

Former New Wilson Ford Site



Proposal to Remove Restrictive Covenant

The Washington State Department of Ecology (Ecology) has prepared this fact sheet to provide you with information about the proposed restrictive covenant removal for the former New Wilson Ford site. You are welcome and encouraged to comment on this proposal through **February 24, 2005**

Site Background

The former New Wilson Ford site is approximately 2.64 acres in size and comprises a portion of the property located at 5440 Leary Avenue Northwest, Seattle, in an area zoned for commercial land use. The site encompasses the area of petroleum contamination of the property.

Historically there have been several operations on various portions of the property. Some of these include: dairy, livery feed, boarding home, and a gasoline service station. An automobile dealership operated on this property between 1905 and April 30, 2002.

Site investigations carried out in 2002 indicated the presence of underground storage tanks, and associated petroleum-contaminated soil and groundwater along with chlorinated solvent (tetrachloroethylene [PCE]) contamination in groundwater.

Cleanup Activities

Cleanup work also took place in 2002 to address the petroleum contamination. All underground

storage tanks associated with the former automobile dealership and gasoline service station operations were removed and disposed of off site. Contaminated soil was also excavated and disposed of off site.

At the end of the cleanup, additional soil sampling was done. The results meet state cleanup levels for petroleum. Recent groundwater monitoring also shows that on-site groundwater at the site meets state cleanup levels for petroleum.

Future actions are planned for the property to address chlorinated solvent (*tetrachloroethylene* [PCE]) impacts to groundwater from an off-property source, most likely from Sparkle Cleaners, a dry cleaning facility located at 2011 Northwest Market Street, Seattle.

The current and future owners of the property have obtained permits for a project that would include construction of a condominium with an underground garage. The garage would extend below ground surface level and into the groundwater table. The project includes placement of underslab drains to collect PCE-contaminated water (on lots 5 and 6 of the property).

They have incorporated a groundwater collection system as part of the proposed development plans for the property, in order to eliminate any potential exposure to PCE-impacted groundwater.

January 26, 2005

**Public Comment Period:
01/26– 02/24, 2005**

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

Documents can be reviewed at the following location:

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

A restrictive covenant was originally placed on the property to restrict the use of the chlorinated solvent impacted groundwater while confirmational monitoring was performed.

Restrictive covenants (also called deed restrictions) are agreements between Ecology and the landowner that are filed with the county register of deeds along with property deeds to limit activities on a property.

Why remove the restrictive Covenant?

Ecology has re-evaluated the procedural approach and cleanup action performed at the site and has determined that the restrictive covenant is not necessary as part of the final remedy for the site because no petroleum contamination remains at the property at concentrations that exceed state cleanup levels.

The portion of the property on which groundwater is impacted by chlorinated solvent (PCE) is distinct from the petroleum-contaminated portion of the property that is known as the New Wilson Ford site.

The proposed groundwater collection system should ensure that any potential for exposure on the property is eliminated. Ecology concurs that the approach should eliminate any potential exposure on the property.

Ecology would like your input!

Ecology's proposal to remove the restrictive covenant from the Eastern portion of the former New Wilson Ford site is open for public comment **January 26** through **February 24, 2005**. Documents pertaining to the removal are available at the locations listed in the box on page 1. Please send your written comments before **February 24**, to Brian Sato, Site Manager, at the address listed on the first page of this fact sheet.

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.



3190 160th Avenue SE
Bellevue, WA 98008-5452

Former New Wilson Ford:
Ecology Seeks Public Comment
on Restrictive Covenant Removal

Public Comment Period

January 26 – February 24, 2005