

Former Unocal Marketing Terminal — Seattle Art Museum Olympic Sculpture Park



Engineering design report available for public review and comment

The Washington State Department of Ecology (Ecology) has prepared this fact sheet to invite public comment on the draft Engineering Design Report for the first cleanup phase at the Former Unocal Marketing Terminal – Seattle Art Museum Olympic Sculpture Park site. You are welcome and encouraged to comment on the draft Engineering Design Report for the site through May 26, 2004

Site Location

The former Unocal Marketing Terminal – Seattle Art Museum Olympic Sculpture Park is located near the Seattle waterfront north of Pier 70. The site is bordered by Bay Street to the north, Broad Street to the south, and Western Avenue to the east. The western boundary of the site includes railroad tracks and extends into the Elliott Bay tidelands (see figure on page 3).

Site Background

The site was used by Unocal for fuel transfer and distribution from the early 1900s to 1975. The facility was expanded in several phases between 1910 and 1940. These expansions generally proceeded eastward, away from the shoreline, and included the installation of fuel storage tanks and construction of a brick office building at the intersection of Western Avenue and Broad Street.

When the Seattle Marketing Terminal was operating at its maximum capacity in the 1960s, the Upper Yard contained

numerous aboveground petroleum storage tanks, one underground heating oil tank, storage sheds, and both above- and underground pipelines. The Lower Yard was used primarily as a fuel distribution warehouse where packaged goods (drums and cans) were stored. The Lower Yard contained a railcar loading rack; truck and trailer loading racks; an asphalt mix and storage area; and a pump pit to transfer petroleum between the Upper Yard, Lower Yard, and tanker loading dock.

The tanker loading dock (Pier 71) was demolished in 1988. The structures on the Upper and Lower Yards also have been removed. The pipeline tunnel beneath Elliott Avenue still remains. Abandoned underground fuel lines still may be present beneath Alaskan Way and the railroad right of way.

An assortment of petroleum hydrocarbon products has contaminated site soil and groundwater.

Current Conditions

Upper Yard: Approximately 57,000 tons of petroleum-contaminated soils were excavated and removed from the Upper Yard. Approximately 110 cubic yards of inaccessible contaminated soils remain from 16 to 26 feet below the ground surface along the northwest boundary with Elliott Avenue. Groundwater is also contaminated and exceeds cleanup levels.

April 2004

Public Comment Period:
April 27–May 26, 2004

Technical questions and written comments:

Brian Sato, Site Manager
WA Department of Ecology
Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008
E-mail: bsat461@ecy.wa.gov
(425) 649-7265

To be added to the mailing list:

Rebekah Padgett, Public Involvement
WA Department of Ecology
Toxics Cleanup Program
3190 160th Avenue SE
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E-mail: rpad461@ecy.wa.gov
(425) 649-7257

Documents can be reviewed at the following locations:

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

Seattle Public Library*
General Reference Services
1000 4th Avenue, Seattle
(206) 386-4636
*Closed 5/1/04-5/22/04 for relocation

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

Ecology's Web Site:
<http://www.ecy.wa.gov/programs/tcp/sites/unocal/unocal.html>

Elliott Avenue: Petroleum-contaminated soils and groundwater exist beneath the roadway and are considered inaccessible. Remedial actions taken to date include in-place soil bio-treatment, soil vapor extraction, and groundwater pump and treat. Both soils and groundwater exceed cleanup levels.

Lower Yard: Approximately 60,000 tons of petroleum-contaminated soils were excavated and removed from the Lower Yard. The remaining soils do not exceed the remedial action level of 7,500 milligrams per kilogram (mg/kg). This level is protective of human health and the environment. A 2-foot layer of clean soil has been placed over the Lower Yard to serve as a temporary cover until the site can be developed. Recent sampling indicates that groundwater meets current cleanup standards.

Off-Site Area: Petroleum-contaminated soils and groundwater are present across much of this area. Groundwater extraction and treatment continues. Over 76 million gallons of contaminated groundwater have been removed to date. Over 4,600 gallons of petroleum product also have been removed.

Update

The proposed cleanup actions will occur in two phases. Phase I will address portions of the Upper Yard and Lower Yard and will take place this summer from approximately mid-June to October 2004. Phase I activities will include the on-site placement of up to 16 feet of soil. The soil cover will minimize the potential for direct contact with remaining petroleum-contaminated soils and will minimize the potential for movement of contaminants from soil to groundwater in both the Upper and Lower Yards. The soil cover also will reduce the potential for emissions of petroleum vapor from soil in the Upper Yard area.

Next Steps

Additional fill material will be placed during Phase II to raise the total site grades in this area by up to 29 feet. Phase II construction will address the remainder of the site and is proposed to occur in early 2005 from approximately February to June. A 30-day public comment period will be held prior to Phase II to provide opportunity for additional public review and comment.

Public Comment on the Engineering Design Report

Ecology is holding a public comment period from April 27 through May 26, 2004, on Phase I activities only. The draft Engineering Design Report for Phase I describes the

engineering concepts and design criteria for cleanup work that was set forth in the Cleanup Action Plan approved by Ecology in winter 2001 after completion of a 30-day public comment period. The draft Engineering Design Report is available at the information repositories listed on the first page of this fact sheet.

