

Metro Dearborn Site



Update: Cleanup is complete

The Washington State Department of Ecology (Ecology) has determined that the cleanup of the Metro Dearborn Site is complete. No further action, other than continued ground water monitoring, is required at the site.

Ecology, King County Department of Transportation (formerly Department of Metropolitan Services or Metro), and the Seattle Chinatown International District Preservation and Development Authority (PDA) met April 14, 1997, to confirm the completion of the cleanup at the Metro Dearborn Site. The parties agreed that the site has been cleaned up to each organization's requirements, the Consent Decree agreements, and the Model Toxics Control Act (MTCA) regulations. The site is located at 802 South Dearborn Street, in Seattle, Washington. The site includes two parcels, one east and one west of Eighth Avenue South.

The MTCA Cleanup Plan required three major tasks:

- Demolition of the structures on site
- Removal and treatment of petroleum contaminated soils
- Treatment of deep soils and ground water using a vapor extraction and air-sparging system.

Demolition of the buildings was completed in March 1995. Excavation and removal of petroleum contaminated soils was conducted during mid 1995, and completed in January 1996. Almost twice the volume of contaminated soils was removed than was initially estimated.

Ecology sent a letter to Metro on March 8, 1996, stating that soils remediation was complete.

With the increased volume of excavated soils, a much greater volume of contamination was removed. This reduced the need to begin the third task of vapor extraction and air-sparging. After attaining a better understanding of the site conditions during the excavation, Ecology and Metro agreed to reconsider the necessity of remediating deep clay soils and ground water. To assist in the re-evaluation, Metro gathered more information by monitoring ground water over a period of 15 months.

Ecology, Metro, and the PDA have reviewed the ground water monitoring data and agree that site conditions have substantially improved by removing the source of the contamination.

Ground water monitoring results show that all contaminants have decreased and all substances are below the required cleanup levels, except two. The two substances still above cleanup levels are Benzene and 1,2-Dichloroethane, a common additive to gasoline. The level of these two substances has decreased gradually since 1993 and markedly after the soils remediation and during the 15 months of ground water monitoring. Ecology estimates they will continue to decrease, and do not represent a threat to human health or the environment.

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For information contact:

Maura S. O'Brien, Site Manager
Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008-5452
(206) 649-7249
email: MOBR461@ecy.wa.gov

See documents at:

Bush Asia Center, Room 200
409 Maynard Avenue S
Seattle, WA 98104

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821 Second Avenue
Seattle, WA 98104-1598

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Department of Ecology
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3190 160th Avenue SE
Bellevue, WA 98008-5452

For this information in accessible formats or other languages, call (206) 649-7249 or (206) 649-4259 (TDD).

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Ecology and Metro agreed to continue the ground water monitoring once every two years until the concentration level of benzene and 1,2-DCA is below the MTCA cleanup action level for two consecutive monitoring events. Long-term monitoring, to occur once every five years, may be required after evaluation of the results of the monitoring scheduled for 1999 and 2001, (according to WAC 173-340-420).

Future use of the site is not compromised by this action. Ground water cannot be developed on the site through drilling wells or any other means, because a deed restriction in the Consent Decree between Ecology and Metro prohibits development and use of the ground water at the site. The restriction was placed on the property prior to the transfer from Metro to the PDA. (See the Consent Decree, Exhibit F.)

This site is serviced by city water. There is little chance for human contact with ground water on the site and, therefore, extremely low long-term risk to humans. Long-term migration to surface water is also extremely low due to the clay-rich soils and rate of ground water flow.

Ecology will recommend removal of this site from the state hazardous sites list when ground water levels are below cleanup levels for two consecutive sampling events.

You may review the Compliance Monitoring Report for Soils, which shows that the cleanup goals have been achieved, and the report on ground water monitoring results (King County Department of Transportation, February 21, 1997) in the libraries listed in the box on page one.

For more information about the completion of this cleanup, call Maura S. O'Brien at Ecology at (425) 649-7249.

New life with the Village Square

With the completion of the cleanup, the new site owners, Seattle Chinatown International District Preservation and Development Authority (PDA), are busy with construction of the new Village Square.

The Village Square will improve the quality of life in the International District and the region by providing homes for elderly residents, community-based social service agencies, child care, employment, and health services. The expected completion date of the Village Square is February 1998. The Village Square will transform the old Dearborn bus storage site into a vital urban village of activity, growth, service, and life.

For more information about the Village Square, call the PDA at (206) 624-8929.