

## **Prospective Purchaser Consent Decree Documents Available for Public Review and Comment**

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with information about the North Lot Development Cleanup (Site). 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.

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 with residential, retail uses and two to five floors of above-ground parking.

In August 2011, Ecology and North Lot Development will enter into an agreement called a Prospective Purchaser Consent Decree for the cleanup at the Site. Under the proposed Purchaser Consent Decree, North Lot Development agrees to complete the following actions at this Site:

- Prepare a draft and final Remedial Investigation/ Feasibility Study (RI/FS) Report. The RI/FS reports present the results of the investigation and evaluate the cleanup alternatives.
- Prepare a Draft Cleanup Action Plan (DCAP).

### **Comments Accepted June 17, 2011 – July 18, 2011**

**Submit Comments and Technical Questions to:**

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

#### **DOCUMENT REVIEW LOCATIONS**

**Seattle Public Library – Downtown Library**  
1000 4<sup>th</sup> Ave.  
Seattle, WA 98104  
(206) 386-4636

**Seattle Public Library – International District/Chinatown**  
713 8<sup>th</sup> Ave S.  
Seattle, WA 98104  
206- 386-1300

**Washington State Department of Ecology**  
Northwest Regional Office  
3190 160th Ave SE  
Bellevue, WA 98008

Call for an appointment: Sally Perkins  
Phone: (425) 649-7190  
Fax: (425) 649-4450  
E-mail: sally.perkins@ecy.wa.gov  
Hours: Tuesday – Thursday  
8:00 am – 12:00 pm and 1:00 pm – 4:30 pm

**Ecology's Toxics Cleanup Website**  
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1966>

**Facility Site ID #: 5378137  
Cleanup ID #: 1966**

## North Lot Development

Ecology has prepared a Public Participation Plan for the Site. The Plan describes the tools and approaches used to inform the public, request comments, and engage them in the cleanup process.

Ecology invites comments on the proposed Purchaser Consent Decree and draft Public Participation Plan. These documents can be reviewed at the Document Review Locations listed on the first page. Please send your written comments to the Site Manager, Russ Olsen at russ.olsen@ecy.wa.gov or call (425) 649-7038 from June 17 – July 18, 2011.

### **Draft Remedial Investigation and Feasibility Study (RI/FS)**

This document presents a detailed description of the type and extent of contamination and evaluation of six remedial alternatives to address the contamination at this Site.

After an evaluation of the six remedial alternatives, Alternative 3 was selected. This alternative uses:

- Hotspot Excavation
- Focused Treatment of Residual Gasoline/Benzene
- Protective Cover (Containment)
- Groundwater monitoring
- Contaminated soil will be covered to prevent contact

### **Draft Cleanup Action Plan (CAP)**

The objective of the draft CAP is to address soil and groundwater contamination.

The cleanup will include the following tasks:

- Excavation of contaminated soil in the northwestern corner of the property in the vicinity of a former gas station (“hotspot excavation”). Apply a chemical that

would breakdown the gasoline contamination.

- Construct a protective cover over the entire Property.
- Excavate and remove five feet of soil outside the footprint of the buildings that will be constructed on the Property.
- Implement institutional controls, including an environmental covenant, to maintain the protective cover and prevent future exposure to contaminated soil or groundwater.
- Implement groundwater monitoring.
- Develop a contingency plan for controlling the migration of contaminated groundwater.

The North Lot Development will develop the property in phases. Construction on the west block of the property will begin first. The cleanup will occur during the development of the west block. Until the property is developed on the east block, there will be asphalt repair, maintenance, and replacement to minimize contact with contaminated soil. The groundwater compliance monitoring plan will be implemented property-wide following cleanup and development of the west block.

### **State Environmental Policy Act (SEPA) Determination**

In 2009 the City of Seattle completed an Environmental Impact Statement (EIS) addendum that evaluated the North Lot redevelopment and the conceptual cleanup associated with the redevelopment. Based on the conceptual cleanup, the City determined that no significant unavoidable impacts are anticipated. The final cleanup action plan consists of the same actions as the conceptual cleanup evaluated by the City. Pursuant to WAC 197-11-600, Ecology finds that the City’s EIS Addendum and determination

## North Lot Development

provides sufficient SEPA analysis for the Consent Decree and Cleanup Action Plan.

