

WASHINGTON STATE DEPARTMENT OF ECOLOGY
NORTHWEST REGIONAL OFFICE

TO: Robert Warren, TCP NWRO Section Manager
THROUGH: Ching-Pi Wang, TCP NWRO Uplands Unit Supervisor *CW*
FROM: Maura S O'Brien, PG/HG #869 Professional Geologist and Site Manager *MSO*
SUBJECT: Metro Transit South Dearborn CD Closure Briefing Package
DATE: July 8, 2015

Ecology Recommends Closing Metro Transit South Dearborn CD

Metro Transit Completed Consent Decree & Successfully Cleaned-up Metro South Dearborn Site, Seattle, WA

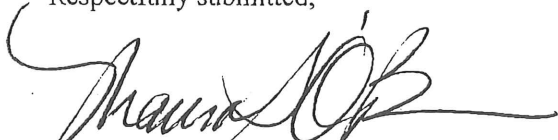
The King County Department of Transportation Metro Transit Division, former King County Metropolitan Services has completed cleanup action at the former Metro Transit South Dearborn Facilities Site following the state cleanup regulations Chapter 173-340 WAC and the Consent Decree No. 94-2-29616-7SEA. The Site Cleanup Id is #6455, FS Id is #65124715, and is located at 802 S. Dearborn Street and contains two parcels, one east and one west of Eighth Avenue South, Seattle, Washington as shown in Figure 1.

Metro Transit entered a Consent Decree with Ecology in November 1994 to clean up petroleum contamination at the Site. Contamination was discovered when petroleum underground storage tanks were decommissioned and removed from the East parcel in 1990. The Remedial Investigation showed the presence of gasoline, diesel, and petroleum substances in soil and groundwater. The cleanup action included demolition and removal of the structures on site, excavation and removal of petroleum contaminated soils. Cleanup treatment of deeper soils and groundwater used three cleanup treatment methods: 1.) air sparging and vapor extraction, 2.) bioremediation, and 3.) monitored natural attenuation.

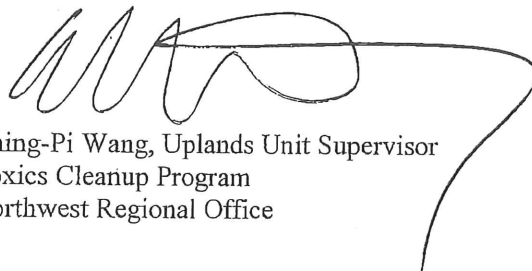
Notice of completion for soil remediation was issued by Ecology on June 28, 1996 with required groundwater compliance monitoring. Groundwater monitoring continued from 1996 to 2012. The 2012 results (CMD Smith April 6, 2012) show all compliance monitoring wells are below cleanup level for seven or more consecutive events and completing the specified monitoring requirements. This Site has been successfully cleaned up following the state cleanup requirements and the Site Consent Decree.

We believe Metro Transit has met the requirements of the 1994 Consent Decree for the former South Dearborn Site. Metro Transit has met the MTCA Method A cleanup levels for soils and groundwater for unrestricted use. We recommend closing this CD after public outreach and a 30-day public comment period, and after full payment and closure of Metro Transit-Ecology Fiscal account #JJ083. This recommendation follows review by Assistant Attorney General _____ on _____, 2015 and conference with Robert Warren, TCP NWRO Section Manager on 7/14, 2015.

Respectfully submitted,



Maura S. O'Brien, PG/HG #869, Site Manager
Professional Geologist/Hydrogeologist
Toxics Cleanup Program
Northwest Regional Office



Ching-Pi Wang, Uplands Unit Supervisor
Toxics Cleanup Program
Northwest Regional Office

Enclosure – Site Manager Briefing Package

The Metro Transit South Dearborn Site History & Cleanup Actions

The South Dearborn Site (Site) included two parcels located at South Dearborn and Eighth Avenue South, in the Seattle Chinatown International District, and east of Century Stadium and King Station in Seattle, Washington shown in Figure 1. The east parcel contained a warehouse, maintenance, and fueling facilities with five underground petroleum storage tanks (USTs). The west parcel was a paved parking area and earlier included residences and a hotel. Metro Transit purchased the site in 1974 and operated a bus parking and maintenance facilities with bus fueling.

