



Public Participation Plan Taylor Way & Alexander Ave Fill Area

**1500 Block Taylor Way E
Tacoma, Pierce County**

Toxics Cleanup Program

Washington Department of Ecology
Olympia, Washington

April 2026

Publication Information

This document is available on the Department of Ecology's [Taylor Way & Alexander Ave Fill Area cleanup site page](#).¹

Related Information

- Cleanup site ID: 4692
- Facility site ID: 1403183

Contact Information

[Toxics Cleanup Program](#)²

Southwest Region Office
300 Desmond Drive SE
Lacey, WA 98503
Phone: 360-407-6300

Abby Zabrodsky, Public Involvement Coordinator
564-250-0561, Abby.Zabrodsky@ecy.wa.gov

Steve Teel, Site Manager
360-890-0059, Steve.Teel@ecy.wa.gov

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To request an ADA accommodation, email ecyadacoordinator@ecy.wa.gov, call 360-407-6831 or call Ecology through the Washington Telecommunication Relay for services including text telephone (TTY) at 711 or through your preferred relay service provider.

Visit Ecology.wa.gov/ADA for more accessibility information.

Language Access

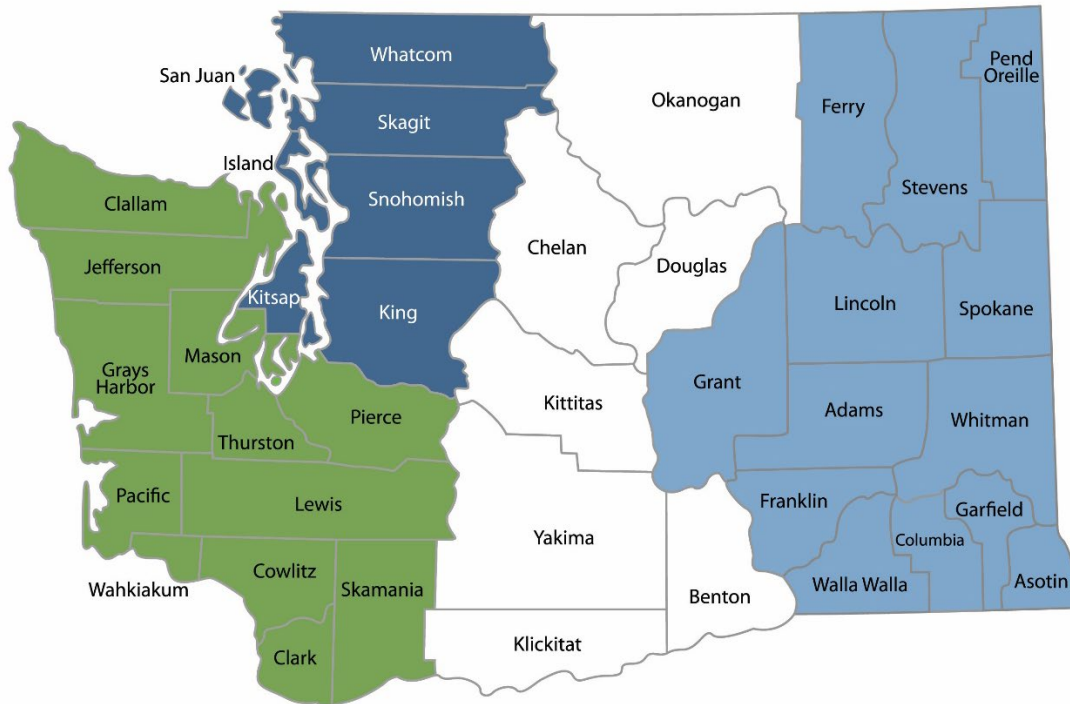
The Department of Ecology offers free translation and interpretation services. If you need help in your preferred language, please call Abby Zabrodsky at 564-250-0561 and request an interpreter, or email Abby.Zabrodsky@ecy.wa.gov.

¹ <https://go.ecology.wa.gov/4692>

² <https://ecology.wa.gov/About-us/Who-we-are/Our-Programs/Toxics-Cleanup>

Department of Ecology's Region Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400
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Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 47600 Olympia, WA 98504	360-407-6000

Public Participation Plan

**Taylor Way & Alexander Ave Fill Area
1500 Block Taylor Way E, Tacoma**

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

April 2026



DEPARTMENT OF
ECOLOGY
State of Washington

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Public Involvement in Contamination Cleanup

The Washington Department of Ecology (Ecology) developed this Public Participation Plan in cooperation with the potentially liable parties (PLPs), the parties responsible for cleanup costs. The PLPs are: the Port of Tacoma (Port), General Metals of Tacoma (General Metals), Occidental Chemical Corporation (Occidental), and Burlington Environmental LLC (BE). The goal of this plan is to ensure meaningful community involvement throughout the cleanup.

