



DRAFT PUBLIC PARTICIPATION PLAN

Facilities North/Metro Lake Union Site

**Former Chevron Bulk Fueling Terminal Site
at 1602 N. Northlake Place
Seattle, Washington**

**King County Metro Transit
821 Second Avenue, MS 118
Seattle, Washington 98104-1598**

**Chevron Products Company
PO Box 5004
San Ramon, California 94583-0804**

**Prepared by
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INTRODUCTION

The purpose of a Public Participation Plan is to assist in promoting public understanding and participation in site cleanups. Cleanups conducted under the Washington State Model Toxics Control Act (Chapter 173-340-WAC), the regulations that guide site cleanup, require public notice and encourage public comment and participation. A Public Participation Plan outlines a variety of tools and activities to encourage public involvement. While certain aspects of a Public Participation Plan are prescribed by regulation, the intention is to customize the approach to meet the specific community information needs.

This Public Participation Plan (Plan) complies with the Model Toxics Control Act (MTCA). The following sections will outline the public involvement tools and activities for the Facilities North Site after a brief description of the site background and community profile.

The Facilities North Site is located along the north shore of Lake Union at 1602 N. Northlake Place in Seattle, Washington (herein after referred to as the Site), and has been known as the Metro Lake Union Site and Chevron Facilities #100-1327, a bulk fueling terminal site.

This Plan covers activities at the Site for the Cleanup Action Plan, Consent Decree and State Environmental Policy Act (SEPA) Determination of Nonsignificance (DNS). King County Metro Transit Division (Metro), Chevron Products Company (Chevron) and the Washington State Department of Ecology (Ecology) are committed to providing public participation opportunities prior to and during the cleanup of this contaminated site. This Plan is intended to promote public understanding of Metro's, Chevron's and Ecology's responsibilities, planning activities and remedial activities at the site. It also provides an opportunity to receive information from the public that will allow Metro, Chevron, and Ecology to develop a comprehensive cleanup plan protecting human health and the environment.

ESTIMATED CLEANUP SCHEDULE

The estimated timeline for phases of the Site cleanup are:

- ◆ Review and public input to the proposed Cleanup Action Plan -- Nov. 1998 to Jan.1999
- ◆ Engineering and MTCA cleanup design – Jan. 1999 to April 1999
- ◆ Implementation of cleanup -- Summer 1999
- ◆ Compliance monitoring – 1999 to 2002/4

SITE BACKGROUND

Site Location and Description

The Facilities North Site is located along the north shore of Lake Union at 1602 N. Northlake Place in Seattle, Washington, and has been known as the Metro Lake Union Site and Chevron Facilities #100-1327, a bulk fueling terminal site. The site consists of two parcels. The South

Yard borders Lake Union to the south, Gas Works Park and the Seattle Harbor Patrol on the east and Northlake Ship Builders (formerly Unimar) on the west. The South Yard contained a fueling terminal on the dock. The North Yard is located across N. Northlake Way, directly north of the South Yard and west of Nortar (formerly American Tar Company) and east of the Seattle Boat Company. The Site contains above ground petroleum storage tanks, office and work space, a garage, carpentry room, storage, parking, two docks and waterfront access.

Site History

Standard Oil of California began the bulk fueling terminal in 1925, and Metro (formerly the Municipality of Metropolitan Seattle) purchased the site in 1982. Metro continued operation until 1989. All tanks were drained and piping flushed and capped by April 1992. The facilities are now used as a maintenance base. (Metro merged with King County in 1994.)

SITE CLEANUP

The site contains petroleum contamination in the soils and groundwater. The shallow soils also became contaminated from sand used in sandblasting of the storage tanks and from lead in the paint chips generated during the restoration and repainting of the tanks in 1982-83.

The proposed Cleanup Action Plan includes the following four tasks:

- ◆ Demolition of the above ground petroleum storage tanks and associated structures and piping.
- ◆ Excavation of the shallow soils contaminated with metals from sandblasting and painting operations.
- ◆ Remediation of soil and ground water contaminated with petroleum hydrocarbons using peroxide injection and monitoring.
- ◆ Monitoring of ground water for petroleum hydrocarbons.

