

10 Broad Street Site (aka Elliott & Broad)



Engineering Design Report 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 (MTCA) Chapter 70.105D to provide you with information about the Engineering Design Report that has been prepared for the 10 Broad Street site. You are welcome and encouraged to comment on the Engineering Design Report through May 31, 2002.

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 formerly contained an approximately 4,010-square-foot building. RC's Billiards Sports Bar and Grill was the last occupant of the recently demolished 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 most recent tenant, RC's Billiards, began operations.

The Cleanup Process

In winter 2001, Ecology approved the site's consent decree and cleanup action plan after completion of a 30-day public comment period. These documents set the wheels in motion for the Engineering Design Report.

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

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

The Engineering Design Report describes the engineering concepts and design criteria for the cleanup that was set forth in the cleanup action plan and may contain supplemental information since the consent decree was signed.

May 2002

**Public Comment Period
May 1-31, 2002**

Send Comments to:

Nnamdi Madakor, Site Manager
WA Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7112
nmad461@ecy.wa.gov

For other questions or to be added to the mailing list:

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3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7257
rpadd461@ecy.wa.gov

Information Repositories:

Seattle Public Library
Central Branch, 1st Fl. Reference
800 Pike Street, Seattle
(206) 386-4636

Seattle Art Museum Library
100 University St., 5th Fl., Seattle
Call for hours (open Tues-Fri)
(206) 654-3220

WA Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008-5452
Call for an appointment
(425) 649-7190

Ecology's web site:

[http://www.ecy.wa.gov/programs/
tcp/sites/sites.html](http://www.ecy.wa.gov/programs/tcp/sites/sites.html)

For special accommodation needs or language translation assistance, please call Rebekah Padgett, Ecology's Public Involvement Specialist, at (425) 649-7257 or (425) 649-4259 (TDD).

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Current environmental conditions

In 1998-1999, 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 in January 2001.

Petroleum product was found in soil, with elevated concentrations on the eastern half of the site. Petroleum hydrocarbons were also encountered in the ground water, although at much lower concentrations than what was found in prior samples (1988 and 1999).

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

The proposed cleanup

The following actions were proposed in the cleanup action plan issued in March of 2001:

1. Soil excavation and natural attenuation (breakdown of a contaminant over time)

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 disposed of appropriately. 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 disposed of properly.

This cleanup should eliminate direct contact and vapors, ensure that the ground water is cleaned up in a reasonable timeframe, 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/ground water is inaccessible and will need to remain in place at the site. This means that special precautions will be required in case of future work at this part of the site.

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, in partnership with the City of Seattle and the Museum Development Authority, intends 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 10 Broad Street property.

The Engineering Design Report

The Engineering Design Report (EDR) presents the basis of design for the cleanup action, including engineering concepts, criteria, and calculations. The EDR also presents a compliance monitoring plan that will be performed to confirm that the cleanup action has attained the requirements prescribed by the cleanup

action plan. A schedule for completion of cleanup actions is also provided.

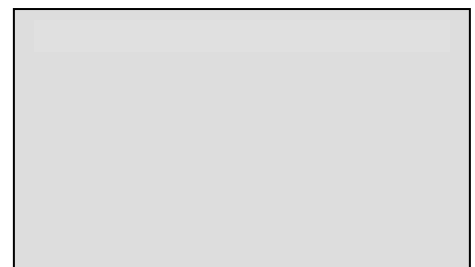
Public comment on the Engineering Design Report

Ecology is holding a public comment period from May 1-31, 2002, during which you may comment on this Engineering Design Report. The report is available at the information repositories listed on the first page of this fact sheet.

