

# Taylor Way & Alexander Avenue Fill Area

## How to comment:

Online at:

[http://tcp.ecology.commenting  
ut.com/?id=RQMBZ](http://tcp.ecology.commenting.ut.com/?id=RQMBZ)

Or by mail to:

Steve Teel  
Department of Ecology  
Toxics Cleanup Program  
PO Box 47775  
Olympia, WA 98504  
(360) 407-6247  
Steve.Teel@ecy.wa.gov

## Contaminants:

TPH, VOCs, SVOCs, PCBs, and  
metals

## AO/EO parties responsible for cleanup:

General Metals, Occidental, BE,  
Port of Tacoma

## Website:

[https://apps.ecology.wa.gov/gsp/  
Sitepage.aspx?csid=4692](https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4692)

## Site info:

Facility Site ID: 1403183  
Site Cleanup ID: 4692

## Repositories:

Due to COVID-19, site  
documents will not be available  
at repositories or by mail. If  
you are unable to view  
information on the Ecology  
website and have questions,  
please contact Steve Teel,  
Cleanup Project Manager or  
Nancy Davis, Public  
Involvement Coordinator at  
(360) 407-0067.

## Public comment period

**December 7, 2020, to January 5, 2021**

The Washington Department of Ecology (Ecology) invites the public to comment on an Agreed Order and an Enforcement Order for the Taylor Way & Alexander Avenue Fill Area (TWAAFA) site.

The legal agreements and potentially liable parties (PLPs) are:

- [Agreed Order \(AO\) No. DE 14260](#)<sup>1</sup> with General Metals of Tacoma (General Metals), Occidental Chemical Corporation (Occidental), and Burlington Environmental LLC (BE).
- [Enforcement Order \(EO\) No. DE 19410](#)<sup>2</sup> issued to the Port of Tacoma.

A [Public Participation Plan](#)<sup>3</sup> is also available for comment. The plan describes how Ecology will inform the community about site activities and opportunities to engage in the process.

You can review all site documents on [Ecology's website](#)<sup>4</sup>.

## Work to be completed

The legal agreements require the PLPs to implement a data gap work plan and a groundwater monitoring plan, and then prepare the following reports:

- A Remedial Investigation and Feasibility Study that describes the nature and extent of contamination and compares cleanup options.
- A preliminary draft Cleanup Action Plan (dCAP), which will address the contamination at the site.

## Site history

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

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, solvents reclamation, lumber milling, and warehousing and shipping operations.

<sup>1</sup> <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=94931>

<sup>2</sup> <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=94933>

<sup>3</sup> <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=94798>

<sup>4</sup> <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4692>

Over the years, there were many spills and leaks of petroleum, organic compounds, and other chemicals. At Ecology's request, from 1999 to 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 leased for warehouse use (Agreed Order DE 13921). The legal agreements for the current comment period are to prepare cleanup reports for the rest of the site.

The [Parcel History](#)<sup>5</sup> document shows the historical ownership, activities, and releases at the site.

## Contamination

Historic land use and industrial practices contaminated soil and groundwater. 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 products
- Volatile organic compounds (VOCs) such as benzene, vinyl chloride, trichloroethylene (TCE), and tetrachloroethylene (PCE)
- Semi volatile organic compounds (SVOCs)
- Polychlorinated biphenyls (PCBs)
- Metals

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 show it is safe.

## Current land use

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. Pierce County is not a PLP.

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, for light manufacturing and truck trailer and container repair, or they are vacant and undeveloped.

## Next steps

Some data gap work plan activities may begin during the comment period. This work would include initial mapping and inspection of site features and wells, and collection of soil, groundwater, or soil vapor samples. At the end of the comment period, Ecology will review and consider comments received and if appropriate, make changes to the legal documents. A summary of the comments with Ecology's response will be provided in a responsiveness summary. If there are no substantive comments to the legal documents, the PLPs will continue to implement the data gap work plan and groundwater monitoring plan and then write the Remedial Investigation, Feasibility Study, and preliminary draft Cleanup Action Plan.

