
Former Tac-Sea Motel Site



Interim Environmental Cleanup Work October 1998

Public Comment Period:
October 8 to November 6, 1998

This fact sheet has been prepared by the Washington State Department of Ecology (Ecology) to inform you about environmental cleanup activities at the site of the former Tac-Sea Motel (the site), located at 17024 Pacific Highway South, SeaTac, Washington. Ecology is now accepting public comment on an [Agreed Order](#) for an Interim Cleanup Action which will be the first step in cleaning up the site.

Interim Cleanup Action and Agreed Order

Ecology is entering a legal agreement with the owner and current tenant at the former site of the Tac-Sea Motel which will require the following Interim Cleanup Action:

- Removal of septic tanks, and sludge and water known to contain perchloroethylene (PCE) and other hazardous substances.
- Removal of petroleum contaminated soil associated with two heating oil underground storage tanks.

The legal agreement, called an Agreed Order, between Ecology, Linda Y.T. Lee and Gateway Investment LLC, will ensure that the interim cleanup meets the requirements of the Model Toxics Control Act (WAC Chapter 173-340).

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 were removed on September 9, 1998.

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.

Proposed Interim Cleanup

The purpose of the proposed Interim Cleanup will be to remove septic sludge and water known to contain PCE and other volatile organic compounds from the septic tanks that serviced the former dry cleaning facility at the site. Once the septic tanks have been cleaned they will be demolished and disposed as solid waste. The underlying soils will then be tested for volatile organics to confirm that soils adjacent to the concrete tanks do not contain volatile organics above the required cleanup levels.

The Interim Cleanup Action will also include removal of petroleum contaminated soil associated with two underground heating oil tanks that were removed on September 9, 1998. Based on the relatively small amount of contaminated soils and development issues, excavation and offsite disposal is considered to be the appropriate option.

Site Investigation and Future Cleanup

A Remedial Investigation and Feasibility Study (RI/FS) were conducted at the site by consultants for Gateway during the spring and summer of 1998. The RI/FS reports, which are being prepared and finalized, will describe the nature and extent of contamination at the site and evaluate 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 action, will be utilized to develop the final cleanup strategy for the site.

A newsletter update will be mailed to you when a draft Cleanup Action Plan for final site cleanup is ready for public comment.

For more information about this site, please refer to the contacts below.

Review Documents at:

- Valley View Library
17850 Military Rd. South
SeaTac WA 98188
206-296-5072
- Department of Ecology
Northwest Regional Office
3190 160th Ave. SE
Bellevue WA 98008
425-649-7190

Send Comments to:

- Site Manager
Glynis Carrosino
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Bellevue WA 98008-5452
425-649-7249
[e-mail: gcar461@ecy.wa.gov](mailto:gcar461@ecy.wa.gov)

Questions? Call:

- Public Involvement
Christine Corrigan
425-649-7254
[e-mail: csun461@ecy.wa.gov](mailto:csun461@ecy.wa.gov)

Ecology is an affirmative action and equal opportunity agency.

For special accommodation needs or language translation assistance, call 425-649-7254 (voice) or 425-649-4259 (TDD).