In December 1990, the five USTs were decommissioned and removed from the east parcel and soil sample results showed petroleum contamination. Remedial investigations from 1990 to 1994 confirmed shallow and deeper soil contamination and groundwater contamination. The Site Cleanup Action Plan identifies the chemicals of concern (COCs) for soil as petroleum TPH-gasoline, diesel and heavy oil; and for groundwater as TPH-gasoline and benzene. The contamination was localized within the property primarily at the east parcel. The east parcel showed shallow and deeper soil and groundwater contamination, while the west parcel showed only shallow soil contamination at the surface to 1.5 ft depth.

KCDT Metro Transit (former KC Metropolitan Services) entered a consent decree with Ecology in November 1994 to clean up the South Dearborn Site. Later, Seattle Chinatown International District Preservation and Development Authority (PDA) signed an agreement with Metro Transit in March 1995 to purchase the site after cleanup action was complete.

The Consent Decree Cleanup Action Plan includes three steps:

1. Demolition of the Site structures.
2. Excavation and off-site treatment of petroleum contaminated soils.
3. Treatment of deeper soils and groundwater using groundwater sparging and soil vapor extraction, bioremediation, and monitored natural attenuation (MNA).

Cleanup actions were completed in 1996 and Ecology issued a Notice of Completion for Soils Remediation on June 28, 1996 with continued groundwater compliance monitoring (see attached letter). Groundwater monitoring results in 1996 showed all chemicals of concern (COCs) have decreased and all COCs were below cleanup level except two substances. The two substances are benzene and 1,2-Dichloroethane (DCA) a common additive to gasoline. The concentration level of these two substances had decreased gradually since 1993 and markedly after soil excavation and treatment. Metro, Ecology and the PDA agreed that the source of contamination had been removed and to continue monitoring to address these two substances in groundwater (Ecology letter 4/12/99).

Monitored Natural Attenuation was conducted from 1996 to 2012 and the two substances are reported below cleanup level for seven or more consecutive monitoring events satisfying the Site specific confirmation monitoring requirements. The CDM Smith Inc report (4/06/12) states that the concentrations of petroleum TPG-gasoline, benzene, toluene, ethylbenzene, and xylenes were all below method reporting limit and significantly below MTCA Method A cleanup level. The report shows that the two substances of concern -benzene was below cleanup level for 12 consecutive events and DCA was below cleanup level for seven consecutive events from 5/03/11 to 3/09/12. The MTCA Method A cleanup level is 5ug/L (5 ppb) for both benzene and 1,2-DCA (report attached).

In December 2002 the PDA was expanding their Urban Village on the west parcel and excavated a home oil tank and requested Ecology to enter the Voluntary Cleanup Program. Ecology issued a No Further Action letter on March 27, 2003 (attached). The Site has a Restrictive Covenant for groundwater use. This Site has achieved MTCA Method A cleanup level for groundwater so the RC is no longer required and the RC should be removed.

Metro and PDA have satisfactorily completed the Consent Decree and MTCA cleanup requirements, and Ecology recommends to close this Consent Decree. The CD may be closed after public outreach with a 30-day public comment period, and after review and revision of the Restrictive Covenant, and after confirmation with Fiscal that the Metro Transit account JJ083 is paid in full and request account closed.



Ecology-Supervised Cleanups

Washington State Department of Ecology
Toxics Cleanup Program

STATUS LETTER CHECKLIST

Instructions for Cleanup Project Manager:

- Complete and sign this form and draft the status letter using the applicable boilerplate. Do not alter the boilerplate without consulting with the AAG assigned to the site.
- Submit the completed form and status letter for signature by your section manager (if an order) or the program manager (if a decree).
- After the status letter is signed and sent to the recipients, ensure that the letter is included in the site file and uploaded into DSARS and that the site status is updated in ISIS.

