

Comment Period and Public Meeting on Consent Decree and SEPA Documents

The Washington Department of Ecology (Ecology) invites you to comment on and attend a public meeting about the Consent Decree (legal agreement) with the Port of Seattle (Port) and SEPA documents.

- **Consent Decree with the Draft Cleanup Action Plan (DCAP)** for three areas including: the Lora Lake Apartments Parcel, the Lora Lake Parcel and the Dredged Material Containment Area. See map inside.
- **State Environmental Policy Act (SEPA) Checklist, Mitigated Determination of Nonsignificance (MDNS) issued May 2015 and Withdrawal of MDNS issued August 2013 (see DCAP Appendix A).**

Public Comment Invited

- **Review** the Consent Decree and the SEPA documents
- **Send comments** to Ecology May 4 - June 17, 2015
- **Attend a public meeting.**

May 13, 2015, 6:00 - 9:00 PM

Open House: 6:00 - 7:00 PM

Presentation, Q & A: 7:00 - 9:00PM

Highline School District

Educational Resource and Administration Center

15675 Ambaum Blvd. SW

Burien, WA 98166

Site Location and Background

The 18-acre site is located at 15001 Des Moines Memorial Drive in Burien, Washington 98166. This site is on Port property at the former Lora Lake Apartments and nearby at Sea-Tac Airport.

- **Mid-1940s-Mid 1980s:** A barrel-cleaning company followed by an auto-wrecking facility operated on site.
- **1987:** A 22-building apartment complex was built.
- **1998:** The Port acquired the property as part of a Sea-Tac runway protection zone.
- **2007:** The Port demolished six buildings. Environmental samples prior to demolition showed higher than expected levels of contaminants.
- **2009:** An Ecology Agreed Order (legal agreement) required the Port to evaluate the nature and extent of contamination and assess cleanup options. The Port also demolished remaining above-ground structures and took measures — with Ecology oversight — not to disturb potentially contaminated soil.
- **2013:** The Agreed Order was amended to require the Port to prepare the Draft Cleanup Action Plan.

COMMENTS ACCEPTED

May 4 - June 17, 2015

Submit Comments and Technical Questions to:

David South, Site Manager
Washington Department of Ecology
Toxics Cleanup Program
Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008
Phone: (425) 649-7200
E-mail: David.South@ecy.wa.gov

Thea Levkovitz
Public Involvement Coordinator
Washington Department of Ecology
Toxics Cleanup Program
Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008
Phone: (425) 649-7286
Email: Thea.Levkovitz@ecy.wa.gov

Document Review Locations:

Burien Public Library
400 SW 152nd St.
Burien, WA 98166
Phone: (206) 243-3490

Washington Department of Ecology
Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008
Call for an appointment:
(425) 649-7190
Hours: Tuesday—Thursday
8:00 AM - 12:00 PM
1:00 PM - 4:30 PM

Ecology Website:
Bit.ly/EcyLoraLake

Facility Site ID #: 1880040
Cleanup ID#: 2008

Lora Lake Apartments Site

Draft Cleanup Action Plan (DCAP)

The Port of Seattle will remove or contain contaminated soil and sediment starting in 2017. The cleanup will be done in three areas. See map below.



Lora Lake Apartments Parcel

The Port will remove highly contaminated soil for disposal, place a protective cap (such as pavement) over less-contaminated areas. The cap will prevent wildlife and humans from coming in contact with the contaminated soil. A deed restriction (environmental covenant) will ensure that future activities will protect the cap and limit use to commercial activities. Removal of highly contaminated soil will result in cleanup of groundwater.

1982 Dredged Material Containment Area

The Port will cover contaminated sediment deposited from a past dredging of Lora Lake with pavement or gravel. An environmental covenant will ensure that the cover is maintained. The Port will likely consolidate low-level contaminated soil (dioxins/furans less than 100 parts per trillion) from the Lora Lake Apartments Parcel into this restricted area of the Airport.

Lora Lake Apartments Site

The current DCAP now includes an updated flood plain map. Ecology will oversee an additional survey to verify the location of the 100-year flood plain boundary and ensure that no soil from the Lora Lake Apartments Site is placed within the flood plain boundary.

Lora Lake Parcel

The Port will address contaminated lake sediments and shallow soil along the western boundary of the parcel.

- **Lake Sediment:** The lake will be filled with sand to prevent the contaminants from entering surface water. Woody wetland plants will be planted and integrated into the surrounding wetlands. An environmental covenant will ensure that the wetland will be maintained. The Draft Cleanup Action Plan was revised to specify the type of wetland, minimum requirements of the sand cap and more detail on how the site will be monitored in the future.
- **Shallow Soil:** Based on public comments, Ecology is now requiring that the Port excavate a small area of contaminated shallow soil at the western boundary of the Lora Lake Parcel. Those areas have dioxins/furans and lead concentrations slightly greater than that required to protect wildlife.

What Happens Next?

Once the public comment period ends, Ecology will review and consider all comments received.

The Consent Decree with the Final Cleanup Action Plan will be finalized and entered into Court.

The public will be notified if future public comment periods are scheduled.

An Engineering Design Report and Compliance Monitoring Plan will be prepared.

Cleanup is estimated to begin in 2017.

Contaminants of Concern

Contaminants in soil, groundwater and sediment at the Lora Lake Apartments site include:

- polycyclic aromatic hydrocarbons
- lead
- petroleum products
- arsenic
- pentachlorophenol
- dioxins/furans

More information about these contaminants is available at the Agency for Toxic Substances & Disease Registry's Web page:

<http://www.atsdr.cdc.gov/toxfaqs/index.asp>

Storm Drain Rerouting

Stormwater from a 78-acre catchment area upstream from the Lora Lake Apartments Parcel is conveyed through the Lora Lake Apartments Parcel and discharges to the northwest corner of Lora Lake. The City of Burien plans to permanently reroute that stormwater to a new Low Impact Development infiltration facility south of the Lora Lake Apartments Site prior to cleanup as part of its Northeast Redevelopment Area Project. Ecology has offered a \$1.45 million grant to the City of Burien to help fund the facility.

After cleanup, stormwater originating on the Lora Lake Apartments Parcel will drain to this facility as well. The Draft Cleanup Action Plan includes alternative means of managing this stormwater if the reroute is not done by the City.



DEPARTMENT OF
ECOLOGY

State of Washington

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Bellevue, WA 98008

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Use this Quick Response (QR) code with your smart phone to visit Ecology's website for more information.



Ecology Website:
Bit.ly/EcyLoraLake

To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 425-649-7000. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

Si usted tiene necesidades que requieren acomodación especial o requiere usted este documento en un formato alternativo, favor de comunicarse con Luis Buen Abad al 425-649-6948 o TTY 711 o 1-877-833-6341 (Sólo servicios en inglés).

Nếu quý vị cần các tiện nghi khác vì có những nhu cầu đặc biệt hay cần tài liệu này dưới dạng khác, xin liên lạc với Teddy Le, điện thoại số 360-407-6948 hay TTY 711 hay số 1-877-833-6341 (dịch vụ chỉ bằng tiếng Anh).