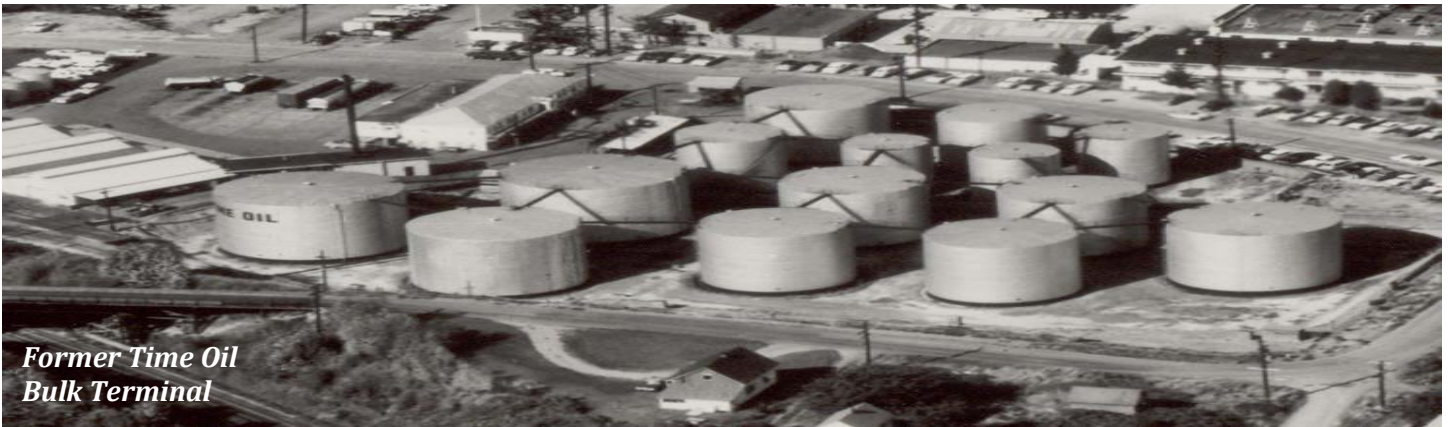


Time Oil Bulk Terminal Cleanup Site



Former Time Oil
Bulk Terminal

CONTACT & INFORMATION

Comments accepted:
July 20 – August 18, 2020

Submit comments online at:
[Time Oil Bulk Terminal-
Comments](#)

Questions or comments:
Mark Adams, Site Manager
Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008
E: Mark.Adams@ecy.wa.gov
Phone: 425-649-7107

Site Webpage:
[Ecology's Time Oil Bulk Terminal
Webpage](#)

Document review locations:

In consideration of public health and safety, Ecology cannot offer in-person review options at this time. Please refer to the Site webpage above. If you need document review assistance, please contact:

Brad Petrovich
Outreach Specialist
425-533-5537

Facility Site ID: 75486194

Site Cleanup ID: 14604

Cleanup Documents Available for Review

TOC Seattle Terminal LLC (Prospective Purchaser) plans to purchase, redevelop, and clean up four parcels formerly associated with the former Time Oil Bulk Terminal facility in Seattle (parcels associated with this purchase are referred to herein as the Property – see Figure 2). The name Time Oil Bulk Terminal also refers to the contaminated site (Site) located within and beyond the Property. Department of Ecology (Ecology) will oversee cleanup, and is inviting public review and comment on cleanup documents:

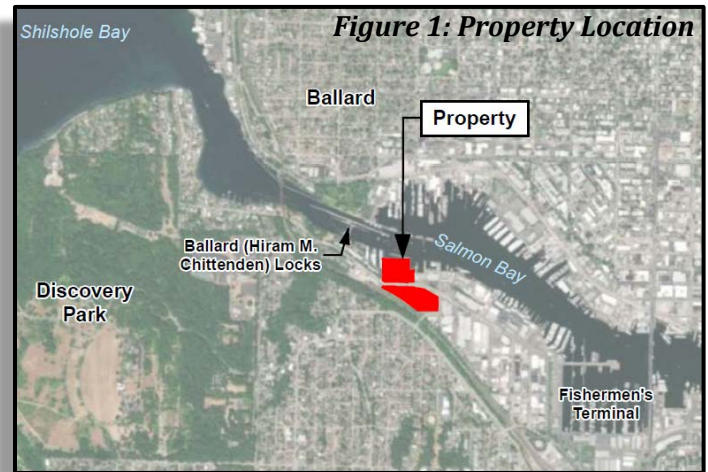
- **Prospective Purchaser Consent Decree (PPCD)** – legal agreement that directs the Prospective Purchaser to implement cleanup of the Property in accordance with the Cleanup Action Plan (below) once it has completed its purchase. The PPCD also provides a settlement of liability to the Prospective Purchaser for contaminant releases from the Property to Salmon Bay. It will pay a cash settlement of \$1.5 million (\$300k at first; \$1.2 million coming later) into the state's Cleanup Settlement Account, and those funds must be used by the state to perform additional remedial actions in Salmon Bay or at the Site.
- **Remedial Investigation/Feasibility Study Report (RI/FS)** – describes contamination at the Property, evaluates cleanup alternatives, and recommends a preferred alternative.
- **Draft Cleanup Action Plan (DCAP)** – describes Ecology's chosen cleanup plan and specifies cleanup standards and requirements for three of the parcels within the Property.
- **State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS)** – evaluation & determination that the proposed cleanup at the Property is not likely to harm the environment.
- **Public Participation Plan** – describes how Ecology will engage with the community and keep the public informed.

