



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

# Public Participation Plan

For:

Taylor Way & Alexander Avenue Fill Area  
Interim Action Area  
1514 Taylor Way, Tacoma, Washington

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June, 2017

Publication no. 17-09-148



## Publication and Contact Information

This report is available on the [website](#) at:

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4692>

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To request ADA accommodation for disabilities, call the Toxics Cleanup Program Program at 360-407-6700. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.



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1514 Taylor Way, Tacoma, Washington

Prepared by:

Toxics Cleanup Program  
Southwest Regional Office  
Washington State Department of Ecology  
Olympia, Washington



# Table of Contents

Introduction .....	9
Plan Contacts.....	9
Public Participation Grants .....	10
Regulatory Framework .....	10
Model Toxics Control Act (MTCA) .....	10
State Environmental Policy Act .....	12
Interim Action Area Background.....	12
Cleanup Plans.....	12
Area Community .....	13
Public Participation Activities.....	14
Plan Amendments.....	17

## Introduction

The Washington State Department of Ecology (Ecology) developed this public participation plan (plan) in cooperation with the Port of Tacoma (Port). This plan is for an interim action area on one portion of the Taylor Way and Alexander Avenue Fill Area cleanup site. To reduce confusion, we will refer to the smaller area that this document focuses on as the interim action area. The word *site* will refer to generalized cleanup projects or the entire Taylor Way & Alexander Avenue Fill Area site.

The interim action area is generally located at 1514 Taylor Way, Tacoma, WA 98632. Three parcels at the easternmost corner of the site define the interim action area: 0321355007, 0321356008, and 0321267005, all of which are owned by the Port of Tacoma.

The purpose of this public participation plan is to promote meaningful community involvement during cleanup. The plan describes activities that Ecology will do to inform the public about contamination investigations and selection of cleanup activities throughout the cleanup process. Ecology encourages the public to learn about and get involved in decision-making opportunities at this interim action area. The public can get involved during different stages of the investigation and cleanup of contamination at the interim action area.

## Plan Contacts

To be included in the formal site record, comments about the cleanup planning or activities must be submitted during formal comment periods. Questions are welcome anytime. If you have public participation questions, please contact Ecology's Public Involvement Coordinator, Megan MacClellan, at 360-407-0067 or [mmac461@ecy.wa.gov](mailto:mmac461@ecy.wa.gov). If you have questions about the cleanup, please contact Ecology's Cleanup Project Manager for the interim action area:

Steve Teel  
Toxics Cleanup Program, Southwest Regional Office  
PO Box 47775  
Olympia WA 98504-7775  
Phone: 360-407-6247  
Email: [Steve.Teel@ecy.wa.gov](mailto:Steve.Teel@ecy.wa.gov)

Public participation activities are coordinated between Ecology and the Port of Tacoma. Ecology maintains overall responsibility and approval authority in accordance with the requirements of the Model Toxics Control Act (MTCA). With participation from the Port of Tacoma, Ecology will conduct formal public comment periods and other forms of public involvement throughout the cleanup process.



## Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups near the interim action area. These funds may be used to provide additional public involvement, receive technical assistance, and enhance the public's understanding of the cleanup process. For more information about the public participation grants, please contact [Lynn Gooding](#) at 360-407-6062 or visit the [Public Participation Grant website](http://www.ecy.wa.gov/programs/swfa/grants/ppg.html) at [www.ecy.wa.gov/programs/swfa/grants/ppg.html](http://www.ecy.wa.gov/programs/swfa/grants/ppg.html).

## Regulatory Framework

Ecology uses the Model Toxics Control Act (MTCA), and accompanying regulations for cleanup activities.

This plan is required under MTCA, a “citizen-mandated” law that became effective in 1989. MTCA provides guidelines for the cleanup of contaminated sites in Washington State and sets standards to make sure the cleanup protects human health and the environment. Cleanup at the interim action area will be completed in accordance with MTCA regulations.