This plan outlines how Ecology will keep the public informed about contamination investigations and cleanup options at each stage of the process. Please review Appendix A for more information about the cleanup process. The plan also details when and how the community can participate in the cleanup process. We encourage the public to engage with the decision-making opportunities and provide input.

This plan is for legal agreements (Agreed Order No. DE 14260 and Enforcement Order No. DE 19410) that require the PLPs to write a Remedial Investigation and Feasibility Study report, and a draft Cleanup Action Plan for the Taylor Way & Alexander Avenue Fill Area (site).

Ecology updated this document in April 2026. Ecology made minor revisions to meet updated accessibility standards and correct outdated information. The updates were not significant enough from the previous version to require a public comment period.

Site contacts

To be included in the site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the site's history are welcome anytime.

Ecology

Southwest Region Office
300 Desmond Drive SE
Lacey, WA 98503
Phone: 360-407-6300

Steve Teel, Site Manager
360-890-0059, Steve.Teel@ecy.wa.gov

Abby Zabrodsky, Public Involvement Coordinator
564-250-0561, Abby.Zabrodsky@ecy.wa.gov

General Metals of Tacoma, Occidental Chemical Corporation, and Burlington Environmental LLC

Olmsted & Fuglevand
1001 SW Klickitat Way
Suite 200B
Seattle, Washington 98134

Tasya Gray Dalton, Project Coordinator
Office: 206-502-1120
Cell: 206-375-0211

Port of Tacoma

Port of Tacoma
PO Box 1837
Tacoma, Washington 98401

Scott Hooton, Environmental Programs Project Manager
Phone: 253-383-9428

If you are unable to reach these contacts, please visit the [cleanup site page](#)³ for up-to-date contact information.

³ <https://go.ecology.wa.gov/4692>

Public Participation Activities

Members of the public may ask questions, submit informal comments, or share site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

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 is invited to review site documents before they become final. This is the most direct and influential way to learn more about the site and be involved in the cleanup's decision-making.

How we share information with the community

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses surrounding the site. The mailing list area will vary depending on the type of contamination and where it's located. However, the list will at least include addresses within a 1/4-mile radius of the site and other 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, or how to request one if not yet scheduled.

Comment period notices will be available online and at document repositories (for example at the library closest to the site). Notices may also be posted in various locations throughout the community (for example, local businesses, schools, or post offices).

Ecology may also develop documents outside of comment periods to keep the community updated on the site's status. These informational documents will be available online and print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

Postal mailing list

Ecology maintains a mailing list that includes addresses within a 1/4-mile radius of the TWAAFA site and relevant local, state, and federal government contacts.

People on the mailing list receive public comment notices when draft documents are available.

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 site, please contact Abby Zabrodsky at 564-250-0561 or Abby.Zabrodsky@ecy.wa.gov.

Contaminated Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Contaminated Site Register](#).⁴ To receive the *Contaminated Site Register* by email, please [subscribe online](#),⁵ or contact Sarah Kellington at sarah.kellington@ecy.wa.gov or 360-280-3167.

Newspaper display ads or legal notices

We announce public comment periods and events for this site in ads or notices published in the Tacoma News Tribune. We will also publish notice on our [Public Input & Events Listing](#).⁶

Email lists

Ecology maintains an email list to update interested people about this cleanup and others in the region. If you would like to be added to the email list for this site, please [subscribe online](#),⁷ or contact Abby Zabrodsky at 564-250-0561 or Abby.Zabrodsky@ecy.wa.gov.

Ecology's website and social media platforms

We maintain a website for the [Taylor Way & Alexander Ave Fill Area cleanup site page](#).⁸ The website provides site information, and you may download cleanup documents.

We may also share information about cleanup sites through [news releases, our blog, and social media](#).⁹

Automatic site updates

You can subscribe to this site from our [Taylor Way & Alexander Ave Fill Area cleanup site page](#).⁸ You'll receive a weekly email if we change the site's status, add documents to the site's webpage, or open a comment period.

⁴ <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data>

⁵ <https://ecology.wa.gov/site-register>

⁶ <https://ecology.wa.gov/Events/Search/Listing>

⁷ https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_33

⁸ <https://go.ecology.wa.gov/4692>

⁹ <https://ecology.wa.gov/About-us/Get-to-know-us/News>

Places to see print documents

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

Tacoma Public Library, Main Branch
1102 Tacoma Avenue Tacoma, WA 98402
Phone: 253-280-2800

Washington Department of Ecology
Southwest Region Office
300 Desmond Drive SE Lacey, WA 98503

To view print documents at Ecology's repository, you must schedule an appointment ahead of time. To schedule an appointment, please contact Susan Baxter at 360-407-6365 or PublicDisclosureSWRO@ecy.wa.gov.

