

10 Broad Street (aka Elliott & Broad)



Investigation results and cleanup plan available for public review and comment

The Washington State Department of Ecology (Ecology) has prepared this fact sheet pursuant to the Model Toxics Control Act Chapter 70.105D to provide you with information about a completed environmental investigation and a proposed cleanup at the 10 Broad Street site. You are welcome and encouraged to comment on the remedial investigation/feasibility study report, prospective purchaser consent decree, and cleanup action plan through April 30, 2001.

A remedial investigation/feasibility study is used to define the nature, extent, magnitude, and source of the problems at a site. Based on this information, alternative cleanup methods are determined.

The prospective purchaser consent decree, a legal document filed in court, formalizes an agreement between Ecology, the Seattle Art Museum, the City of Seattle, and the Museum Development Authority. The decree settles any liability, with some exceptions, the parties will have for environmental cleanup after the property is purchased. In exchange, the parties must agree to contribute substantial new resources to the cleanup and expedite the cleanup in conjunction with redeveloping or reusing the property.

The cleanup action plan describes the proposed cleanup actions and the work to be performed at the site.

Site location

The site is bounded to the north by the former Unocal Seattle Marketing Terminal, to the east by Elliott Avenue, to the west by the Burlington Northern Railroad right-of-way, and to the south by Broad Street. It slopes westward toward Elliott Bay.

The rectangular property covers a total area of approximately 13,790 square feet and contains an approximate 4,010 square-foot building. RC's Billiards Sports Bar and Grill currently occupies the building. The remainder of the property is paved or covered with decorative landscaping.

Site background

The site has been used primarily for commercial and residential land uses. In the early 1900s, several residences were located on the property. From approximately 1916 to 1973, the site was used for welding and/or automobile service operations. A number of underground storage tanks were also present on the property, particularly along the southeastern corner of the site.

As part of redevelopment activities in the mid-1970s, existing buildings on the property were demolished and six underground storage tanks were removed. In 1976, the existing building was constructed. Shakey's Pizza operated a restaurant at the site until the mid-1990s when the current tenant, RC's Billiards, began operations.

March 2001

Public comment period for remedial investigation/feasibility study report, consent decree & cleanup action plan

March 30 through April 30, 2001

Information Repositories

- Seattle Public Library
Downtown Branch
1000 4th Avenue SW
Seattle WA
(206) 386-4636
- Department of Ecology
Northwest Regional Office
3190 160th Ave. SE
Bellevue WA 98008-5452
(425) 649-7190
- www.ecy.wa.gov/programs/tcp/cleanup.html

Send comments to:

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Current environmental conditions

In 1998/99, a remedial investigation was completed and a report was submitted to Ecology's Voluntary Cleanup Program. A supplemental investigation followed in November 2000, and a report was submitted to Ecology this past January. The results of all the investigations complete the remedial investigation/feasibility study report that is now available for public review and comment.

Results of the investigations have identified the following environmental issues:

Soil

Petroleum product was found in soil, with elevated concentrations residing on the eastern half of the site.

Ground water

Petroleum product was found in the ground water, although at much lower concentrations than what was found in prior samples (1988 and 1999).

Air

Soil gas and ambient air monitoring conducted at the adjacent site (the former Unocal Seattle Marketing Terminal) confirmed that petroleum hydrocarbons are present at concentrations exceeding cleanup standards Method B.

The proposed cleanup

The following actions are proposed in the cleanup action plan:

1. Soil excavation to the extent technically practicable and natural attenuation

Additional soil samples will be collected to better define the limits of soil excavation after the demolition of the RC Billiard's building. Depth of

maximum excavation planned is 18 feet below the ground surface or 2 to 5 feet below the low water table. This means that it may be necessary to remove some of the ground water in order to excavate the contaminated soils at this depth. The removed water will be screened and appropriately disposed. Ground water is found at the site between 10 to 15 feet from the ground surface. Excavated soil will be stockpiled and then removed and properly disposed.

This cleanup should eliminate direct contact, vapors, help cleanup the ground water in a reasonable time, and enhance natural biodegradation of any remaining contamination.

A deed restriction may be placed on the property if it is determined that some of the contaminated soil/groundwater are inaccessible and will need to remain in-place at the site. This means that special precautions will be required at this part of the site in case of future work in this area.

2. Confirmation monitoring

Soil, air, and ground water monitoring will be conducted after the cleanup to determine if the cleanup meets its remedial action objectives. Contingency response actions will be implemented if the objectives are not met.

Proposed land use

The Seattle Art Museum is in the process of purchasing the property and plans to assign its purchase rights to the City of Seattle. They, in conjunction with the Museum Development Authority and the City of Seattle, intend to create a public sculpture park on the property and on the site of the former Unocal Seattle Marketing Terminal. In addition to sculptures, the park will have pedestrian trails, landscaped open space, and will provide a safe pedestrian access between the sculpture park and the public waterfront. There are no plans for constructing buildings on the property.

The public's role in the cleanup

Should you have comments after reading the remedial investigation/feasibility study report, prospective purchaser consent decree, and the cleanup action plan, please send them to Ecology's Site Manager, Nnamdi Madakor, Department of Ecology, 3190 160th Ave SE, Bellevue WA 98008-5452.

Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes to the documents. Ecology will also prepare a Responsiveness Summary that will address all comments received. The Responsiveness Summary will be available to the public.

If significant changes are made to the documents, a second public comment period will be held. Otherwise, the decree will be considered final, and the cleanup will begin.

Please note: If, during the public comment period, 10 or more people request a public hearing, Ecology will hold one for the purpose of receiving comments on the proposal.