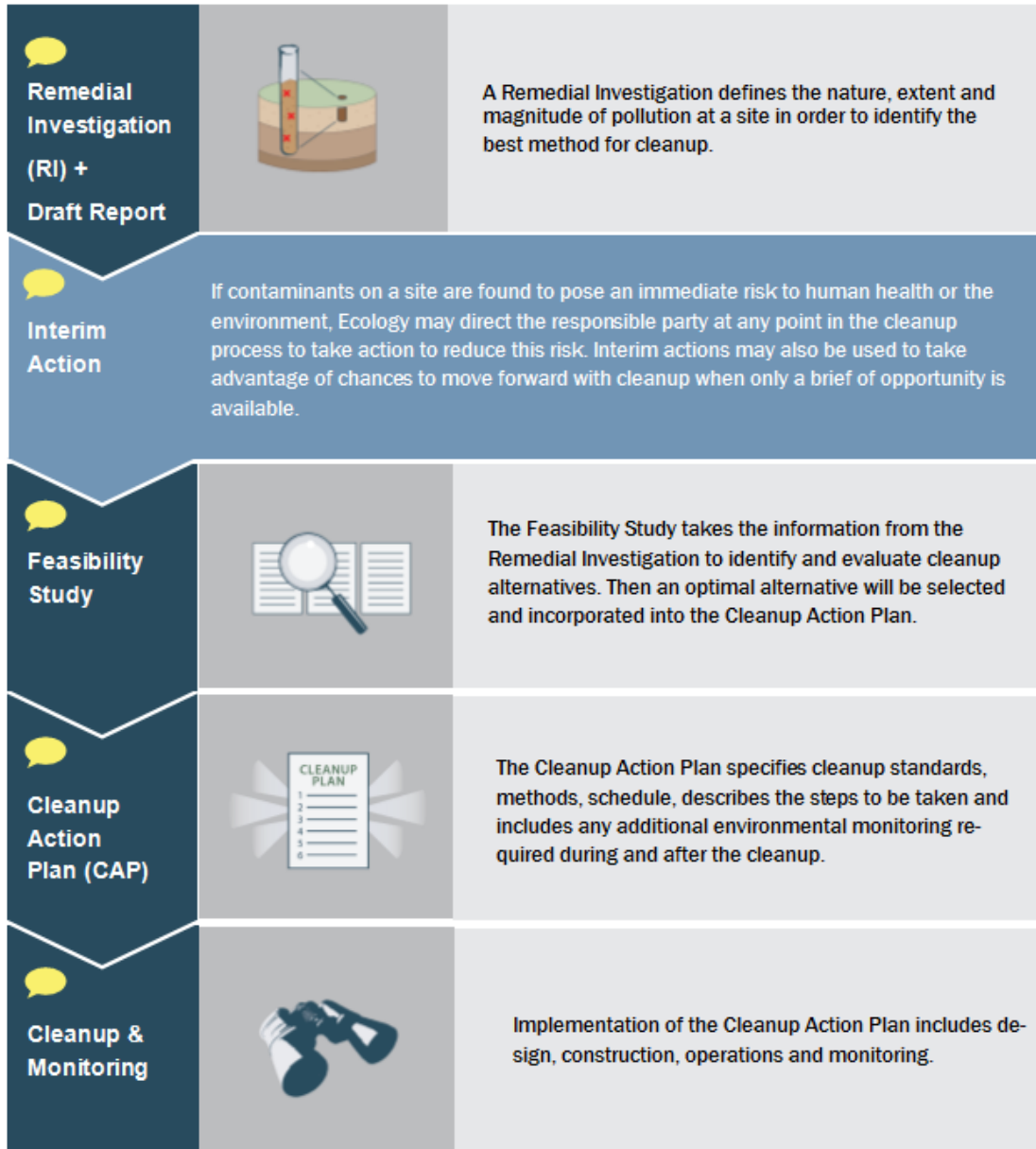
## Model Toxics Control Act (MTCA)


MTCA began as a grassroots citizen initiative in 1988, and started the process of systematically cleaning up contaminated sites in Washington State. Under MTCA, a current or past property owner or operator may be held responsible for cleaning up contamination on their property to standards that are safe for human health and the environment. Ecology was mandated with implementing MTCA and overseeing cleanups in the state and issued regulations and guidance governing those cleanups. The regulations are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#). Ecology investigates reports of property contamination and if the contamination is seen as a significant threat to human health or the environment, the contaminated property is placed on the Hazardous Sites List, and the cleanup process begins.

