

Consent Decree Amendment and Site-Specific Cleanup Action Plan Available for Public Comment

The Washington State Department of Ecology (Ecology) invites you to comment on proposed site specific cleanup plans for Development Sites 8 and 9 of the Tacoma Redevelopment Properties cleanup site. These sites are located at 1131 and 1119 Dock Street in Tacoma.

Ecology Wants Your Comments!

Ecology will accept comments from **January 21 - February 27, 2016** on these draft documents:

- **Fifteenth Amendment to the Tacoma Redevelopment Properties Consent Decree (CD)** - a legal agreement that requires the City of Tacoma to clean up development sites 8 & 9.
- **Site-Specific Cleanup Action Plan** – describes how the sites will be cleaned up and how cleanup will meet state standards.
- **State Environmental Policy Act (SEPA) review documents** – describe the potential environmental impact of the cleanup work.

The box to the right shows where you can review documents and how to submit comments.

Site-Specific Cleanup Action Plan

The site-specific cleanup action plan proposes cleaning up the site by:

- Removing contaminated soil. Contaminated soil will either be treated on site or disposed of offsite.
- If contamination remains on site, capping that soil with clean soil.
- Lining excavation areas. In areas where future repeated excavation will occur, over-excavation and backfilling with clean soil or lining will be used. This will limit future exposure to workers.
- Institutional controls to manage the future land use of the site. This will prohibit activities that may expose residual contamination remaining on site. It will also provide long term maintenance of caps.
- Compliance monitoring. This will confirm that human health and the environment are protected during construction and maintenance of the cleanup action.

Comments Accepted

January 21 – February 27, 2016

Submit Comments and Questions:

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WA Department of Ecology
P.O. Box 47775
Olympia, WA 98504-7775
Phone: (360) 407-6259
Marv.Coleman@ecy.wa.gov

Public Involvement Questions:

Megan MacClellan
Public Involvement Coordinator
Phone: (360) 407-0067
Megan.MacClellan@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Tacoma Public Library
1102 Tacoma Avenue S
Tacoma, WA 98402
(253) 591-5666

Citizens for a Healthy Bay
535 Dock Street, Suite 213
Tacoma, WA 98402
(253) 383-2429

WA Department of Ecology
Southwest Regional Office
300 Desmond Drive SE
Lacey, WA 98503
By appointment only:
Contact Susie Baxter,
publicdisclosureswro@ecy.wa.gov
or (360) 407-6365

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3677>

Facility Site ID #: 1263

Cleanup Site ID #: 3677

Sites 8 and 9 Background

The upland portion of sites 8 and 9 is currently used to provide public access and parking to the Foss Waterway Marina. The redevelopment plan proposes turning the space into a mixed use commercial and residential area, while continuing to provide public access.

The remedial investigation found site soil contaminated with:

- Metals (arsenic, copper, lead, nickel).
- Polycyclic aromatic hydrocarbons (cPAHs).
- Petroleum hydrocarbons.

Metals (arsenic, copper, nickel) were also found in groundwater.

The proposed cleanup action plan addresses this contamination.

Tacoma Redevelopment Properties Background

The City of Tacoma (city) and the Foss Waterway Development Authority (FWDA) are working to clean up about 30 acres of land along the Foss Waterway (see map on the right).


In 1994, Ecology entered into a consent decree for this cleanup area with the city and the Tacoma Metropolitan Park District. Under this consent decree, they agreed to clean up the abandoned industrial and commercial properties along Dock St in Tacoma. The FWDA replaced the Park District in the decree in 2000.

As the properties within the cleanup area are divided and sold, they become individual cleanup sites within the larger Tacoma Redevelopment Properties cleanup site. The consent decree is then amended to reflect these changes. The consent decree is amended when:

- Potentially Liable Persons are added or removed.
- A site-specific cleanup plan is proposed for a site.
- An environmental covenant is put in place for a site.

This proposed site-specific cleanup action plan for sites 8 and 9 is the fifteenth amendment to the original consent decree.