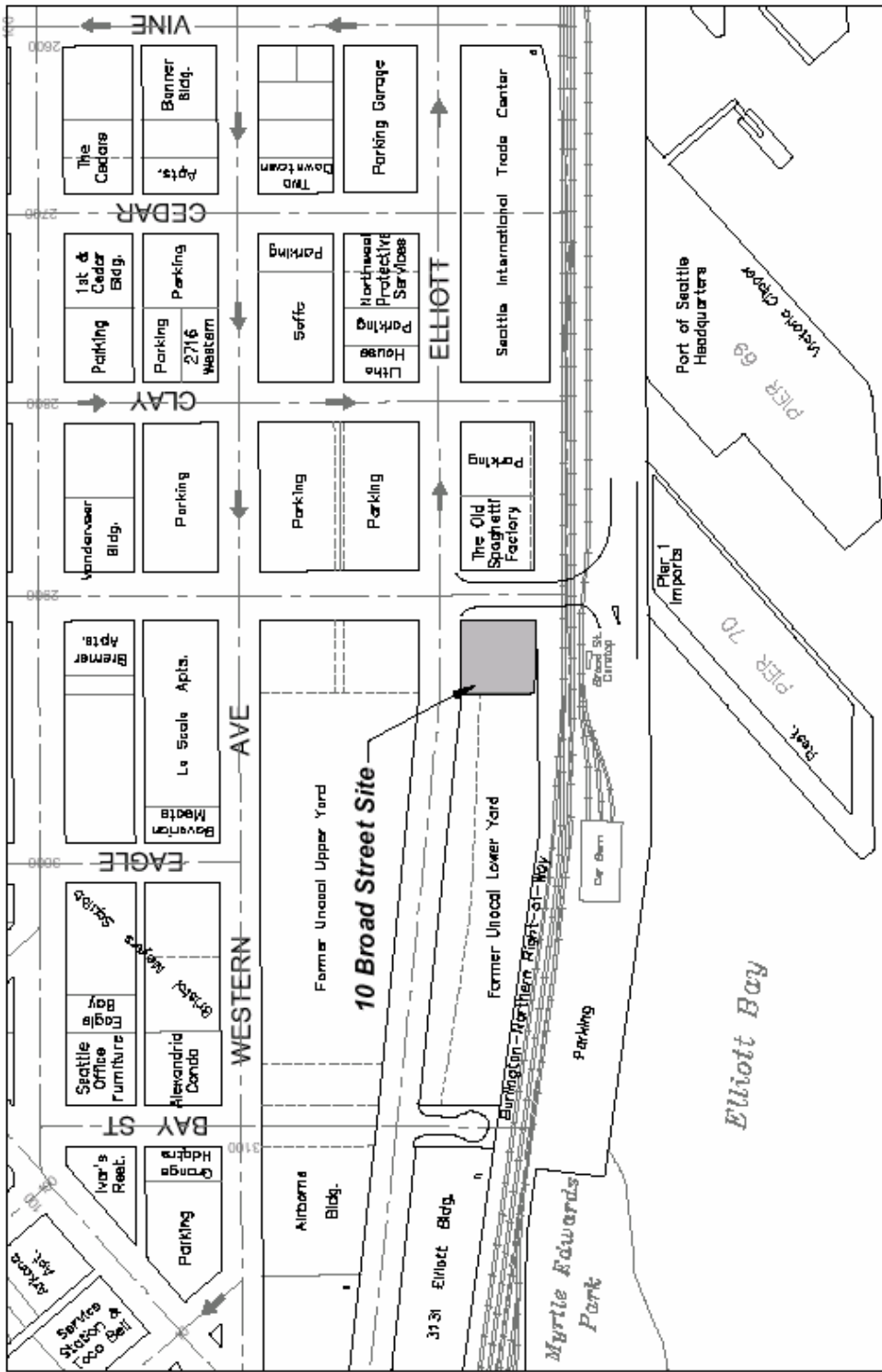
Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes to the document. If no significant changes are made, the report is considered final and construction work will begin. Please note: If, during the public comment period, 10 or more people request a public hearing, Ecology will hold one for the purpose of receiving comments on the report.

Ecology would like your input!

You have an opportunity to review the Engineering Design Report and to comment on it. Please send your comments before May 31, 2002, to Ecology's Site Manager, Nnamdi Madakor, at the address below. Comments may be sent by mail, e-mail or voicemail.



Vicinity Map



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