

## Emerald Gateway Cleanup Site



### Comments accepted:

Oct. 28 – Nov. 26, 2019

### Submit comments:

Online at:

<http://bit.ly/EmGate-Comments>

Or:

Jing Liu - Site Manager

3190 160th Ave SE

Bellevue WA 98008

Phone: 425-649-4310

Email: [jing.liu@ecy.wa.gov](mailto:jing.liu@ecy.wa.gov)

### Site information:

<http://bit.ly/EmGateway>

Facility Site ID: 73338176

Cleanup Site ID: 6584

### Document review locations:

Seattle Public Library,

South Park Branch

8604 8<sup>th</sup> Ave. South

Seattle, WA 98108

Phone 206-615-1688

Ecology NW Regional Office

3190 160th Ave SE

Bellevue, WA 98008

Please call for appointment.

Phone: 425-649-7190

### Legal agreement ready for public review and comment

Ecology has negotiated a legal agreement called an Agreed Order with Prologis-Exchange 3301 South Norfolk LLC (Prologis), the Potentially Liable Person (PLP), for the Emerald Gateway Site (Site). The order requires them to investigate environmental conditions, develop a cleanup plan, and conduct an interim cleanup. We'd like your input on:

- **Agreed Order** – requires the PLP to investigate contamination, complete a Remedial Investigation (RI), Feasibility Study (FS) and draft Cleanup Action Plan (dCAP) for the Site.
- **Interim Action Work Plan** – describes how the PLP will conduct a partial cleanup of the contaminated soil at the Site.
- **Public Participation Plan** – describes how Ecology will inform the community about Site activities and opportunities to be involved in the cleanup process.

### More Information?

#### View these documents and site information

Follow the links on the left to view the site webpage (bottom link), and to submit comments (top link).

#### Contact Brad Petrovich, Ecology Outreach Specialist

Call 425-649-4486 or email: [Brad.Petrovich@ecy.wa.gov](mailto:Brad.Petrovich@ecy.wa.gov).

### Why this Site matters

The Emerald Gateway Site is part of the Lower Duwamish Waterway (LDW) Superfund Site, which includes a 5-mile stretch of the Duwamish River that flows north into Elliot Bay. The U.S. Environmental Protection Agency (EPA) added the LDW Superfund Site to the Superfund National Priorities List in 2001. Ecology is working to stop or reduce sources of contamination to the LDW Superfund Site, an effort known as "source control," so that EPA can proceed with the cleanup of the river sediment.

## Site Background

The Emerald Gateway Site is located on a property that consists of 29 King County parcels over approximately 63 acres of land at two addresses (page 4):

- **3301 South Norfolk Street, Seattle** – historically used for commercial warehousing of food products by Unified/Associated Grocers or predecessors, and included truck maintenance and repair operations, truck refueling facilities, and associated underground storage tanks. Additional historical operations included automobile service stations and a dry cleaner.
- **10230 East Marginal Way South, Tukwila** – historically used for automobile wrecking and parts salvaging by Northwest Auto Wrecking, Inc. and is currently vacant.

Prologis purchased the property in 2016 and is planning to redevelop it as a warehouse and distribution center. They plan to conduct the Interim Action (page 3) concurrently with the property redevelopment.



## Contamination and Previous Cleanup Work

Some investigations and cleanup work have been conducted in different parts of the Site since 1989. Investigations found the following contaminants in soil and groundwater:

- petroleum hydrocarbon constituents
- metals
- polycyclic aromatic hydrocarbons (PAHs)
- polychlorinated biphenyls (PCBs)

All of these contaminants were found at levels that exceed allowable standards under the state's cleanup law, the Model Toxics Control Act (MTCA), and therefore must be cleaned up.

Previous property owners conducted some cleanup actions under Ecology's Voluntary Cleanup Program. Those actions included excavating contaminated soil and groundwater and removing underground storage tanks (USTs).

