

## Former Tac-Sea Motel Site, SeaTac



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### Final environmental cleanup work to begin soon

***Public Comment Period:***  
***October 5 to November 5, 1999***

### Draft Consent Decree and Cleanup Action Plan available for public review

The Washington State Department of Ecology has drafted a legal agreement for an environmental cleanup of the former TacSea Motel site located at 17024 Pacific Highway South in SeaTac.

The legal agreement, called a [Consent Decree](#) (in Adobe PDF format), between Ecology, Linda Y.T. Lee and Gateway Investment LLC, will ensure that the cleanup meets the requirements of the Model Toxics Control Act (WAC Chapter 173-340).

The [Cleanup Action Plan](#) (in Adobe PDF format) describes the proposed cleanup actions and the work to be performed.

### Opportunity to comment

Before the Consent Decree and Cleanup Action Plan become final, we offer you the opportunity to review the documents and give us your input. All comments must be received by November 5, 1999. If ten or more people request one, a hearing will be held.

### Background

A strip mall, constructed in 1953, previously existed onsite and was the location of a dry cleaning facility. Operation of the dry cleaning facility left soil and groundwater underlying the site contaminated with a volatile organic compound identified as perchloroethylene (PCE) and other hazardous substances.

Between 1980 and 1985, the building was converted to a motel. When the Tac-Sea Motel was demolished, some septic tanks and associated piping and conduits were located. These tanks were determined to contain PCE, related chlorinated solvents, total petroleum hydrocarbons (TPH) and other hazardous substances. Petroleum contaminated soil associated with two underground heating oil storage tanks was also discovered at the site. The heating oil tanks and contaminated soil were removed and taken off-site under an Interim Agreed Order between Ecology, Linda Y.T. Lee and Gateway Investment LLC.

Linda Y.T. Lee is the owner of the property. Gateway Investment LLC is currently leasing the property from Lee with the intention of redeveloping the site and adjacent parcels for temporary use as a pay parking lot and parking garage, and ultimately as a hotel complex.

## Site investigation and future cleanup

A Remedial Investigation and Feasibility Study (RI/FS) which was conducted at the site by consultants for Gateway during the spring and summer of 1998. The RI/FS report, which was prepared and finalized, described the nature and extent of contamination at the site and evaluated alternatives for complete cleanup. These studies were conducted so both parties could decide on future actions at the site. This information, in conjunction with the results of the interim cleanup action, were utilized to develop the final cleanup strategy for the site.

## Proposed final cleanup strategy

The purpose of the proposed cleanup will be to:

- Limit stormwater infiltration to minimize continued leaching of residual contaminants into groundwater.
- Reduce residual contaminant concentrations in soils to further reduce continued impacts to groundwater.
- Reduce contaminant concentrations in the shallow aquifer to re-establish it as a potential source of drinking water.

These goals will be achieved by the following cleanup actions:

Constructed Covers: As part of the redevelopment of the site into first a pay parking lot, and eventually as a hotel complex, constructed covers of asphalt pavement, concrete pavement, and building floor slabs will be installed. This will minimize rain and stormwater runoff into the soil and underlying groundwater.

Stormwater Management System: A stormwater management system will be installed that will collect surface water runoff from paved areas across the entire site and adjacent property associated with the parking lot. Once constructed, the building roof will be tied to the stormwater management system.

Soil and Groundwater Treatment: The focus is on physical soil and groundwater treatment methods. The soil will be cleaned up through vapor extraction, which is a process of applying a vacuum to a series of wells, pushing the air through the contaminated soil, and drawing off the vapors being emitted to the atmosphere. Groundwater will be treated by air sparging and vapor extraction. Air sparging involves injecting air into the groundwater which promotes a transfer of contaminants from water to air. These vapors are then pulled away.

Future Monitoring: Monitoring of groundwater will be required to ensure that the cleanup actions at the site were effective.

## What happens next

After this public comment period, Ecology will review all the comments submitted and will make recommendations for any suggested changes to the documents. Ecology will then prepare a summary of the comments and suggested changes. If significant changes are made to the Consent Decree or Cleanup Action Plan, there would be a second comment

period. If no significant changes are made, then the Consent Decree is recorded in Washington State Superior Court and cleanup action can begin.

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