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<sup>5</sup> <https://apps.ecology.wa.gov/gsp/DocViewer.ashx?did=94784>

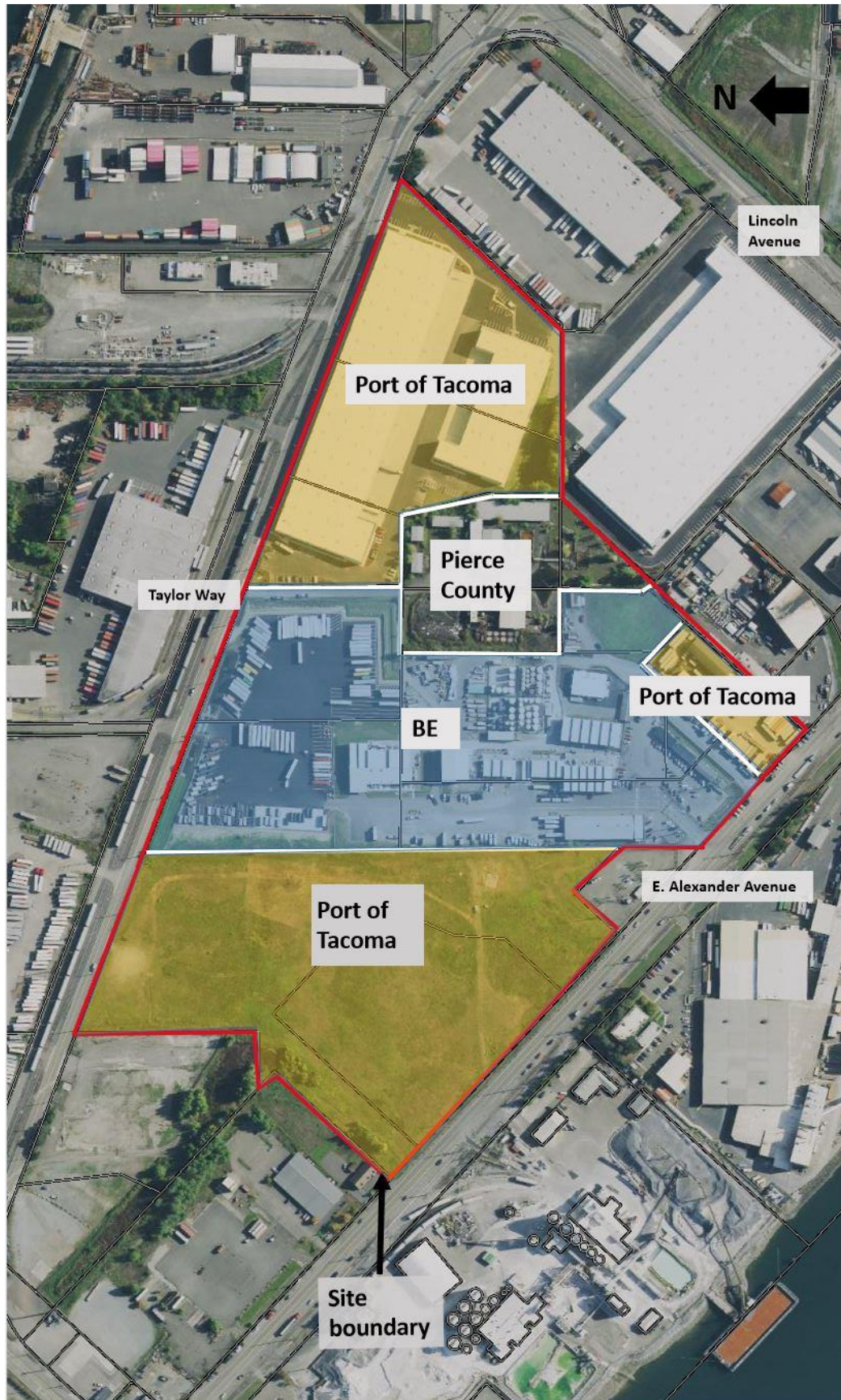


Figure 1 Taylor Way & Alexander Avenue Fill Area site map showing current parcel ownership

Toxics Cleanup Program  
PO Box 47775  
Olympia, WA 98504-7775



## Taylor Way & Alexander Avenue Fill Area site

### Public comment period

December 7, 2020 to January 5, 2021

### Why did I receive this mailing?

You live near the Taylor Way & Alexander Avenue Fill Area site or have expressed interest in the cleanup. This fact sheet informs you about the proposed work and the opportunity for public comment.

### What can I do?

Please review the site documents and submit your comments, questions, and concerns. To be removed from this mailing list, please call Nancy Davis at (360) 407-0067 or email

[Nancy.Davis@ecy.wa.gov](mailto:Nancy.Davis@ecy.wa.gov)

**¿Habla Español?** Unáse al diálogo sobre Taylor Way & Alexander Avenue Fill Area site. Cuando el período de comentarios termine, revisaremos los comentarios y haremos cambios antes de finalizar los documentos. Para más información en español llame al (360) 407-0067 y solicite un intérprete.

**Accommodation Requests:** To request ADA accommodation including materials in a format for the visually impaired, call Ecology (360) 407-6831 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