## Interim Action Work Plan

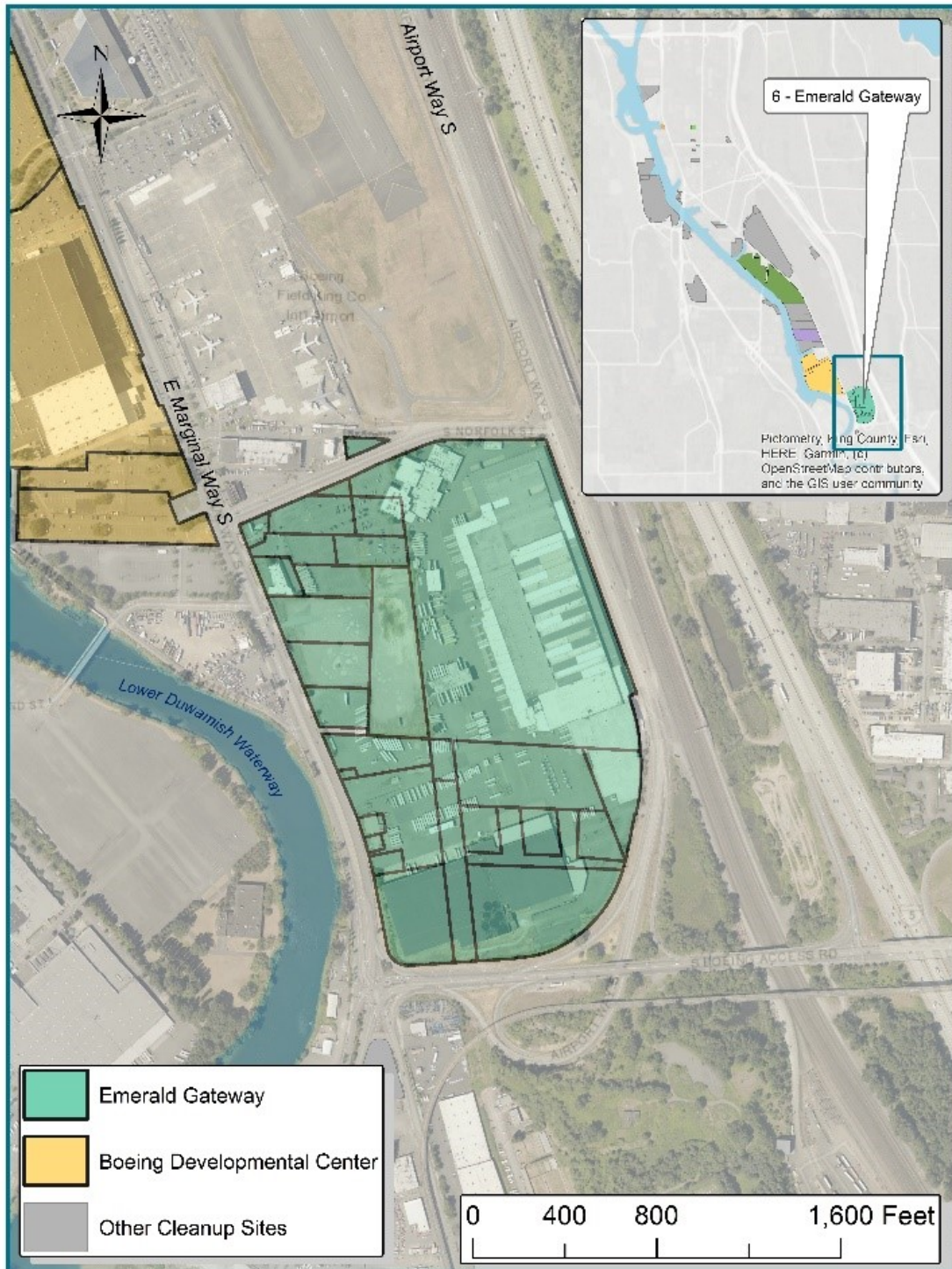
The Interim Action work will:

- Excavate contaminated soil and dispose at an off-site permitted facility;
- Install new stormwater conveyance and treatment systems;
- Dewater groundwater (if necessary) to facilitate soil removal.