### Public Participation Plan

The Public Participation Plan is now available for public review and comment. The Public Participation Plan is designed to promote community involvement during the cleanup process. The Plan outlines and describes the tools and approaches that Ecology will use to inform the public about site activities. The Public Participation Plan also identifies opportunities for the community to become involved in this process.

### Site Background

The property was originally undeveloped tide-flat of Elliott Bay. The area was filled in the late 1890s and early 1900s and used as a rail yard until the late 1960s. Structures associated with the rail yard included engine maintenance buildings, paint shops, 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 during the 1960s. King County purchased the property in the 1970s to assist 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.

### Contamination of Concerns

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)

### What Happens Next?

Following the comment period, Ecology will review all comments and make recommendations for any suggested changes. If no significant changes are necessary, the Prospective Purchaser Consent Decree, and Public Participation Plan will be final.

# North Lot Development



 DEPARTMENT OF ECOLOGY  
State of Washington



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

0 225 450 900  
Feet

Aerial Imagery provided by Bing Maps

華盛頓州生態署 (生態署) 邀請大眾對北停車場開發工地欲購買者環境整治計劃同意書提供建議

民眾提供建議期間從6月17日開始到7月18日截止

華盛頓州生態署 (生態署) 邀請大眾對北停車場開發工地欲購買者環境整治計劃同意書提供建議 (整治工作編號: 1966)。本3.85英畝景郡所擁有工地位於西雅圖市南金街 (S. King Street) 和奧西甸陀大道 (S. Occidental Ave) 交口東南角。本工地位於魁實球場 (Qwest Field) 北邊。北停車場開發公司計劃將本工地變成位於金街車站總建坪約為一百五十萬平方尺的多種交通工具的交通中心。本計劃佔地為兩個城市街區, 為住宅和零售混合使用區並有兩至五層的停車場。

2011年8月生態署和北停車場開發公司將同意簽定本工地欲購買者環境整治計劃同意書。根據本協定 北停車場開發公司同意進行下列工作:

進行整治調查工作和可行性研究工作(RI/FS)並草擬報告。本報告將呈現調查結果和評估整治方案。

呈繳草擬整治工作計劃 (dCAP)。

生態署並已為本工地準備大眾參與計劃。本計劃描述生態署各種不同民眾通告方式, 民眾提供建議和參與整治計劃方式。 若需任何有關北停車場開發計劃中文消息請跟林昊聯絡:  
電話: 425-649-7187 電子信箱: sunny.becker@ecy.wa.gov。

## North Lot Development

Vietnamese

### **Bộ Môi Sinh mời quý vị đóng góp ý kiến về một Sắc lệnh đồng thuận cho người mua đất tương lai North Lot Development**

**Thời gian góp ý từ 17 tháng 6 đến 18 tháng 7 năm 2011**

Bộ Môi Sinh tiểu bang Washington (gọi tắt Ecology) mời quý vị đóng góp ý kiến về một Sắc lệnh đồng thuận cho người mua đất tương lai North Lot Development. Khu đất này hiện có hồ sơ dọn sạch số 1966. Quận King hiện đang là chủ đất nơi đây với diện tích độ 3.85 mẫu về phía Đông Nam ở ngã tư trên hai tuyến đường South King Street và Occidental Avenue, Thành phố Seattle. Khu đất này nằm ở phía Bắc của sân vận động Quest Field.

North Lot Development đang có dự án triển khai một cơ sở thương mại rộng đến 140.000 mét vuông (1.5 triệu bộ vuông – square feet). Nơi đây sẽ là một đơn vị trực thuộc trung tâm khu vực Chuyên chở Hỗn hợp tại Quận King. Công trình triển khai này sẽ nằm dài trên hai khu phố bao gồm một khu dân cư, những cửa hàng bán lẻ và một tòa nhà đậu xe từ hai đến năm tầng.

Trong tháng 8 năm 2011, Ecology và North Lot Development sẽ ký kết một thỏa hiệp để dọn sạch ô nhiễm trong khu đất này. Tên gọi thỏa hiệp là Sắc lệnh đồng thuận cho người mua đất tương lai. Trong bản thảo của sắc lệnh, North Lot Development đồng ý sẽ hoàn thành các công trình như sau:

- Soạn thảo một bản tường trình Điều tra Phục hồi/Nghiên cứu Khả thi (tài liệu (RI/FS). Tài liệu RI/FS sẽ ghi nhận các kết quả của cuộc điều tra và đánh giá các phương pháp dọn sạch.
- Đề cử một dự án Kế hoạch hoạt động dọn sạch (gọi tắt DCAP).