Public participation is an important part of cleanup under the MTCA process. Participation needs are assessed at each cleanup site according to the level of public interest and the degree of risk posed by the contamination. Individuals who live near the site, community groups, businesses, government, other organizations, and interested parties have the opportunity to get involved by commenting on the cleanup process.

Under the Model Toxics Control Act, the cleanup process generally includes five primary milestone phases. Each of these milestones include an opportunity for the public to review and comment on specific cleanup documents.

### Basic Steps in the MTCA Cleanup Process



 Opportunities for public comment

# State Environmental Policy Act

Compliance with the State Environmental Policy Act (SEPA) will occur during review and development of any plans for cleanup actions.

## Interim Action Area Background

### Land use

Originally, this site was tidal wetlands, some of which were filled as Buffelen Lumber and Manufacturing developed the area for lumber milling and planing in the 1920s. In the 1970s, Lindal Cedar Homes leased the area for manufactured home construction. From the 1960s through the early 1980s, the remaining tidal wetlands were filled in. Fill material included dredged sediments, building and construction debris such as brick and concrete rubble, and waste lumber. Trucking and warehousing companies operated on the interim action area from the early 1980s to 2000. One of those warehousing companies, ProLogis, constructed a stormwater detention pond that spanned the two easternmost parcels in the interim action area. In 2007, the Port of Tacoma purchased the property. It was vacant until the Port leased it to store new cars in 2015.

### Gasoline leak

In 1990, soil and groundwater contamination was found following the discovery of a leaking underground storage tank that stored gasoline. In 2000, Ecology issued a No Further Action determination after confirming cleanup.

### Contamination

Due to historic land use and industrial practices, soil and groundwater in the interim action area are contaminated with:

- Total petroleum hydrocarbons (TPH) from diesel, gasoline, and oil
- Metals (arsenic, barium, chromium, and zinc)
- Semi-volatile organic compounds (SVOCs)

## Cleanup Plans

The new agreed order, Agreed Order No. DE13921, requires the Port to clean up one part of the Taylor Way & Alexander Avenue Fill Area. This partial cleanup is called an interim action, and will be conducted in the interim action area (figure 1). Under the interim action work plan, the

Port must control soil erosion during construction and monitor air quality to be sure that soil vapors do not pose a risk to people working on the cleanup or working in the area in the future.