***Emerald Gateway Site – Interim Action Work Plan Figure***



**Emerald Gateway Site – Location Figure**



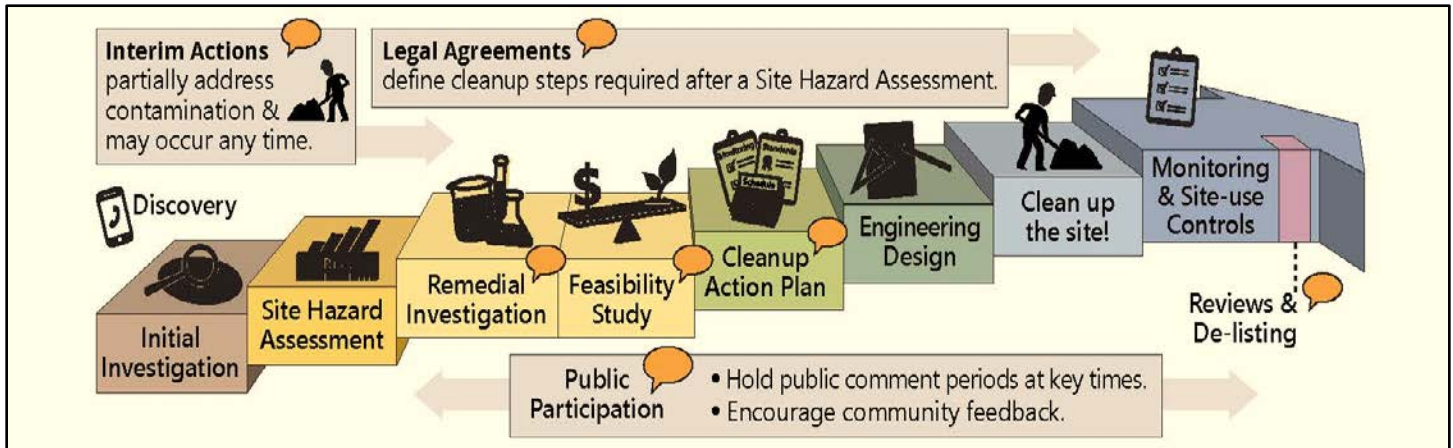
**To contact the Community Advisory Group for the Lower Duwamish Superfund Site:**

Call Duwamish River Cleanup Coalition/ Technical Advisory Group at (206) 954-0218, email [contact@duwamishcleanup.org](mailto:contact@duwamishcleanup.org), or visit <http://duwamishcleanup.org/>

## What happens next?

Ecology will consider all comments received and may amend the documents based on your comments. After that, the Agreed Order, Interim Action Workplan, and Public Participation Plan will be finalized, and the PLPs will proceed with the Interim Action, Remedial Investigation, and Feasibility Study. Results from that work will then lead to a Cleanup Action Plan.

### Ecology's Cleanup Process



## SEPA

The City of Tukwila is the lead agency for the State Environmental Policy Act (SEPA) checklist for the project. If you would like to view or comment on SEPA documents, please contact the City of Tukwila at: (206) 431-3659.

### Espanol:

El Departamento de Ecología esta anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Emerald Gateway. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Gretchen Newman al 360-407-6097 o [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov)

### Vietnamese:

Bo Mo i Sinh tho ng ba o ðe n co ng chu ng ve khung thờ i gian go p y cho co ng ta c la m sa ch mo i trườ ng khu vu c Emerald Gateway. Ne u quy vi muo n nha n ta i lie u na y ba ng tie ng Vie t hoa c ca n the m tho ng tin, xin lie n he o ng Lie m Nguye n 360-407-6955, ðie n thư: [Lngu461@ecy.wa.gov](mailto:Lngu461@ecy.wa.gov)

Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008

## Comments Invited – Emerald Gateway Cleanup Site



*View of the Emerald Gateway Site*

### Public comment period

October 28 – November 26, 2019

<http://bit.ly/EmGateway>

The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts happening at the Emerald Gateway Cleanup Site, located at 3301 South Norfolk Street in Seattle.

See inside for details on this site and how to comment!

**Accommodation Requests:** To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 425-649-7000 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.