For More Information and to Comment:

- **Attend Ecology's ONLINE Public Meeting–**
July 29, 2020; 6-8 PM
- **Visit Ecology's webpage to register and get login details:**
[Ecology's Time Oil Bulk Terminal Webpage](#)

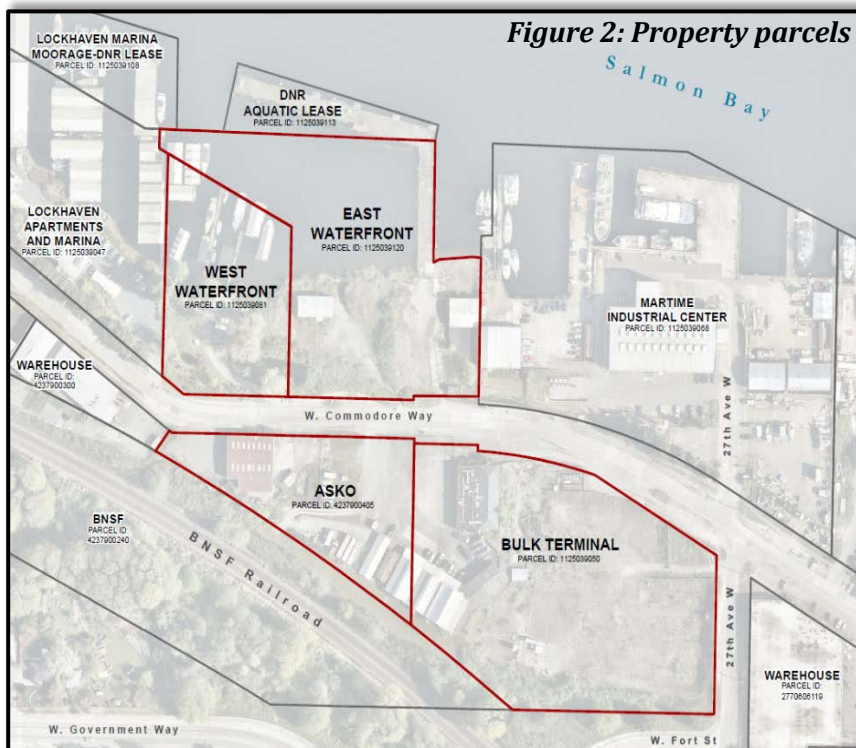
Property History and Background

The Property is generally located at 2737-2805 West Commodore Way in Seattle, along the industrial waterfront area of Salmon Bay on the Lake Washington Ship Canal. It is approximately 10.4 acres in size and consists of four parcels. Time Oil began bulk fuel operations at the Property in the early 1940s, primarily to support World War II efforts. The former Time Oil Bulk Terminal supported large quantities of fuel being stored and distributed during and after the war. In later years, portions of it were leased to other parties for industrial purposes.



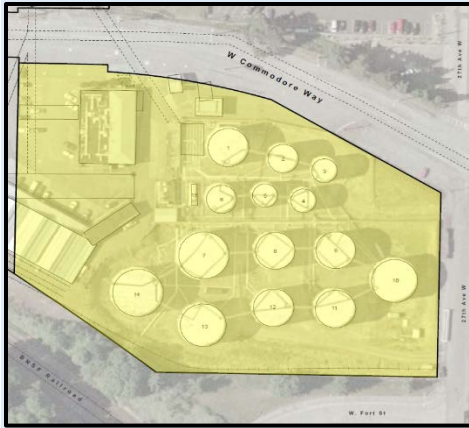
The historical operations and uses resulted in releases of petroleum hydrocarbons, chlorinated solvents, wood preservative, and metals into soil and groundwater on the Property, to the adjacent West Commodore Way right-of-way and into Salmon Bay sediments. Several interim cleanup actions were done between 1991 and 2017 to remove some contamination. A final cleanup action is proposed now to address the remaining contamination at the Property, including parts of the West Commodore right-of-way.