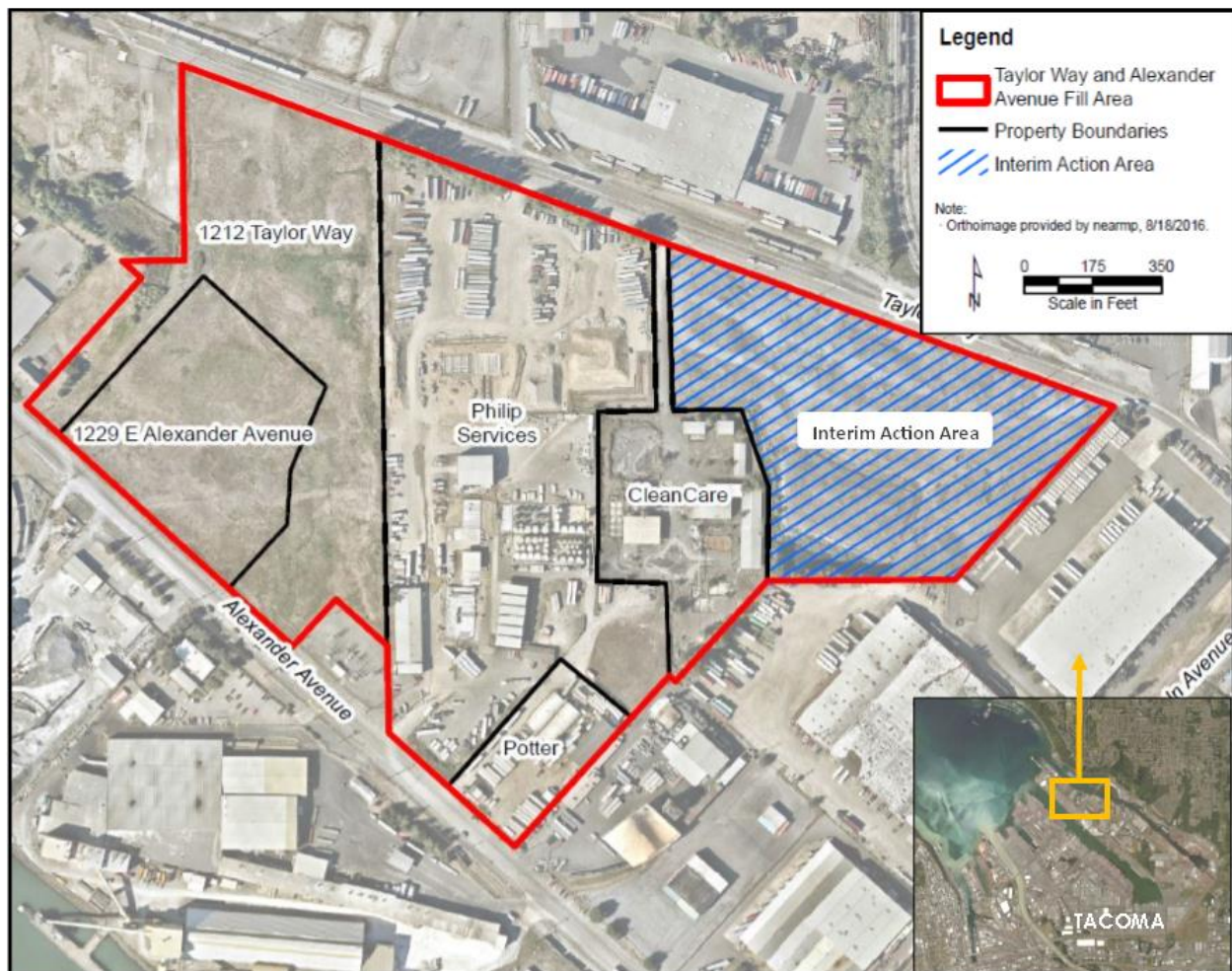


Figure 1 Taylor Way & Alexander Avenue Fill Area - Site and Interim Action Area Map

## Area Community

The site is located at the Port of Tacoma in a predominately industrial and commercial part of Tacoma, locally referred to as the Port of Tacoma tideflats or just “tideflats.” The city of Tacoma’s population is ethnically and economically diverse. In the district surrounding the site (WA Legislative District 27), there are large African-American, Latino/Hispanic, Asian American, and Native American populations. It is important to consider cultural and linguistic needs of this diverse community when we conduct our public outreach and participation activities.

Ecology will reach out to cultural community organizations as part of our outreach and provide information in other languages as appropriate following federal guidance.<sup>1</sup> The non-English languages most widely spoken in the larger Tacoma area are Spanish and Korean. Ecology has been informed that many workers in the tideflats speak Russian as their primary language. When appropriate, Ecology will provide outreach in Spanish, Korean, and Russian. We strive to make our public participation efforts as inclusive as possible.

The Puyallup Tribe is a Sovereign Nation that owns land that could be affected by the contamination. Ecology will ensure that the Tribe will be engaged with any decision-making process for this site, and has ample opportunity to be involved throughout the process on a government-to-government basis.

## **Public Participation Activities**

Members of the public may ask questions at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology. However, to be included in the formal site record, comments about the site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public may review site documents. This is the most direct way to learn more about the site and be involved in the cleanup's decision-making.

## **Public Comment Notices, Fact Sheets, and Other Notices**

During specific stages of the cleanup, Ecology will send public comment notices to addresses inside the site's "affected area," generally within a 1/4-mile radius of the facility and to interested organizations and individuals. These notices will provide general information about the site, contact information for submitting comments, and times and locations of public meetings or hearings.

Ecology may also develop fact sheets or post cards explaining what is happening in the interim action area, the interim action area background, and next steps in the process. These fact sheets will be available online and at document repositories.