Signs around the cleanup site

We may also install signs displaying information about project status, traffic impacts, and health risks around the cleanup site.

How you can share information with us

We hold public comment periods and sometimes public events to learn your thoughts, opinions, and concerns about cleanup at a site. We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To get involved with this site, please contact Abby Zabrodsky at 564-250-0561 or Abby.Zabrodsky@ecy.wa.gov.

Public comment periods

At a minimum, the Model Toxics Control Act (MTCA, see page 10 for more information) requires 30-day comment periods to allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest, Ecology may extend the public comment period.

When Ecology oversees State Environmental Policy Act (SEPA) determinations (see page 10 for more information), we hold comment periods for at least two weeks and may extend to 30 days or more when other cleanup documents are concurrently available for review.

Following a comment period, we publish all the input we received and respond to significant comments and questions, as appropriate. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, the documents will become final.

Public events

We hold public meetings, workshops, open houses, and hearings based on community interest. At meetings, workshops, and open houses, attendees can ask questions, learn more about the site, and submit written comments when a comment period is open. At a public hearing, verbal comments are transcribed for the record, and Ecology responds to them after the comment period in our response to comments.

If we have not scheduled an event, we will hold one if 10 people request it. This may cause us to extend a public comment period, so the event occurs during it.

Events are held at locations close to the site that meet Americans with Disabilities Act standards. Public events are always announced in advance using a variety of methods.

Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the site. For contaminated sites, these funds can be used to:

- Hire an expert to help interpret technical information
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please contact Laura Busby at 360-280-5088 or laura.busby@ecy.wa.gov and Wendy Kovach at 564-250-2909 or wendy.kovach@ecy.wa.gov. You may also visit the [Public Participation Grant webpage](#).¹⁰

¹⁰ <https://ecology.wa.gov/PPG>

Site Information

Historical use

The TWAAFA site is located in the general vicinity of 1500 Taylor Way East near the Hylebos Waterway in the Tacoma Tideflats. The site and surrounding area have a long and diverse industrial history, which is reflected in the nature of contamination. Before the 1930s, the Tideflats were the tidal marsh of the Puyallup River Delta.

The site includes 15 parcels that are owned by the Port, BE, and Pierce County (Figure 1). The former CleanCare parcels are now owned by Pierce County because the previous owner did not pay their property taxes. As of April 2026, the BE parcels are mostly used for chemical waste treatment, storage, and disposal and also for storage of containers and truck trailers. The Pierce County parcels have a vacant industrial facility. The Port parcels are used as a commercial warehouse, or they are vacant and undeveloped.



Figure 1. Site map

How the site became contaminated

Part of the site was used as an unpermitted landfill for industrial waste that accepted lime solvent sludge and other lime wastes, and auto fluff (plastics, foam, textiles, rubber and glass that is contaminated with rust, dirt and a variety of fluids). Other land uses included storing fuel and oil in large tanks, hazardous waste treatment and storage, waste oil recycling, lumber milling, and warehousing and shipping operations. Over the years, there have been many spills and leaks of petroleum, organic compounds, and other chemicals.

The parcel [history document](#)¹¹ shows the historical ownership, activities, and releases at the site.

Contamination

Previous remedial investigation activities were done for part of the site by BE, ProLogis (a former owner/operator), Port of Tacoma, Tacoma Pierce County Health Department (with grant funding by Ecology), and others. These investigations showed that the following contaminants are present and may be harmful to human health and the environment:

- Total petroleum hydrocarbons (TPH) or petroleum
- Volatile organic compounds (VOCs) such as benzene, vinyl chloride, trichloroethylene (TCE), and tetrachloroethylene (PCE)
- Semi volatile organic compounds (SVOCs)
- Polychlorinated biphenyls (PCBs)
- Metals such as arsenic and lead

Air at the site also needs to be investigated. Air inside the buildings may have one or more VOCs that are harmful to human health. Also, methane was found below ground surface. Methane levels in buildings need to be investigated because they can cause a fire or explosions. So far, the methane testing in buildings shows it is safe.

Only a limited area of the site has been cleaned up. At Ecology's request, in 1999-2000, the Environmental Protection Agency (EPA) removed a large volume of hazardous waste that was left behind when the former CleanCare facility was abandoned. In 2017, Ecology supervised the Port's partial cleanup combined with redevelopment for three parcels on the east side of the site that are now leased for warehouse use (Agreed Order DE 13921).

