

# Block 38 West Cleanup Site



## Comments accepted:

March 16 – April 14, 2020

## Submit comments:

Online at:

<http://bit.ly/Ecology-Block38West-Comments>

Or by mail to:

Tena Seeds, Site Manager  
WA Department of Ecology  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008-5452  
Phone: (425) 649-7008  
Email: [Tena.Seeds@ecy.wa.gov](mailto:Tena.Seeds@ecy.wa.gov)

## Site info:

<http://bit.ly/Ecology-Block38West>

Facility Site ID: 62773  
Cleanup Site ID: 15008

## Document review locations:

Seattle Public Library,  
Central Branch  
1000 4th Ave. Seattle, WA 98104  
Phone: (206) 386-4636

Ecology-NW Regional Office  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008-5452  
Please call for appointment,  
Phone: (425) 649-7190

## Legal agreement ready for public review and comment

The Washington State Department of Ecology (Ecology) has negotiated a legal agreement called an Agreed Order with City Investors IX L.L.C., the Potentially Liable Person (PLP) for the Block 38 West site (Site). The order requires them to investigate environmental conditions and develop a draft cleanup plan.

We would like your input on the following documents:

- **Agreed Order** – requires the PLP to complete a Remedial Investigation (RI), Feasibility Study (FS) and draft Cleanup Action Plan (dCAP) for the Site.
- **Public Participation Plan** – describes how Ecology will inform the community about Site activities and opportunities to be involved in the cleanup process.

## More information?

### View these documents and Site information

Follow the links on the left to view the Site webpage (bottom link), and to submit comments (top link).

### Contact Kelsey Ketcheson, Ecology Outreach Specialist

Call 425-649-7287 or email: [Kelsey.Ketcheson@ecy.wa.gov](mailto:Kelsey.Ketcheson@ecy.wa.gov)

## Site background

The Block 38 West Site is located in the South Lake Union neighborhood of Seattle (see figure on page 2). The property known as Block 38 West is generally located at 500-536 Westlake Avenue North, is approximately 1.06 acres in size, and consists of three parcels (Property).

Past uses of the Property include a lumber storage yard, a blacksmith shop, warehouse storage, and retail and commercial operations and associated parking.

**Site background, continued**

The Property's structures have been demolished as part of planned redevelopment of the Property. The redevelopment includes construction of a multistory mixed-use building with a preliminary design for a 12-story office building above street level and four levels of parking below street level.

An independent cleanup action (without Ecology oversight) is currently ongoing at the Site in connection with redevelopment.



Figure 1: Block 38 West property map with historic features. Farallon 2019.

# Toxics Cleanup Program

## Contamination

Previous investigations at the Site found the following in soil and/or groundwater:

- petroleum hydrocarbons (as diesel-range and oil-range organics)
- polycyclic aromatic hydrocarbons (PAHs), including naphthalenes and carcinogenic PAHs (cPAHs)
- benzene

These contaminants were found at levels that exceed allowable standards under the state’s cleanup law, the Model Toxics Control Act (MTCA Chapter 70.015D RCW), and therefore must be addressed during the cleanup action. Cis-1,2-dichloroethene was also found in the groundwater but at concentrations below applicable cleanup levels under MTCA.

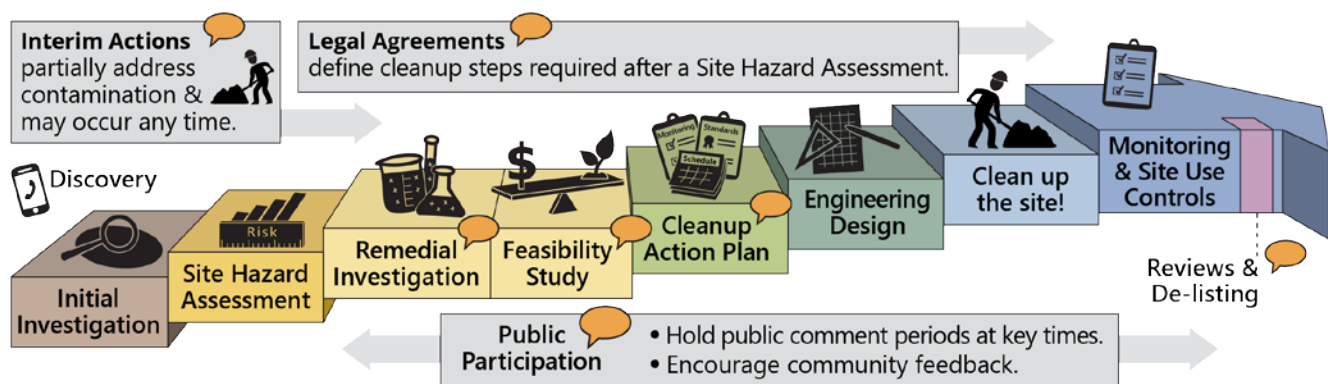
## Why this Site matters

The Block 38 West Site is part of the South Lake Union neighborhood, which is located next to downtown Seattle and bordered on the north by Lake Union. This area has a long history of industrial and commercial activities which caused contamination of the soil and groundwater. Currently, this area is undergoing extensive redevelopment as new buildings are constructed for commercial and residential use. Proposed construction activities at the Site could impact an existing groundwater contaminant plume located nearby. Ecology is working with property owners to clean up contamination present at the Site and other nearby sites to reduce impacts to human health and the environment.

## What happens next?

Ecology will consider all comments received and may amend the documents based on your comments. After that, the Agreed Order and Public Participation Plan will be finalized, and the PLPs will proceed with the Remedial Investigation and Feasibility Study. Results from that work will then lead to a draft Cleanup Action Plan.

## Ecology’s cleanup process



### Español:

El Departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Block 38 West. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Gretchen Newman al 360-407-6097 o [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov).

### Chinese

華盛頓州生態管理署將為 West 38 街区的清理工作主辦一個公眾建議徵詢期。如要获取更多信息，或要求有关文件的本文翻译版，请联系林昊，(425) 649-7187, [sunny.becker@ecy.wa.gov](mailto:sunny.becker@ecy.wa.gov)

Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008-5452

## Comments Invited – Block 38 West Cleanup Site



### Public comment period

**March 16 – April 14, 2020**

<http://bit.ly/Ecology-Block38West>

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The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts happening at the Block 38 West Cleanup Site, located at 500 – 536 Westlake Ave North in Seattle.

See inside for details on this Site and how to comment!

### Información en Español incluida

以內是中文的有關信息

**Accommodation Requests:** To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 425-649-7287 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.