



**North Lot Development**  
Cleanup ID Number: 1966

**Public Participation Plan**  
**June 2011**



 <p>DEPARTMENT OF <b>ECOLOGY</b> State of Washington</p>		<p>North Lot Development 201 S. King Street Seattle, Wa. 98104 Cleanup Site ID # 1966</p>	 <p>0 440 880 1,760 Feet</p> <p><small>Aerial Imagery provided by Bing Maps</small></p>
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**Prepared by**  
**Washington State Department of Ecology**

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## 1.0 INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this Public Participation Plan pursuant to the **Model Toxics Control Act (MTCA)** and Prospective Purchaser Consent Decree for the cleanup at North Lot Development (Site). The Decree is between Ecology and North Lot Development. Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as provide input during the decision-making process. The intent is to promote meaningful community involvement during the cleanup process at the Site.

## SITE LOCATION

This Site is approximately 3.85 acres owned by King County at the southeast intersection of South King Street and Occidental Avenue South in Seattle, WA. The property is located north of Qwest Field.

The property was originally undeveloped tide-flat of Elliott Bay, and was filled in the late 1890s and early 1900s. It was then used as a rail yard until the late 1960s. Structures associated with the rail yard included engine maintenance buildings, paint shops, a track switching area, and material storage areas. In addition, two gasoline stations were formerly located in the northwestern portion of the property at different times during the late 1930s and the 1960s. King County purchased the property in the 1970s to facilitate construction of the Kingdome stadium to the south of the property. The Kingdome was later demolished and replaced with the current Qwest Field development. The property has been used as parking lot since the 1970s and as a staging area during the construction of the Kingdome and Qwest Field stadiums. Currently, the property is a paid parking lot.

North Lot Development is planning to develop the Site as part of an Inter-Modal regional transit hub at King Station with approximately 1.5 million square feet of buildable area. The development will encompass two full city blocks and include residential, retail uses and two to five floors of above-ground parking.

# SITE MAP



 DEPARTMENT OF  
**ECOLOGY**  
State of Washington



North Lot Development  
201 S. King Street  
Seattle, Wa. 98104  
Cleanup Site ID # 1966

  
0 440 880 1,760  
Feet

Aerial Imagery provided by Bing Maps

## **2.0 CONTAMINANTS OF CONCERN**

The known contaminants in Soil are:

- Gasoline
- Diesel fuel
- Motor Oil
- Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
- Arsenic
- Mercury
- Dioxins
- Furans
- Polycyclic Aromatic Hydrocarbons (PAHs)

The known contaminants in Groundwater are:

- Arsenic
- Gasoline
- Diesel fuel
- Motor Oil
- Benzene
- Polycyclic Aromatic Hydrocarbons (PAHs)

## **3.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES**

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup process for this Site. This section addresses how Ecology will keep the public informed about Site activity and provide opportunity for being involved in the cleanup.

Ecology will use a variety of tools to facilitate public participation in the planning and cleanup of this Site. These tools include: formal comment periods and responsiveness summaries, fact sheets, public meetings (if required), information repositories, Ecology's Site Register, web tools including a web-based events calendar, display advertisement in a local newspaper, and the North Lot Development website. These tools will be used as appropriate. Ecology will consider and implement constructive input provided by the community whenever possible.

Ecology and North Lot Development urge the public to become involved in the cleanup process. Information will be provided regularly in order to provide many opportunities to review materials and provide comments. This plan is intended to be a flexible working document where activities change as community concerns emerge as well as when more information becomes available during the cleanup process. To arrange for a briefing with project staff, ask questions, or provide comments on the plan or other aspects of the cleanup, please contact one of the persons listed below. Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as provide input during the decision-making process.

**For technical questions, please contact:**

Russ Olsen – Site Manager  
Washington State Department of Ecology  
Northwest Regional Office - Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
Phone: (425) 649-7038  
E-mail: russ.olsen@ecy.wa.gov

**For community involvement questions, please contact:**

Nancy Lui – Community Outreach Coordinator  
Washington State Department of Ecology  
Northwest Regional Office - Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
Phone: (425) 649-7117  
E-mail: nancy.lui@ecy.wa.gov

**Roles and Responsibilities**

Ecology maintains overall responsibility and approval authority for the activities outlined in this plan in accordance with Model Toxics Control Act (MTCA) requirements. Ecology, with the participation of conducts public comment periods as required by MTCA, including soliciting, receiving and considering comments, making decisions, and preparing responsiveness summaries. (A summary of all the comments received during a public comment period and Ecology’s responses.)