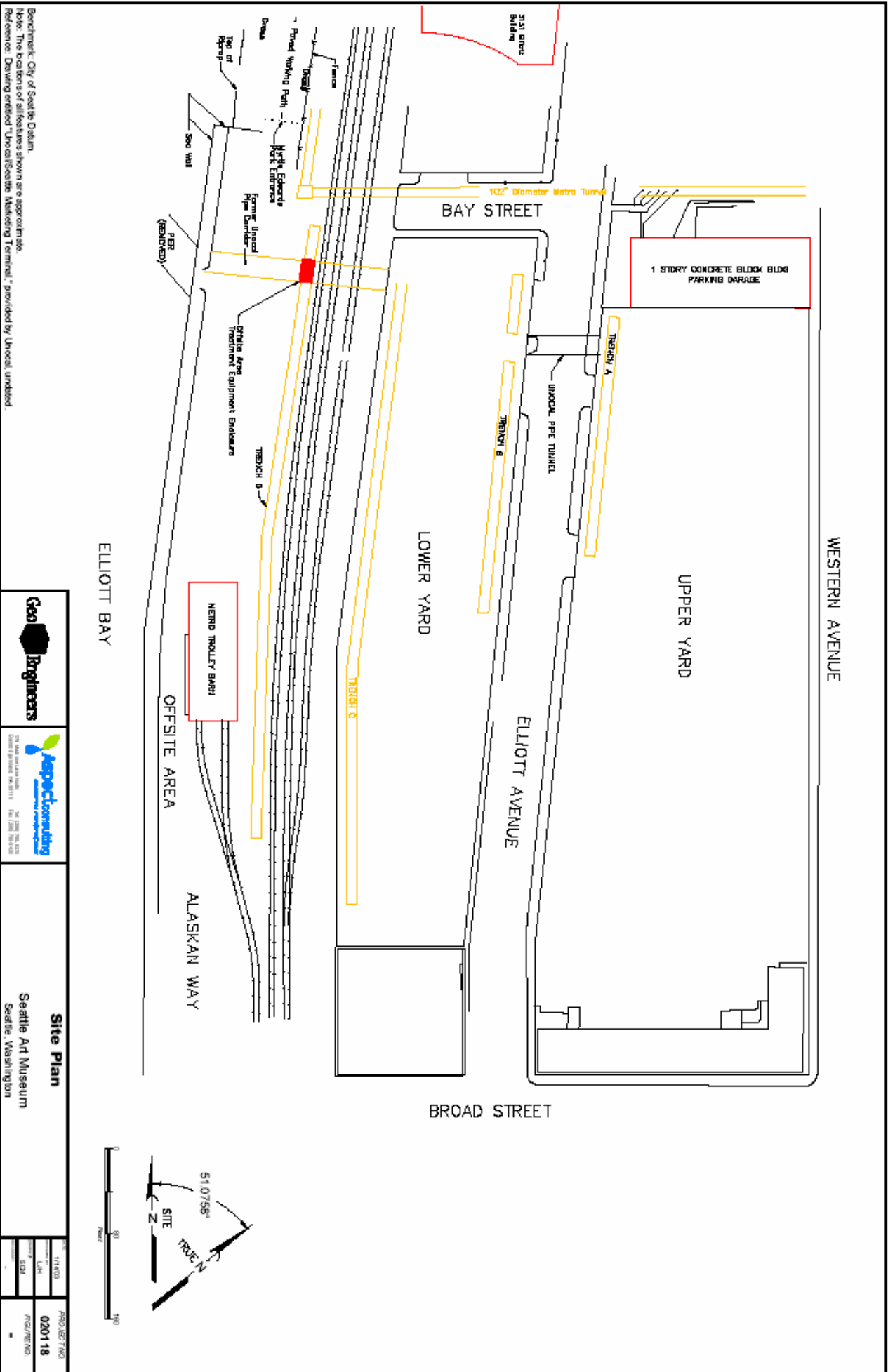
Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes to the draft Engineering Design Report. If no significant changes are made, the Engineering Design Report is considered final and cleanup activities will occur according to the schedule. If significant changes are made to the document, an additional public comment period will be held.

A public meeting is not planned for this comment period. However, one will be held if 10 or more people so request.

Ecology would like your input!

You have an opportunity to review and comment on the draft Engineering Design Report. Please send your comments before May 26, 2004, to Ecology's Site Manager, Brian Sato, at the address in the box on the first page of this fact sheet. Comments may be sent by mail or e-mail and should include "Seattle Art Museum" in the subject line.

For information about other Ecology public comment periods, meetings, hearings, workshops, and open houses, please visit Ecology's public events calendar at: <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>. Read *Frequently Asked Questions about Effective Public Commenting* at this link to learn more about the public comment process.



Benchmark: City of Seattle Datum.
 Note: The positions of all features shown are approximate.
 Reference: Drawing entitled "Unocal Seattle Marketing Terminal" provided by Unocal, undated.



Site Plan
 Seattle Art Museum
 Seattle, Washington

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|---------|----------|-------------|----------|
| DATE | 11/10/18 | PROJECT NO. | 020118 |
| BY | LMH | DATE | 11/10/18 |
| CHECKED | SLD | DATE | 11/10/18 |
| SCALE | AS SHOWN | DATE | 11/10/18 |



3190 160th Avenue SE
Bellevue, WA 98008-5452

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Olympic Sculpture Park Site**

Ecology Seeks Public Comment
on Engineering Design Report

Public Comment Period
April 27 – May 26, 2004