The Site includes the Property and wherever a hazardous substance released from the Property has come to be located, including throughout the Property, in Salmon Bay Sediments, and releases of hazardous substances from the entire historical footprint of the former Time Oil operations.



Portions of the Property, referred to as the Remedial Action Area, are subject to active remedial actions as part of the proposed cleanup action plan. These parcels are identified in the figure (Figure 2) as the **Bulk Terminal**, **ASKO**, and **East Waterfront** parcels and are described on Page 3. The other parcel (West Waterfront parcel) is part of the Property to be purchased, but is not included in the Remedial Action Area.

An adjacent parcel is owned by BNSF Railway Company and is a continuing source of contamination within the Site. Ecology is currently negotiating a legal agreement with BNSF to investigate contamination and develop a cleanup action plan for that portion of the Site.



2737 W Commodore Way, Seattle

Bulk Terminal Parcel

Previous Uses: Bulk petroleum fuel terminal from 1941 to 2001 for distribution of various petroleum products and formulation and distribution of wood preservative.

Current Uses: Vacant office building (former Time Oil office) and warehouse space. A commercial fishing marine supply store for retail sales, storage, and equipment also operates on a portion of the property. All tanks and associated fueling infrastructure have been removed.

Contaminants of Concern: Gasoline, diesel, and oil petroleum hydrocarbons; benzene and other petroleum-related volatile organic compounds (VOCs); and pentachlorophenol (penta).

Proposed Cleanup Action: Remedial excavation and in situ solidification/stabilization (ISS) to remove or encapsulate contaminated soil and liquid phase petroleum; placement of protective cap and deed restriction.



2805 W Commodore Way, Seattle

ASKO Parcel

Previous Uses: Support operations for the bulk terminal including drum storage and barreling operations, vehicle maintenance and parking, and oil storage. Between 1974 and 2017, Time Oil leased a portion of the property to various industrial/marine shops including ASKO Hydraulic Repair, later known as ASKO Industrial Repair. ASKO's hydraulic repair and machine shop included oil and solvent storage.

Current Uses: Commercial fishing marine supply store for retail sales, storage, and equipment on a portion of the property. Vacant warehouse.

Contaminants of Concern: Gasoline, diesel, and oil petroleum hydrocarbons; benzene; chlorinated solvents; and metals.

Proposed Cleanup Action: Remedial excavation and ISS to remove or encapsulate contaminated soil; in situ groundwater treatment to reduce dissolved contaminant concentrations; placement of protective cap and deed restriction.



2750 W Commodore Way, Seattle

East Waterfront Parcel

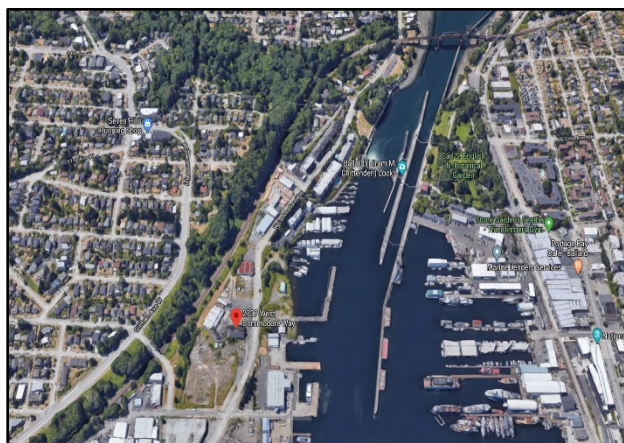
Previous uses: Fueling transport ships and other support operations for the Time Oil bulk fuel terminal including barrel transfer operations, oil quality testing, vehicle/equipment repair and maintenance, and general storage. Between 1972 and 2014, Time Oil leased portions of the property to other parties for various purposes, including a sailing and rigging business, an Icicle Seafoods boat maintenance and repair base, and warehouse use.

Current uses: Vacant property.

Contaminants of concern: Gasoline, diesel, and oil petroleum hydrocarbons; benzene; and metals.

Proposed Cleanup Action: Remedial excavation to remove contaminated soil.

Time Oil Bulk Terminal Cleanup Site



Ecology is seeking public comment on draft cleanup plans and related documents for the Time Oil Bulk Terminal cleanup site.

Public Comment Period

July 20 – August 18, 2020

ONLINE Public Meeting

July 29, 2020

6-8 PM

Go to Ecology's Site webpage for details/registration:

[Ecology's Time Oil Bulk Terminal Webpage](#)

Español:

El Departamento de Ecología está anunciando el período de comentario público relacionado a la limpieza ambiental del sitio Time Oil Bulk Terminal. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Mark Wheeler al 509-329-3444 o preguntas@ecy.wa.gov

Accommodation Requests: To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 360-407-7668 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability call TTY at 877-833-6341.