¹¹ <https://apps.ecology.wa.gov/cleanupsearch/document/94784>

Area community

To better understand communities surrounding the site, Ecology will use the [Tacoma Equity Index](#)¹² and the [Washington Environmental Health Disparities Map](#).¹³ These tools provide language access and environmental justice information that influence how we conduct our public outreach and participation activities.

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. Ecology is aware of several demographic indicators that show a need to consider environmental justice for:

- Low-income populations
- Minority populations
- Population with Less Than High School Education

Ecology will reach out to cultural community organizations as part of our outreach and provide information in other languages according to federal guidance.¹⁴ 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. To request information in another language, call Abby Zabrodsky at 564-250-0561 and wait on the line while we connect an interpreter.

We strive to make our public participation efforts as inclusive as possible and welcome your input about how to best reach the nearby community.

Tribal engagement

The Puyallup Tribe is a federally recognized tribe that owns land or relies on resources that could be affected by site contamination. For thousands of years, the Tribe has used the surrounding natural resources including the riparian areas of the Puyallup River for food, medicines, and materials for clothing. They have a spiritual connection to the land.

We will reach out to Tribes with potential interest in the site to offer opportunities to engage in the cleanup process that are separate from the public involvement process. This engagement is described in a site-specific Tribal Engagement Plan, as required by [WAC 173-340-620](#).¹⁵ We invite Tribal members and other indigenous peoples to engage in the public involvement process as well.

¹² <https://tacoma.gov/government/departments/equity-and-human-rights/equity-index/>

¹³ <https://doh.wa.gov/data-and-statistical-reports/washington-tracking-network-wtn/washington-environmental-health-disparities-map>

¹⁴ <https://www.federalregister.gov/documents/2004/06/25/04-14464/guidance-to-environmental-protection-agency-financial-assistance-recipients-regarding-title-vi>

¹⁵ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-620>

Washington's Cleanup Laws

Ecology uses the [Model Toxics Control Act \(MTCA\)](#)¹⁶ and accompanying regulations for cleanup activities. Passed in 1989, MTCA provides guidelines for contaminated site cleanup in Washington state. This law sets standards to ensure the cleanup protects people and the environment. MTCA requires the creation of this plan.

Model Toxics Control Act

MTCA began in 1988 as a citizen-led effort to clean up contaminated sites in Washington state. The law holds property owners or operators responsible for cleaning up contamination on, or coming from, their property.

Ecology carries out MTCA, making sure cleanups happen according to state rules and regulations. These rules are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#).¹⁷ Ecology investigates reports of contamination, and the property is placed on the [Contaminated Sites List](#)¹⁸ if the pollution is determined to pose a serious risk to human health or the environment. This starts the cleanup process at the site.

The cleanup process under MTCA includes several steps (Appendix A). Public involvement is a key part of MTCA's [cleanup process](#).¹⁹ Nearby residents, businesses, community groups, and other interested parties can review and comment on documents related to steps that make crucial decisions or plans about the cleanup.

State Environmental Policy Act

MTCA cleanups also require evaluation under the [State Environmental Policy Act \(SEPA\)](#).²⁰ Under SEPA, the potential for significant adverse environmental impacts from a project or action must be evaluated by state and local agencies when making decisions. This evaluation is subject to public review and comment in parallel with cleanup documents.

¹⁶ <https://www.ecology.wa.gov/mtca>

¹⁷ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340>

¹⁸ <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated>

¹⁹ <http://www.ecology.wa.gov/MTCA-process>

²⁰ <https://app.leg.wa.gov/WAC/default.aspx?cite=197-11>

Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to Abby Zabrodsky at 564-250-0561 or Abby.Zabrodsky@ecy.wa.gov.

We intend for this plan to provide the public with information on opportunities for public involvement and comment. The outreach activities discussed reflect Ecology's current plans to keep the public informed. It also provides ways for those interested in the site to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms found in this plan are insufficient or would like to modify them in some way, please contact us. We will work to find solutions. We can implement new activities or outreach tools right away, with or without amending this plan.

Appendix A. Steps in the MTCA cleanup process

The cleanup process is defined in the Model Toxics Control Act (MTCA), Washington's cleanup law. See the attached, accessible PDF for details.

Washington's Cleanup Process



Public participation plans and comment periods are only required for cleanups under a legal agreement with Ecology. Otherwise, all cleanups follow the same steps. The steps are defined by Washington's cleanup law, the Model Toxics Control Act.