Step 1: Identify Site

Cleanup Site Name: Metro Transit South Dearborn Facilities Site	
Cleanup Site Address: 802 South Dearborn Street, Seattle, WA	
Cleanup Site Number: 6455	Facility/Site Number: 65124715

Step 2: Identify Order or Decree

[Agreed Order / Consent Decree] Number: CD 94-2-29616-7SEA	
Date Effective: November 29, 1994	Date Amended (if applicable):

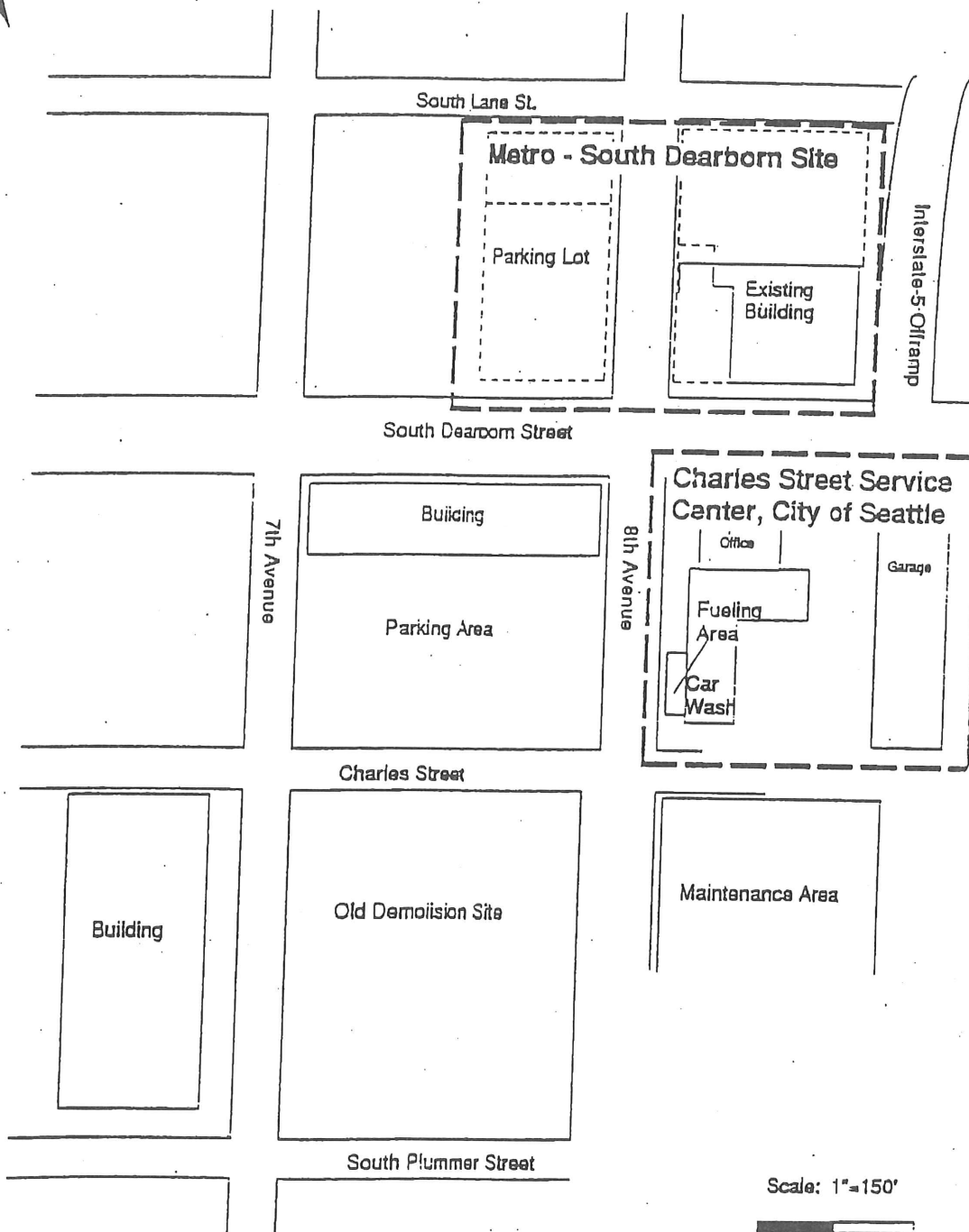
Step 3: Complete Checklist

See the instructions on the back side before completing this step.

