

The types of cleanup methods used will depend, in part, on your comments and the uses of that site in the future. There may be some restrictions on how the property can be used: Since there is some contamination in the groundwater, for example, no drilling of wells and use of groundwater will be permitted.

Metro is committed to making sure the cleanup meets the needs of the community. We will work with SCIPDA to make sure future construction will not interfere with whatever cleanup methods have been used to reduce and control contamination.

Metro will establish specific cleanup methods and a timetable before any work begins. This information will be part of the consent decree — a legal, binding agreement — entered into between Metro and Ecology.

Residents, community members and other interested people will have a chance to comment on the cleanup plans and consent decree before they are final and before work begins. Metro wants community residents and all interested people and organizations to have a chance to express their preferences and concerns.

### When will the cleanup start and be completed?

We expect the cleanup to begin in early 1994, after public meetings with the community have been held and Ecology and Metro enter into the consent

decree, which includes the cleanup action plan. Metro is working under Ecology oversight so we can be sure the cleanup meets all environmental standards. By working with Ecology, Metro is eligible for state grant funds to help pay for the cleanup.

Metro hopes to get all necessary permits so the cleanup can be completed in 1994-95. All structures will be demolished, so SCIPDA will have an open piece of land to build upon.

### How can you be involved?

Metro welcomes your comments and questions. For more information, call Gunbjorg Ladstein, 684-1144 (voice), 684-1682 (TDD) or 689-3489 (fax). You may write her at **Transit Community Relations, Municipality of Metropolitan Seattle, 821 Second Ave., M.S. 61, Seattle, WA 98104-1598.**

You may also call the Department of Ecology: Maura O'Brien, site manager, 649-7249, or Susan Lee, public involvement, 649-7138.

People with disabilities who need the information in this brochure in accessible formats may call Metro at 684-2046 (voice) or 689-3413 (TDD).



Printed on recycled paper in the Metro print shop.

Published by Transit Community Relations.  
Produced by Graphics/Audiovisual Design.



Transit Community Relations  
821 Second Ave., M.S. 61  
Seattle, WA 98104-1598

BULK RATE  
U.S. POSTAGE  
PAID  
SEATTLE, WA  
PERMIT NO. 836

# Dearborn Cleanup Project

Public Information Document and Meeting Notice

Fall 1993

## Meeting scheduled for International District

Metro and the state Department of Ecology have scheduled a public meeting Nov. 9 to inform the community about Metro's plans to clean up a site in the heart of the International District — the first step in a process for developing the site. The meeting will begin at 5:30 p.m. in the Bush Asia Center, 409 Maynard Ave. S., Seattle. An open house, with light refreshments, will begin at 5 p.m.

### Dearborn site cleanup

## Major change coming in the International District

Right now, if you walk by the intersection of Eighth Avenue South and South Dearborn Street in Seattle, about all you will see is an old building and a fenced parking lot. But a major change is about to take place at this location.

The site, owned by Metro and most recently used as a warehouse and service garage for vehicles, will be sold to the City of Seattle and transferred to the Seattle-Chinatown International District

Preservation and Development Authority. SCIPDA plans to build the International District Village Square, a community center, at this location. Preliminary plans call for the Village Square complex to include apartments for the frail elderly, a child-care center, family town homes, neighborhood service agencies, stores and possibly a recreation center and branch library.

Metro has used the property as a transit operating



Metro will be cleaning up this former transit operations site at Eighth Avenue South and South Dearborn Street in Seattle.



Mobility for the region

Dearborn Cleanup Project  
Public Information Document  
and Meeting Notice

base, storage site, parking lot and warehouse. Since 1986, Metro has not fueled, serviced or repaired vehicles there.

Until the last decade, regulations governing underground storage tanks and contamination from petroleum products were limited or nonexistent. As a result, some contamination of the site has occurred, probably before Metro took ownership of the land and building and before petroleum products were regulated.

Under the state Model Toxics Control Act, Metro is responsible for cleaning up the contaminated materials at the site. After cleaning up the site, Metro plans to turn the property over to SCIPDA for development. Metro wants, and state law requires, people in the community to have a chance to comment on the cleanup process before it begins.

This publication — along with interviews of neighborhood residents, community meetings and a period for public comment — is part of Metro's effort to make sure all International District residents and other interested persons understand the nature and extent of the contamination and the proposed cleanup process.

We want to make sure your questions are answered. And we want to consider your comments in selecting cleanup remedies and conducting the cleanup.

### What kind of pollution is present?

Metro's scientific tests have found that the main contaminants on the site are from diesel, gasoline (leaded and unleaded) and oil. Petroleum contamination is more responsive to cleanup than other kinds of contamination. The contaminants identified at the site — total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene and xylenes (BTEX) and 1,2-dichloroethane (1,2-DCA) — exceed the Model Toxics Control Act levels in either shallow and deep soil or groundwater.

The soil contamination does not pose a significant health risk to International District residents, people working on the site during cleanup and construction or anyone who would use the planned community center. In addition, Metro's scientific experts have concluded that the groundwater contamination is not a significant health risk, because as with the rest of the surrounding area, all water for the site is and will be supplied by the City of Seattle. But the contamination could pose a potential long-term risk to the environment. That's why Metro will be cleaning up the site.

It is very unlikely that contaminants at the site would travel to other water sources, because the property is not close to other water bodies or to

water sources for the City of Seattle or other population centers. The property is not considered to be an environmentally sensitive area, according to Washington State regulations. And the property is not near any surface water body or wetland and is not within the 100-year flood plain.

### How dangerous is this contamination?

The contamination poses no immediate threat to the residents and neighbors of the International District. Using the best-available scientific expertise and appropriate methods, Metro will clean up the site with care and caution for the residents, the neighborhood and the environment.

### What has Metro done so far to clean up the site?

Metro has hired environmental consultants to take soil and groundwater samples, evaluate the site and make recommendations for the most effective, efficient and environmentally responsible cleanup methods. Metro has already removed all fuel storage tanks (both above and underground) and all related equipment.

### How will Metro monitor the cleanup?

Metro, working under oversight of the state Department of Ecology, will adhere to all environmental regulations when cleaning up the site. The site is fenced, and Metro will maintain security to allow only trained, authorized personnel to enter the area.

### What methods will be used to clean up the site?

A licensed contractor, experienced in cleanup of petroleum-contaminated soils and groundwater, will do the actual work under Metro's direction and with Ecology's oversight. There are several alternative methods for cleanup, including removing soil, bringing in clean new soil, treating the soil, installing an impermeable membrane to prevent or limit contaminants from escaping, vapor-extraction of deeper soil contaminants and monitoring. All or part of the area also could be paved over, providing a surface barrier. To achieve the best result, the contractor will probably use a combination of cleanup methods.