COMMUNITY PROFILE

The Site is located along the north shore of Lake Union in the City of Seattle, the largest lake within the city and the largest city within Washington. Seattle is the metropolitan center of the Pacific Northwest and in 1995 had a population of 534,000 within the city limits and 2,000,000 in the metropolitan area. The area surrounding the site is a mixture of residential, commercial and industrial development.

Lake Union is a beacon within Seattle and has long been a center of commercial, industrial, recreational, and residential use, especially along the waterway linking Puget Sound, Lake Union, and Lake Washington.

The Site is located in the Wallingford neighborhood, a portion of which has been proposed for designation as a Residential Urban Village by the City of Seattle. Residents of the Wallingford

Community are well known for their active commitment to neighborhood issues. A description of this community is provided below.

Wallingford Community Description

The Wallingford Community celebrated its centennial anniversary as a city district in 1991. Wallingford's early development hinged on the emergence of Lake Union as a hub for transportation and industry. The Seattle Gas Plant (now Gas Works Park) was established in 1906. The growth of transportation was facilitated by the construction of the Lake Washington Ship Canal in 1919 and spurred industrial growth in the area. The area encountered rapid residential growth in the early 1900s, with settlers drawn by the industry along the lake. Wallingford's growth slowed in the 1950s as many families followed the national trend of moving to the suburbs. The Seattle Gas Plant was closed in 1956 and the community fell into disrepair. Wallingford continued to decrease in population until the beginning of the 1970s.

The Wallingford Community Council was formed in the late 1960s to provide a voice for neighbor's concerns about neighborhood improvement. The Seattle Gas Plant site was purchased by the City and opened as a public park in 1984. For more than two decades the Wallingford community has grown, and the Council continues to effectively represent community interests today. By the 1980s Wallingford had established itself as a desirable residential neighborhood with sweeping territorial views, proximity to downtown, the Burke-Gilman Trail, Gas Works Park, Lake Union, Green Lake and Woodland Park.

Key Community Concerns

Wallingford community concerns have been compiled through Ecology's work on other cleanup sites in the Lake Union north shore vicinity, including Gasworks Park, Nortar Inc. (the former American Tar Company), and Unimar. The Wallingford community has recently gone through the neighborhood planning process and has done considerable outreach to gain a clear understanding of community residents concerns about the issues and challenges facing the community over the next 20 years. A list of Wallingford community concerns and important issues has been prepared from the above mentioned sources. They are listed below.

The Wallingford community:

- ◆ Values the small locally owned businesses along N. 45th Street and the Urban Village designation;
- ◆ Desires viable commercial space in new developments in commercial zones;
- ◆ Wants to develop neighborhood commercial design review guidelines;
- ◆ Encourages pedestrians, transit access and bicycles;
- ◆ Supports the Wallingford Steps Project implementation to provide pedestrian linkage to Gas Works Park, Lake Union and the Burke Gillman Trail;
- ◆ Works to reduce traffic congestion throughout the neighborhood;
- ◆ Supports keeping housing affordable for working class residents;
- ◆ Encourages the maintenance of an attractive streetfront shopping district; and
- ◆ Works to maintain business health and shopping diversity.

Cleanup of the Site is consistent with these goals and, in fact, assists in achieving these goals. The community in general knows that the property needs to be cleaned up and supports efforts to do so. The community is concerned about the levels of contamination. The community views cleanup as removing and controlling the site contamination, and protecting human health and the environment.

PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the Model Toxics Control Act (MTCA) cleanup planned for this Site. This section of the Plan addresses how Ecology will share information and receive public comments and community input on the Site cleanup. Ecology, working with Metro and Chevron, retains lead responsibility for these activities.