1. Have the remedial actions required under the order or decree been completed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you checked with the AAG assigned to the site? <input type="checkbox"/> Yes <input type="checkbox"/> No
2. Have the remedial action costs incurred by Ecology under the order or decree been recovered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you checked with Cost Recovery Coordinator? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Has the site been removed from the hazardous sites list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – cleanup not completed <input type="checkbox"/> Not listed
4. Do any other programs or government agencies have an interest in the status of the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "yes," then cc: the appropriate program or agency contact.

Step 4: Signature

To the best of my knowledge, the above information is correct.	
Cleanup Project Manager Name: Maura S. O'Brien, PG/HG #869	
Signature:	Date: July 8, 2015



Scale: 1"=150'



South Dearborn Site and Adjacent Properties.

enviros[®]
Project: 920307

Drawn By: MBG Date: 1/5/94

Approved By: TTC

Date: 4-25-94



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

Metro Transit So., Dearborn
SIT 8.2.3

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June 28, 1996

Judy Riley, Manager
Design and Construction for Transit Division
King County Department of Transportation
821 Second Avenue, M.S. 118
Seattle, Washington 98104-1598

SUBJECT: Notice of Completion for Soils Remediation at the South Dearborn Facility,
Seattle, Washington

Dear Ms. Riley:

You are hereby notified that the Washington Department of Ecology certifies that the soils cleanup at your property located at South Dearborn Street and Eighth Avenue South, Seattle, Washington, is completed as set forth in the requirements set forth in the Scope of Work in Consent Decree No. 94-2-29616 7 between the Department of Ecology and King County Department of Transportation, formerly King County Department of Metropolitan Services (Metro). For soils, the cleanup resulted in the removal of contaminated soils to the specified levels in the Cleanup Action Plan. For groundwater, Department of Ecology granted a 15 month extension to Metro to monitor groundwater conditions.

The cleanup resulted in the removal of contaminated soils to cleanup levels. However, the cleanup also resulted in the continuing presence of residual levels of petroleum hydrocarbons in the groundwater which exceed Ecology's Method A cleanup level established under WAC 170-340-720. Metro is responsible for assuring the monitoring of the groundwater to January 1997. At this time, Metro and Ecology will evaluate site groundwater conditions and recommend action.

Should groundwater treatment not be practicable, then public notice will be published stating this proposed change to the Consent Decree and Cleanup Action Plan. Public comments will be received and evaluated prior to a final decision. Metro is responsible for insuring the operation of institutional controls and property restrictions specified in the Consent Decree.

Mary E. Burg

Mary E. Burg
Department of Ecology
Toxics Cleanup Program





14432 SE Eastgate Way, Suite 100
Bellevue, Washington 98007-6493
Telephone: +1 425 519-8300
Facsimile: +1 425 746-0197

April 6, 2012

Mr. Paul Miller
King County Department of Transportation
Transit Division, Design and Construction Services M/S SC
11911 E. Marginal Way South, Building B
Tukwila, Washington 98168-2597

Subject: Transmittal - Laboratory Data
Groundwater Sampling
Work Order No. 17, Contract E00141E
8th and Dearborn
Seattle, Washington

Dear Paul:

This letter transmits the results of CDM Smith Inc.'s (CDM Smith) September 2011, December 2011, and March 2012 groundwater monitoring rounds conducted for the King County Department of Transportation at the 8th and Dearborn (also known as South Dearborn) site as shown on **Figure 1**. Groundwater monitoring wells W-1A and W-3A were sampled in September and December 2011; and in March 2012. Their locations are shown on **Figure 2**. The sampling was conducted in accordance with our September 12, 2011 proposal and work plan.

The purpose of the monitoring was to obtain three rounds of groundwater level and chemistry data for the site as a basis for evaluating groundwater conditions since the last monitoring event conducted in May 2011.

