about new cleanup activities at the former Metro Lake Union North Yard.

This site is now called the Touchstone NLU LLC North Edge and located at 3301 Densmore Avenue N, Seattle and was part of the former King County Metro Transit Facilities North and former Chevron Bulk Fuel Terminal #100-1327.

The Touchstone Site includes an entire city block from Densmore to Woodlawn Avenue North (east to west) and North 34th Street to N Northlake Way (north to south) located north of Lake Union and west of Gas Works Park.

Ecology would like to announce progress at four cleanup activities:

- Excavation to begin at North Edge called Touchstone NLU LLC North Edge in September.
- New cleanup action at the Metro Lake Union/Chevron Site at MW-9R location at N Northlake Place.
- Continued groundwater monitoring at the Metro Lake Union/Chevron Site to confirm cleanup progress: summer results posted on website.
- Periodic Review Report is final in September.

Touchstone NLU Development and Cleanup Action

Touchstone NLU began site preparations in July for demolition of the old buildings and will begin excavation in September for the new cleanup and development. This will be the future home of North Edge Technology Center with four levels of office and a public viewing platform and two levels of underground parking. The Touchstone cleanup action will remove petroleum contaminated soils to 20-25

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Ecology's Metro Lake Union website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1275>

Cleanup ID #: 1275

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feet below ground surface and test to confirm all petroleum has been removed for off-site disposal and treatment with Ecology oversight.

Excavation work is estimated to be completed in December 2014 followed by a final cleanup completion report in January 2015. Development work is estimated to be completed in December 2015 and all reports will be posted on the Ecology site webpage.

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 same time. 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).

This cleanup action and development are energy sustainable and the new center is planned to achieve green sustainable gold certification.

When a new development is combined with cleanup action, it 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 Cleanup Actions for Metro & Chevron

At the same time, King County Metro Transit and Chevron have conducted additional soil investigation to confirm current soil conditions at selected locations outside of the former North Yard, at the public right-of-way (ROW) at N Northlake Place and N Northlake Way and at the South Yard currently the Center for Wooden Boats. Seven of the borings showed no product and the soil samples have been sent for laboratory analyses.

One location showed product and Metro/Chevron installed an extra-large recovery well in August and new cleanup action will begin at this location in September. The new cleanup treatment will use dual phase extraction to remove petroleum from the subsurface and pass it through a treatment system. If all goes well as planned then this cleanup action will be completed in 2015 approximately at the time Touchstone North Edge has completed their excavation.

In addition, Metro/Chevron continue groundwater compliance monitoring for the entire site to confirm progress for the site cleanup actions and this work will be reported twice per year in August and January. Compliance monitoring will continue until all cleanup action has been completed and approved by Ecology.



Metro Lake Union Site

Ecology plans to evaluate cleanup completion report from Touchstone in January 2015 and from Metro/Chevron in January 2016. Then Ecology will re-evaluate the compliance monitoring and Restrictive Covenant –a legal statement restricting excavation and groundwater uses at the site attached to the property deed, and see the Consent Decree for specific information.

Periodic Review Public Comment Period Ended

The Site Periodic Review Report draft was open for public review and comments from July 25 to August 25, 2014 as required under the state cleanup law called Model Toxics Control Act. The purpose of the review was to evaluate site conditions, and to ensure protection of human health and the environment. This was the first Periodic Review for this Site including cleanup activities from 1999-2014 and compliance monitoring. Ecology did not receive any review comments nor recommended changes and received one solicitation from a remediation business. This Periodic Review Report is now final and posted on the Site webpage.

Earlier Cleanup Actions

Cleanup has been successful in removing much of the contamination at the Metro Lake Union, former Chevron Bulk Terminal 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.

Pockets of petroleum are present outside Touchstone North Edge 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 has achieved and sustained cleanup action.

Groundwater Compliance Monitoring

Monitoring is used to evaluate cleanup progress and monitor site conditions. 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.

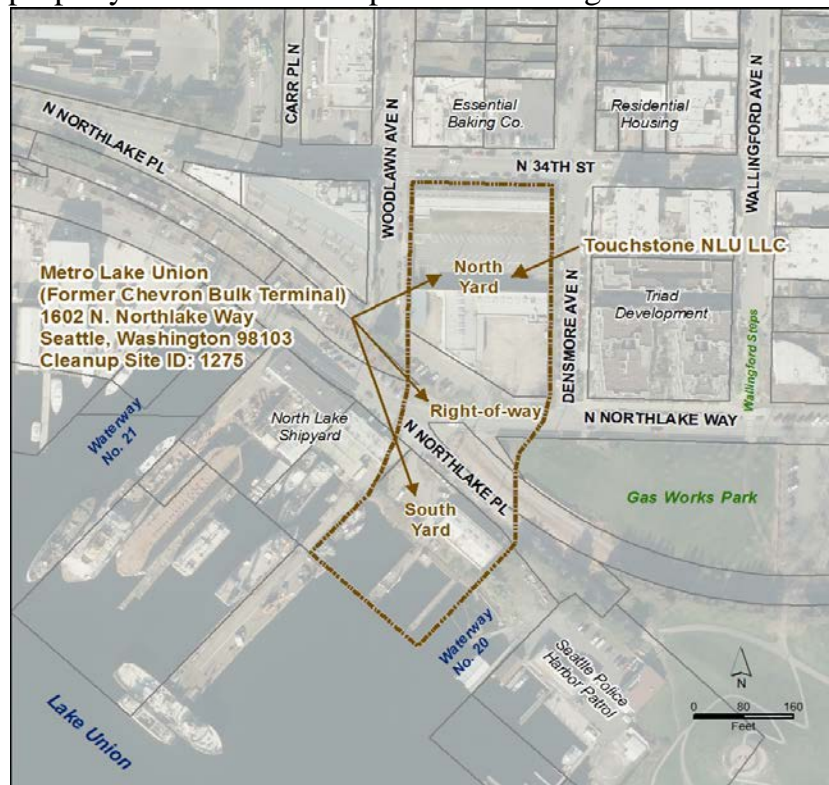
Ecology will review the results for each of these tasks and when approved will place the new information on the Site webpage, and note there is one webpage for this Site.

Metro Lake Union 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 Perspective 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 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 down turn.

Metro/Chevron Periodic Review Report

The Metro/Chevron Site Cleanup has been in progression since 1999 and this was the first Periodic Review Report summarizing the cleanup work at the Site. Ecology held a 30-day public comment period from July 25 to August 25, 2014 and no comments were received, so the draft report is now final and posted on the site WebPage. This Site Cleanup Action Plan divided the Site into two units with two phases and are described as follows:

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.
- ROW shows petroleum pocket at MW-22 location. Metro/Chevron will conduct additional evaluation then if above cleanup level 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 then if above cleanup level 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, visit the Site webpage or locations listed on page 1 to review the Periodic Report or other documents. Ecology welcomes your suggestions or comments for this Site.