Ecology đang soạn một Kế hoạch hợp tác công cộng cho địa điểm này. Trong tài liệu này, Ecology sẽ mô tả phương tiện và cách thức sử dụng để quảng bá đến công chúng, kêu gọi sự góp ý và tham gia trong quá trình dọn sạch.

Muốn biết thêm thông tin bằng tiếng Việt, xin vui lòng gọi Lê Teddy, số 360-407-6948 hay tại [teddy.le@ecy.wa.gov](mailto:teddy.le@ecy.wa.gov) trên chủ đề North Lot Development.



## North Lot Development

### Spanish

#### **Ecología solicita sus comentarios sobre el Decreto de Consentimiento del Futuro Comprador para el Desarrollo de la Parcela Norte (*North Lot Development*).**

**Se aceptará comentarios del público entre el 17 de junio y 18 de julio de 2011.**

El Departamento de Ecología del estado de Washington (Ecología) le invita a comentar sobre el Decreto de Consentimiento del Futuro Comprador para el (Sitio del) Desarrollo de la Parcela Norte (*North Lot Development*, Numero de Identificación de la Limpieza #1966). Este Sitio es de aproximadamente 3.85 acres, el propietario es el Condado de King, y queda en la intersección sureste de South King Street y Occidental Avenue South en Seattle, WA. La propiedad está ubicada al norte de Qwest Field.

*North Lot Development* está planificando desarrollar el Sitio para formar una parte de un centro regional de transporte público intermodal en el Estación de King (*King Station*) con aproximadamente 1,5 millones de pies cuadrados de área construibles. El desarrollo incluirá dos cuerdas completas con usos residenciales y comerciales, y entre dos y cinco pisos de estacionamiento por encima del suelo.

En agosto de 2011, Ecología y *North Lot Development* establecerán un acuerdo llamado el Decreto de Consentimiento del Futuro Comprador para la limpieza del Sitio. Según el propuesto Decreto de Consentimiento del Comprador, *North Lot Development* se compromete a completar las siguientes actividades relacionadas con el Sitio:

- Preparar un borrador y un versión final del Informe de la Investigación Remediadora/Estudio de Factibilidad (RI/FS, por sus siglas en inglés). Los informes RI/FS presentan los resultados de la investigación y evalúan las alternativas para la limpieza.
- Preparar un Borrador del Plan de Acción de Limpieza (DCAP, por sus siglas en inglés).

Ecología también ha preparado un Plan de Participación del Público para el Sitio. El Plan describe las herramientas y los métodos que usarán para informar el público, solicitar comentarios, e involucrarlos en el proceso de limpieza.

Para más información en español favor de contactar a Richelle Pérez a (360) 407-7528 o por correo electrónico a [richelle.perez@ecy.wa.gov](mailto:richelle.perez@ecy.wa.gov) y hacer referencia al Sitio de *North Lot Development*.





DEPARTMENT OF  
**ECOLOGY**  
State of Washington

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

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**North Lot Development Cleanup Site (Cleanup ID#: 1966)  
King County, WA**

**Ecology invites Public Comment on the Prospective Purchaser Consent Decree Documents  
Public Comment Period: June 17 – July 18, 2011**

民眾提供建議期間從6月17日開始到7月18日截止。若需任何有關北停車場開發計劃中文消息請跟林昊聯絡: 電話: 425-649-7187 電子信箱: sunny.becker@ecy.wa.gov。

Thời hạn góp ý từ 17 tháng 6 đến 18 tháng 7 năm 2011 về Sắc lệnh đồng thuận cho địa điểm North Lot Development. Muốn có thêm thông tin bằng tiếng Việt, xin vui lòng gọi ông Lê Teddy, số 360-407-6948 hay tại teddy.le@ecy.wa.gov với tiêu đề Địa điểm North Lot Development.

Se aceptará comentarios del público entre el 17 de junio y el 18 de julio de 2011 para el Decreto de Consentimiento del Comprador para el Sitio del *North Lot Development*. Para más información en español, favor de contactarse con Richelle Pérez a (360) 407-7528 o por correo electrónico a richelle.perez@ecy.wa.gov y hacer referencia al Sitio de *North Lot Development*.

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If you need this document in a format for the visually impaired, call Nancy Lui at (425)649-7117.  
Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.