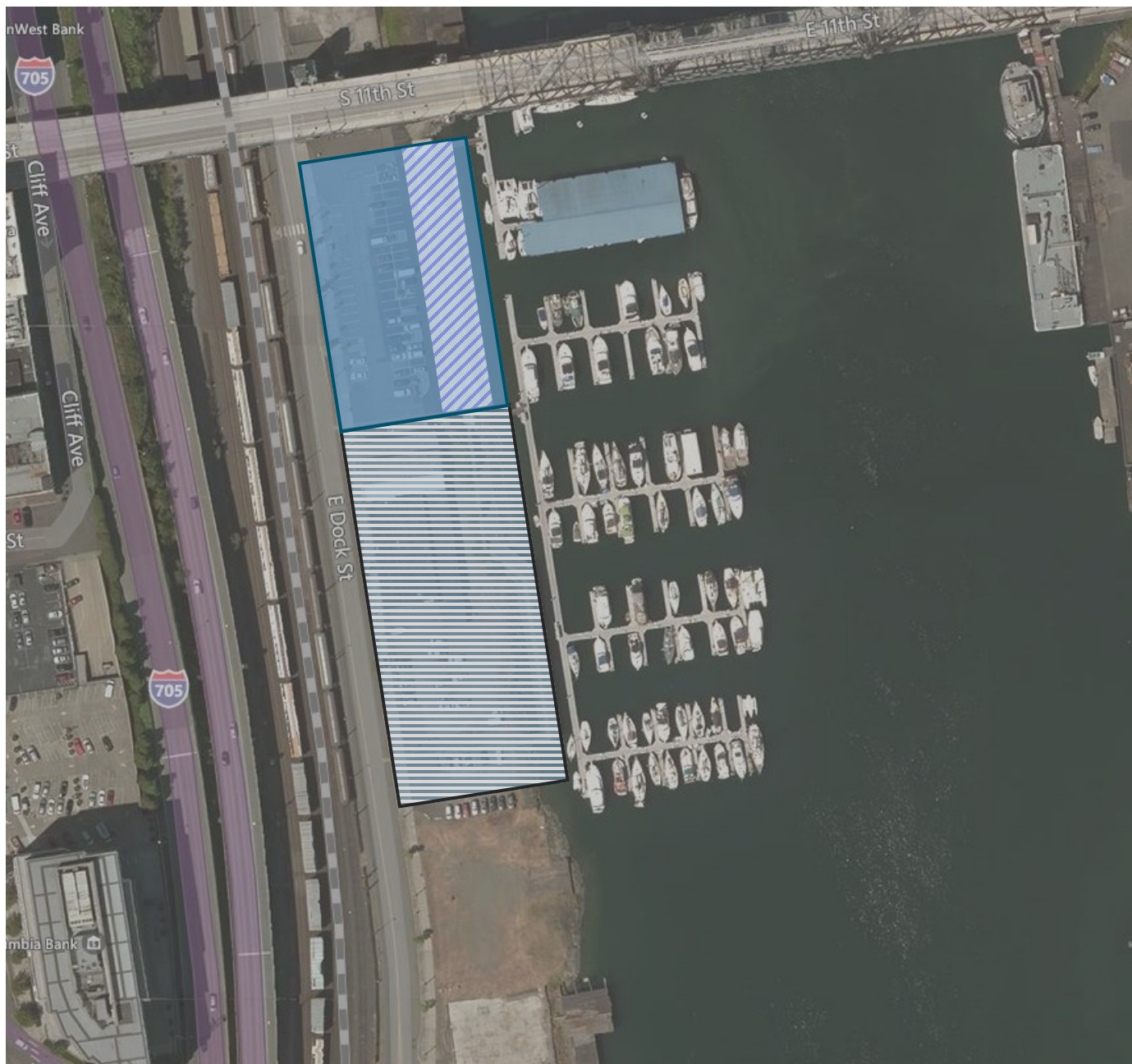
 Tacoma Redevelopment Properties in consent decree.

 Development sites 8 & 9

What Happens Next

At the end of the comment period, Ecology will respond to comments. We will then finalize the amended consent decree and cleanup action plan.

Extent of Cleanup Site



Development Site 8



Development Site 9



2014 Interim Action Area

Interim Action

In 2013 and 2014, an interim action (partial cleanup) took place along the east shore of development site 9 (see map above). The bulkheads were failing and near collapse, which would have severed the power, water, cable and phone lines. The partial cleanup allowed utility conduits serving the marina to be relocated.



DEPARTMENT OF
ECOLOGY
State of Washington

PO Box 47775

Olympia, WA 98504-7775



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Tacoma Redevelopment Properties Pierce County, WA

Ecology seeks public comment on amendment to consent decree, draft cleanup plans, and SEPA review.

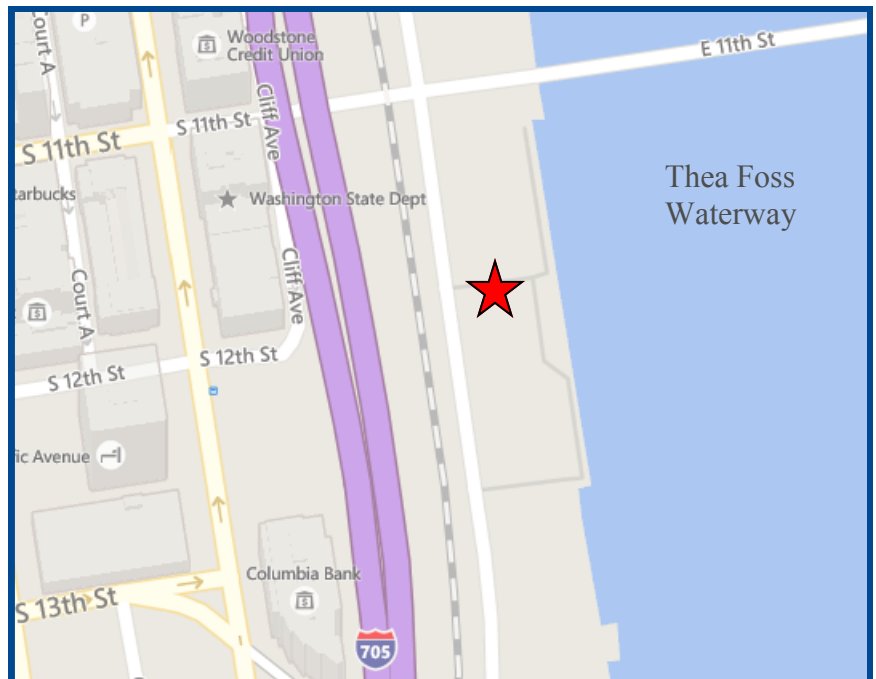
**Public Comment Period:
January 21 — February 27, 2016**

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To request ADA accommodation including materials in a format for the visually impaired, call Ecology at (360) 407-6300.

Persons with impaired hearing may call Washington Relay Service at 711.
Persons with speech disability may call TTY at 877-833-6341.

¿Habla Español? Si necesita esta información en español, contáctenos a preguntas@ecy.wa.gov.



Tacoma Redevelopment Properties 8 and 9, 1131 and 1119 Dock St, in Tacoma