Scope of Work

CDM Smith staff measured water levels, purged the wells, measured additional field parameters, and collected groundwater samples from two site wells on September 20, 2011; December 20, 2011; and March 19, 2012. The monitoring wells sampled were W-1A and W-3A as shown on **Figure 2**. A duplicate sample was collected from monitoring well W-3A during the September 2011 sampling round and labeled as MW-1. Duplicates were collected from W-1A during the December 2011 and March 2012 sampling rounds and also labeled as MW-1. The field parameters measured were pH, temperature, and specific conductance; the results of which are summarized in **Table 1**.

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Mr. Paul Miller
April 6, 2012
Page 2

Table 1 Field Parameters

Well No.	Date Sampled	Depth to Water (ft)	pH	Temperature (°C)	Conductivity (µS/cm)
W-1A	9/20/2011	35.33	7.02	14.5	448
	12/20/2011	35.28	6.51	13.3	626
	3/19/2012	35.30	7.28	13.8	583
W-3A	9/20/2011	36.18	6.95	15.3	605
	12/20/2011	36.15	6.75	13.1	715
	3/19/2012	36.16	7.12	14.2	717

Groundwater samples were delivered to OnSite Environmental Inc. for laboratory analysis on September 20, 2011; December 20, 2011; and March 19, 2012. A QA/QC review was performed by a CDM Smith chemist for the analytical results reported. Both the analytical laboratory reports and the QA/QC review are attached.

Results

Analytical results received for the groundwater samples collected from monitoring wells W-1A and W-3A indicate concentrations of benzene, toluene, ethylbenzene, and xylenes were all below method reporting limits. Concentrations of total petroleum hydrocarbons (TPH) quantified as gasoline were also below method reporting limits. Concentrations of 1,2-dichloroethane (1,2-ethylene dichloride or 1,2-EDC) were measured at 3.2 parts per billion (ppb) in monitoring well W-1A, and undetected in well W-3A and the duplicate sample in September 2011. In December 2011, concentrations of 1,2-EDC were measured at 3.5 ppb and 3.8 ppb in monitoring well W-1A and the duplicate sample and undetected in well W-3A. And, in March 2012, concentrations of 1,2-EDC were measured at 3.7 ppb in both monitoring well W-1A and the duplicate sample and undetected in well W-3A. The 1,2-EDC concentrations in monitoring well W-1A are slightly higher than the level in May 2011. However, these slightly higher concentrations in wells W-1A remain below the Model Toxics Control Act (MTCA) Method A cleanup level of 5 ppb. 1,2-EDC has not been detected in W-3A since May 2011. A summary of analytical results of this and previous sampling rounds is included as **Table 2**.



Mr. Paul Miller
April 6, 2012
Page 3

We appreciate the opportunity to assist you on this project. If you have questions regarding the results, call me at (425) 519-8300.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lance E. Peterson".

Lance E. Peterson, LHG
Project Manager
CDM Smith Inc.

Enclosures

cc: Gary Kriedt, King County

Table 2
Summary of Chemical Analyses - Groundwater
 King County/8th and Dearborn
 Seattle, Washington