**Public Comment Periods**

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions. Comment periods usually last for 30 days and are required at key points during the investigation and cleanup process before final decisions are made. During a comment period, the public can comment in writing. After formal comment periods, Ecology reviews all comments received and may respond in a document called a Responsiveness Summary. Ecology will consider the need for changes or revisions based on input from the public. If significant changes are made, then a second comment period will be held. If no significant changes are made, then the draft document(s) will be finalized.

**Public Meetings and Hearings**

Public meetings may be held at key points during the cleanup process. Ecology may also offer public meetings for actions expected to be of particular interest to the community. Also, if ten or more people request a public meeting during the 30-day comment period, Ecology will hold a public meeting for the purpose of taking written comments on draft documents.

## **Information Repositories**

Information repositories are convenient places where the public can go to 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 which is listed below. Documents remain at the repositories for the entire duration of the project.

Repositories for this project include:

### **Seattle Public Library – Downtown Branch**

1000 4<sup>th</sup> Ave  
Seattle, WA 98104  
(206) 386-4636

### **Seattle Public Library – International District/Chinatown Branch**

713 8<sup>th</sup> Ave S  
Seattle, WA 98104  
(206)386-1300

### **Washington State Department of Ecology – Northwest Regional Office (NWRO)**

3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008

To visit Ecology's NWRO, please call Sally Perkins to schedule an appointment.

Telephone #: (425) 649-7190

Fax #: (425) 649-4450

E-mail: [sally.perkins@ecy.wa.gov](mailto:sally.perkins@ecy.wa.gov)

Hours: Tuesday – Thursday

8:00 am – 12:00 pm and 1:00 pm – 4:30 pm

## **Site Register and Public Events Calendar**

Ecology's Toxics Cleanup Program uses the Site Register and web-based Public Involvement Calendar to announce all of its public meetings and comment periods as well as additional Site activities.

To receive the Site Register in electronic or hard copy format, please call (360) 407-6000. The Site Register is available on Ecology's website at:

[http://www.ecy.wa.gov/programs/tcp/pub\\_inv/pub\\_inv2.html](http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html)

The Public Involvement Calendar is available on Ecology's website at:

<http://apps.ecy.wa.gov/pubcalendar/calendar.asp>

## **Mailing List**

Ecology has compiled and maintains a list of interested parties, organizations and residents living in proximity to the Site. This list will be used to disseminate information via mail (fact sheets, Site updates, public notices, etc.). If you are not on the mailing list for this Site and wish to be added, please contact Nancy Lui at (425) 649-7117 or through email at [nancy.lui@ecy.wa.gov](mailto:nancy.lui@ecy.wa.gov). In the subject line, please indicate North Lot Development Site Mailing List.

## **North Lot Development Website**

Information on the cleanup work at the Site is also available online. This website includes background information, status updates, and contact information for the Site.

### **Ecology North Lot Development Website:**

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1966>

## **4.0 PUBLIC PARTICIPATION PLAN AMENDMENTS**

This plan was developed in compliance with the MTCA regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended as necessary. Amendments may be submitted to Ecology's Site Manager, Russ Olsen, for review and consideration. Ecology will determine final approval of the plan as well as any amendments.

## **5.0 PUBLIC PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE**

Additionally, citizen groups living near contaminated sites may apply for public participation grants during open application periods. These grants help citizens receive technical assistance in understanding the cleanup process and create additional avenues for public participation.

Information on the guidelines and application for Public Participation Grants may be found at Ecology's website: <http://www.ecy.wa.gov/programs/swfa/grants/ppg.html>

Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the Site. Please call Ecology's North Lot Development Site Manager Russ Olsen, if you have questions. His contact information is on page 6.