## **Public Comment Periods**

Formal 30-day comment periods allow interested members of the public an opportunity to comment on draft interim action area documents, amended orders, or newly proposed cleanup

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<sup>1</sup> Guidance to Environmental Protection Agency Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 69 Fed. Reg. § 35602 (June 15, 2004).

actions. If there is significant interest, Ecology may extend the public comment period to 60 days.

When Ecology oversees State Environmental Policy Act (SEPA) determinations, we will coordinate formal comment periods that extend for at least two weeks.

## Public Meetings

We will hold public meetings, workshops, open houses, and public hearings based on community interest. These meetings are held at locations close to the interim action area that meet Americans with Disabilities Act standards. Public meetings, workshops, open houses, and hearings are always announced in advance using a variety of methods.

## Site Register

Information from the Public Comment Notices and Fact Sheets will be on the Statewide Site Register. The Site Register is available on [Ecology's website](#) at [www.ecy.wa.gov/programs/tcp/pub\\_inv/pub\\_inv2.html](http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html). If you are interested in receiving the Site Register directly by email, contact Cheryl Ann Bishop at Ecology at 360-407-6848 or e-mail [cbis461@ecy.wa.gov](mailto:cbis461@ecy.wa.gov).

## Newspaper Display Ads or Legal Notices

These will announce public comment periods, public meetings, workshops, open houses, and public hearings. We will publish these ads or notices in *The Tacoma News Tribune*. We will also place notice on our [Public Events Calendar](#) at <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>.

## Email Lists

Ecology maintains an email list to update interested persons about dangerous waste facilities and cleanup. To add your name and email address to the list, send a request to Megan MacClellan at [Megan.MacClellan@ecy.wa.gov](mailto:Megan.MacClellan@ecy.wa.gov). Please include the specific location you are writing about in your email.

## Mailing List

Ecology maintains a mailing list that includes individuals interested in activities on the interim action area. The list also include addresses within a ½ mile radius of the area and relevant local, state, and federal government contacts. These people will receive formal public comment notices at different stages of the cleanup. We will add additional individuals, organizations, and other

interested parties to the mailing list as requested. If you would like to be added to the mailing list for this project, contact Megan MacClellan, the site's Public Involvement Coordinator at 360-407-0067 or [Megan.MacClellan@ecy.wa.gov](mailto:Megan.MacClellan@ecy.wa.gov).

## Ecology's Website

We maintain a [website for the Taylor Way and Alexander Avenue Fill Area](https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4692) site and interim action area. The website has information about the project and provides online access to important documents.

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4692>.

## Other Outreach Tools

In addition to public comment notices and fact sheets, other flyers announcing public comment periods, meetings, and workshops may also be posted in various locations throughout the community (e.g., local businesses, schools, libraries) and on Ecology's website.

## Document Repositories

During public comment periods, you can find important documents at the following locations:

### **Tacoma Public Library**

1102 Tacoma Avenue S.  
Tacoma, WA 98402  
(253) 292-2001

### **Citizens for A Healthy Bay**

535 Dock Street, Suite 213  
Tacoma, WA 98402  
(253) 383-2429

### **Department of Ecology**

Southwest Regional Office  
300 Desmond Drive SW  
Lacey, WA 98503  
360-407-6300

By appointment only.

Contact Susie Baxter: (360)407-6365, [PublicDisclosureSWRO@ecy.wa.gov](mailto:PublicDisclosureSWRO@ecy.wa.gov)

## **Future Opportunities to Comment**

We do not anticipate further cleanup activity for the interim action area under this Agreed Order. However, if cleanup for the full Taylor Way and Alexander Avenue cleanup site begins, we will invite public comment on the legal agreement and any milestone cleanup documents associated with that site.

## **Plan Amendments**

This plan was developed by Ecology, and complies with MTCA regulations (WAC 173-340-600). It will be reviewed as the cleanup progresses, and amended if necessary. Ecology provides final approval of the plan and amendments.

This plan includes information for the public regarding opportunities for public involvement and comment. The outreach activities discussed in this section reflect Ecology's current plans for keeping the public informed and providing ways for those interested in the projects to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms described in this plan are insufficient, or should otherwise be modified, we will work to find solutions. New outreach activities or outreach tools established as a result can be implemented right away, with or without amendment of the plan.