Public Involvement Tools

Ecology uses a variety of tools that are aimed at facilitating public participation in the planning and cleanup of a MTCA site. The following is a list of these tools, their purpose and when and how they will be used during this Site cleanup.

Formal Public Comment Period

Comment periods are the primary way Ecology gets feedback from the public on proposed cleanup decisions. Comment periods are at least 30 days long—sometimes longer—and are required at key points during the cleanup process before final decisions are made. During a comment period, the public can comment in writing, or if ten or more people request one, a public meeting will be held at which oral comments will be taken.

For the Facilities North Site a comment period will be held from November 25, 1998, to January 5, 1999. During this time, the community will have the opportunity to comment on the proposed Consent Decree, Cleanup Action Plan, SEPA Determination of Non-Significance, environmental checklist, and this Public Participation Plan.

Public Meetings and Hearings

Due to the high level of interest about this site, an open house and public meeting and hearing will be held on the evening of December 8, 1998, at the Good Shepherd Center in Wallingford. There is a need for Ecology, Metro and Chevron to communicate with the public directly and discuss the proposed cleanup actions.

Responsiveness Summaries

After every public comment period, Ecology reviews and responds to all comments received, both oral and written, in a responsiveness summary. Ecology considers changes or revisions based on the input from the public. If significant changes are recommended, then a second comment period is held. If no significant changes are recommended, then the Consent Decree is finalized and

recorded in Washington State Superior Court and the Cleanup Engineering Design begins. A copy of the responsiveness summary is sent to all people who submitted comments, and it is also made available at the Information Repositories listed below with the other pertinent site documents.

Information Repositories

Information repositories are convenient places where you may 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. Documents remain at the repositories for the entire duration of the cleanup. Ecology's Central Files can make copies of documents for a fee.

For the Facilities North Site cleanup, the information repositories will be:

Seattle Public Library
Wallingford Branch
4423 Densmore Ave N.
Seattle (206) 684-4088

Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue (425) 649-7190

Good Shepherd Center
4649 Sunnyside N.
Seattle (206) 457-8127

King County Transportation and Natural
Resources Library
821 Second Ave., 9th Floor
Seattle (206) 684-1129

Site information and documents will also be posted on the Ecology web site at www.wa.gov/ecology

Documents available for public review at these repositories will include drafts of the Consent Decree, Cleanup Action Plan, SEPA documents, and this Public Participation Plan.

Site Register

One of the primary communication tools of Ecology's Toxics Cleanup Program is the Site Register. All public meetings and comment periods as well as many other activities are published in this bimonthly report. The public comment period for the Site will be announced in the Site Register in November, December, and January. To receive the Site Register, contact Sherrie Minnick at (360) 407-7200 or shan461@ecy.wa.gov.

Mailing List

Ecology, with Metro and Chevron, will jointly compile a mailing list for the Site. The list will include individuals, groups, public agencies, elected officials, and private businesses and industries that request site-related mailings, as well as other known interested parties. The list will be maintained at Ecology's Northwest Regional Office and will be updated as needed.

Fact Sheets

Fact sheets are site-specific newsletter-like publications that are mailed to interested persons, business and government agencies in and around affected communities. The fact sheet is used to inform them of comment periods and important site activities. Fact sheets are also used to informally update the community on the progress of the site cleanup.

For this Site, a fact sheet has been prepared and will be sent out to announce the formal comment period, public hearing and availability of site documents to be reviewed. Future fact sheets will be prepared to periodically update the community on the progress of the site cleanup.

Display Ads

A display advertisement placed in the newspaper of largest circulation, The Seattle Times, and local community newspapers will be used to announce the comment period and public hearing. Display ads are preferred as they are easier to find and easier to understand compared to legal notices.

The display ad for the Site to announce the comment period and public hearing will be placed in The Seattle Times and local community papers such as the North Central Outlook News, the Seattle Press, and the web site of the Wallingford Network.

Plan Updates

This Public Participation Plan may be updated as the project proceeds. If an update is necessary then the revised plan will be submitted to the public for comment.

Public Points of Contact

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