Well I.D.	Date Sampled	Analytical Method																				
		WTPH-G		Benzene			Toluene			Ethylbenzene			Xylenes									
		Gasoline	ppb	GC ^a	GC/MS ^a	NWTPH/ BTEX	GC ^a	GC/MS ^a	NWTPH/ BTEX	GC ^a	GC/MS ^a	NWTPH/ BTEX	GC ^a	GC/MS ^a	NWTPH/ BTEX							
W-3A	02/13/96	1,500	3,200	3,400	NA	NA	NA	NA	<1.0	29	NA	NA	<1.0	7	NA	NA	428	434	NA	NA	NA	
	02/13/96 (split)	2,100	2,600	NA	NA	NA	NA	NA	4	NA	NA	NA	NA	NA	NA	NA	530	NA	NA	NA	NA	
	02/27/96	1,500	3,000	3,700	NA	NA	NA	NA	2.7	2.5	NA	NA	NA	4	NA	NA	382	413	NA	NA	NA	
	01/14/97	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	82
	02/24/99	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<1.0
	02/06/01	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<1.0
	12/11/01	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	6.0
	12/11/01 ^c	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	10.0
	06/02/03	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	10.0
	01/06/05	ND	NA	NA	ND	ND	ND	ND	NA	NA	ND	ND	ND	NA	NA	NA	NA	NA	NA	ND	ND	4.2
	01/08/08	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<0.2
	05/03/11	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	0.27
09/20/11	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	0.29	
08/20/11 ^c	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<0.20	
12/20/11	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<0.20	
03/19/12	<100	NA	NA	<1.0	<1.0	<1.0	<1.0	NA	NA	<1.0	<1.0	<1.0	NA	NA	NA	NA	NA	NA	<1.0	<1.0	<0.20	
07/27/92	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	190
10/91-7/94 ^b	50,000	2,200	NA	NA	NA	NA	NA	2,300	NA	NA	NA	NA	380	NA	NA	NA	6,500	NA	NA	NA	NA	NA
07/15/94	36,000	2,200	2,100	NA	NA	NA	NA	1,500	1,500	NA	NA	NA	420	410	NA	NA	5,100	3,800	NA	NA	NA	NA
07/27/92	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
07/27/92	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.0
10/91-7/94 ^b	4,965	33	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1.0
07/15/94	470	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
06/18/92	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
07/27/92	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	60
																						35



Table 2
Summary of Chemical Analyses - Groundwater
 King County/8th and Dearborn
 Seattle, Washington

Well I.D.	Date Sampled	Analytical Method											
		WTPH-G Gasoline		Benzene		Toluene		Ethylbenzene		Xylenes		1,2-DCA	
		ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb	ppb
W-8	01/14/97	NA	GC ^a	GC/MS ^a	GC ^a	GC/MS ^a	GC ^a	GC/MS ^a	GC ^a	GC/MS ^a	GC ^a	GC/MS ^a	NWTPH/ BTEX
	02/06/01	<100	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NWTPH/ BTEX
	12/11/01	<100	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NWTPH/ BTEX
Cleanup Levels ^d		1,000	5	5	40	40	40	40	30	30	30	30	<1.0
Cleanup Levels ^e		1,000	5	5	1,000	1,000	1,000	700	700	700	700	700	<0.20
													<0.20
													5
													5

Notes:

- [Shading indicates most recent sampling round.
- a) Method designated by Enviro.
- b) Average sample analytical results collected during a four-year period.
- c) Duplicate sample collected.
- d) Method A suggested cleanup level for groundwater promulgated under Washington Administrative Code Chapter 173-340, Model Toxics Control act Cleanup Regulation.
- e) Method A suggested cleanup level for groundwater promulgated under Washington Administrative Code Chapter 173-340, Model Toxics Control act Cleanup Regulation.
- < - analyte not detected at concentrations equal to or greater than the stated concentration.
- J - estimated value.
- NA - not analyzed or not applicable.
- ppb - microgram per liter.
- Split - split sample by PDA.
- ND - Not Detected at PQL





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Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000

April 12, 1999

Judy Riley, Manager
Construction and Design Division
King County Metro Transit
821 Second Avenue, MS 118
Seattle, WA 98104-1598

And

Sue Taoka, Executive Director
Seattle Chinatown International District PDA
PO Box 3302
Seattle, WA 98114

Subject: Ground Water Monitoring Results at the South Dearborn Site

Dear Judy Riley and Sue Taoka:

Ecology has received the ground water monitoring results for the South Dearborn Site, now the Urban Village located at South Dearborn and Eighth Avenue South, Seattle, Washington. The monitoring was conducted by AGI Technologies at MW-1A and -3A on February 24, 1999 for total petroleum hydrocarbons-gasoline (TPH-g) and benzene, ethylbenzene, toluene, xylenes (BETX) and 1,2-dichloroethane (1,2DCA). This is the first of two monitoring events scheduled for January 1999 and January 2001.

These results show the indicator compounds (TPH-g and benzene) are below detection level of 1 ug/L (part per billion) and achieve the Model Toxics Control Act method A cleanup action levels specified in the Consent Decree. The TPH-g and benzene are in compliance with the Cleanup Action Plan. The results for 1,2-dichloroethane show a significant decrease in concentration level over time from a maximum level of 410 ug/L in July 1992, to 82 ug/L in January 1997, and now 24 ug/L in February 1999. However, the 1,2DCA results at MW-1A remain above the MTCA method A cleanup level of 5 ug/L. The compound 1,2DCA is not an indicator compound specified in the Cleanup Action Plan and we agreed to monitor benzene and 1,2DCA as part of the completion of the Cleanup at the South Dearborn site (Ecology letter dated May 12, 1997).

The next step is to repeat the monitoring at MW-1A and -3A in January 2001. I look forward to working with you to finish this compliance monitoring.

Sincerely,

Maura S. O'Brien,
Metro Site Project Manager,
Toxics Cleanup Program



Table 3
 GROUNDWATER RESULTS FOR 1,2-DICHLOROETHANE
 COMPARISON TO HISTORICAL DATA
 Metro-Dearborn Site

Monitoring Well	Date Sampled	1,2-Dichloroethane (ug/L)
W7	6/18/92	60
W1	7/27/92	410
W4	7/27/92	190
W5	7/27/92	< 1
W6	7/27/92	< 1
W7	7/27/92	35
MW-1A	1/14/97	50
MW-3A	1/14/97	82
MW-8A	1/14/97	< 1
MW-1A	2/24/99	24
MW-3A	2/24/99	ND<1
MTCA METHOD A		5

Notes:

Entries in bold exceed MTCA Method A cleanup levels.

Historical data selected from previous submittals.

ug/L = micrograms per liter



Metro Transit So Dearborn
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Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

March 27, 2003

Ms. Sue Taoka, Executive Director, and
Mr. Andy Mazuki
International District Village Square II
Seattle Chinatown International District Preservation and Development Authority
PO Box 3302
Seattle, WA. 98114

Subject: No Further Action at the International District Village Square II at
701 Eighth Avenue South, Seattle, Washington

Dear Ms. Sue Taoka and Mr. Andy Mazuki:

Thank you for submitting the results of your independent remedial action(s) for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the International District Village Square II site at 701 Eighth Avenue South, in Seattle, Washington:

1. Clayton Group Services Inc, 2003, Underground Storage Tank Site Assessment and Closure Report for International District Village Square II at 701 – 8th Avenue South, Seattle, Washington 98104 prepared for Seattle Chinatown International District Preservation and Development Authority, Seattle, Washington, dated January 27, 2003, 10 pages; and
2. Enviro, Inc, 1996, Final Report Contaminated Soil Remediation at the Metro South Dearborn Facility, 802 South Dearborn Street, Seattle, Washington prepared for King County Department of Transportation Metro Transit Division (former King County Department of Metropolitan Services) dated June 7, 1996, 38 pages.

The above listed reports will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment only. Appointments can be made by calling the NWRO resource contact person Ms. Sally Perkins at 425-649-7190.

Based upon the above listed information Ecology has determined that, at this time, the release of petroleum hydrocarbons and associated substances into the soils and ground water no longer poses a threat to human health or the environment.



Ms. Sue Taoka and Mr. Andy Mazuki –No Further Action at the International District Village Square II
March 27, 2003, page 2

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

Ecology's no further action determination is made only with respect to the release identified in the independent remedial action reports listed above. This no further action determination applies only to the area of the property affected by the release identified. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by International District Village Square II and/or Seattle Chinatown International District Preservation and Development Authority.

Ecology will update its Leaking Underground Storage Tank database to reflect this determination of "No Further Action." Your site will not appear in future publications of the LUST database.

Ecology does not assume any liability for any release, threatened release or other conditions at the site, or for any actions taken or omitted by any person or his/her agents or employees with regard to the release, threatened release, or other conditions at the site.

If you have any questions, please contact me at the Northwest Regional Office by email at mobr461@ecy.wa.gov or by telephone at 425-649-7249.

Again, thank you for your interest in the Voluntary Cleanup Program and working with Ecology to accomplish this cleanup.

Sincerely,



Maura S. O'Brien, RG/HG #869
Registered Geologist/Hydrogeologist #869
Toxics Cleanup Program

cc Mitchell Williams, Clayton Group Services, Inc