

Seattle Times Cleanup Site



Seattle Times cleanup site.

Comments accepted:

June 6 – July 5, 2022

View documents:

Online: <https://bit.ly/EcologySeattleTimes>

In person:

Seattle Public Library – Central
1000 Fourth Ave.
Seattle, WA 98104

Ecology, Northwest Office – Central Records
15700 Dayton Ave N
Shoreline, WA 98133

Submit comments:

Online:
<https://bit.ly/Ecology-SeattleTimesComment>

Questions or comments:

Sunny Becker – Site Manager
PO Box 330316
Shoreline, WA 98133-9716
Email: Sunny.Becker@ecy.wa.gov
Phone: 425-457-3842

Site details:

Facility Site ID: 4377754
Site Cleanup ID: 14495

Comments invited on cleanup documents for the Seattle Times cleanup site

The Washington State Department of Ecology (Ecology) invites you to review and comment on several cleanup documents for the Seattle Times cleanup site (Site) in the South Lake Union area of Seattle. The current owner Onni John Street (Land) LLC (Onni) is conducting this cleanup work under a legal agreement, called an Agreed Order, with Ecology. The following documents are ready for review and comment:

- **Interim Action Work Plan (IAWP):** describes how the PLPs will conduct a cleanup of contaminated soil on the Site.
- **Revised Remedial Investigation (RRI) report:** describes contamination at the Site.
- **State Environmental Policy Act (SEPA) – Determination of Non-significance:** Ecology's determination that the cleanup work is not likely to harm the environment.

El Departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Seattle Times. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Mark Wheeler al 509-329-3444 o preguntas@ecy.wa.gov.

華盛頓州生態管理署邀請公眾對Seattle Times地產清理工作的清理行動計劃草案動提供建意見。欲了解更多信息，或要求翻譯服務，請致電林昊 (425) 649-7487，電子郵件 sunny.becker@ecy.wa.gov。

Site Background

The Seattle Times site is located at 1120 John Street in Seattle, WA. Seattle Times operated at this location from 1931-2011. Petroleum fuels (gasoline and diesel), inks, and cleaning solvents were used and released into the soil and shallow groundwater on the Site. In 2013, Onni purchased the facility from Seattle Times.

In Fall 2021, Ecology and Onni negotiated an Agreed Order (AO) that included conducting an Interim Action cleanup at the Site. After a 30-day public comment period, Ecology approved the AO. It was signed by Onni and Ecology on November 10, 2021.



Historic Seattle Times building facade.

Site Investigation and Contamination

Revised Remedial Investigation

Onni conducted additional Site investigations and included the data in a Revised Remedial Investigation (RRI) report. The RRI assessed the nature and extent of environmental contaminants at the Site and identified the following contamination exceeding state cleanup standards in soil, groundwater, and possibly in the soil vapors:

- Cleaning solvents tetrachloroethene (also called perchloroethene abbreviated as PCE), trichloroethene (TCE), vinyl chloride (VC);
- Polychlorinated biphenyls (PCBs); and,
- Gasoline, diesel, and oil-range petroleum hydrocarbons.

Proposed Cleanup (Interim Action Work Plan)

The IAWP describes how Onni will clean-up contamination at the Site that is above state cleanup levels. The work includes:

Excavation: The planned redevelopment anticipates the excavation of all soils within the property boundary to approximately 55 feet below the surface. The redevelopment excavation is anticipated to remove all impacted soils and perched groundwater associated with the Site. The contaminated soil will be disposed at a regulated facility.

Soil compliance monitoring: Onni will collect and analyze sidewall soil samples from the perimeter of the excavation. In addition, excavation bottom samples will also be collected for laboratory analysis to confirm compliance with soil cleanup levels.

Air quality: Onni will evaluate any potential for impacts to indoor air quality (vapor intrusion). Results will be incorporated into the Seattle Times site Interim Action Completion Report.

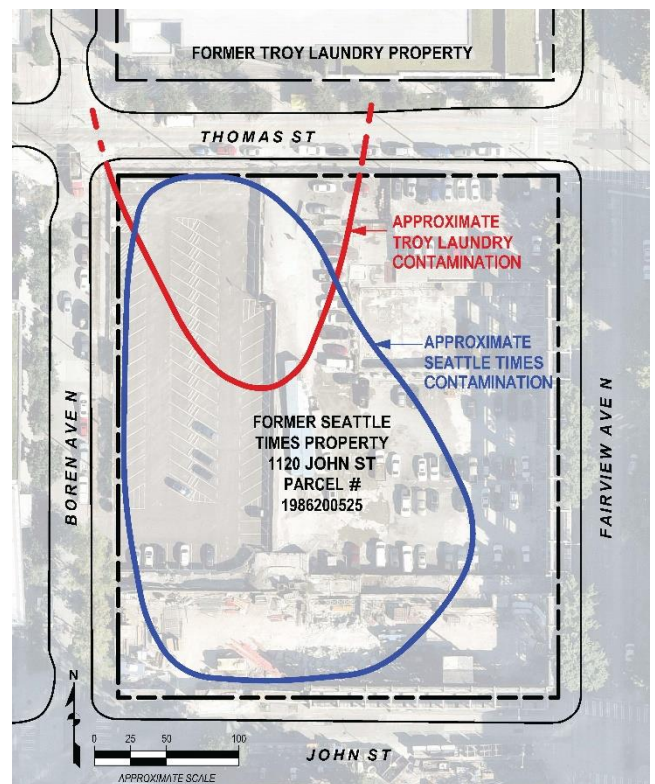


Figure 1 shows the extent of soil and groundwater contamination at the Property

Neighboring contamination: Onni will install two groundwater monitoring wells to monitor the movement and compliance of the solvent plume from the Troy Laundry site located one block north of the Seattle Times site.

SEPA Checklist and Determination of Non-Significance

SEPA requires consideration of the environmental impacts of projects. Ecology evaluated the project work and the cleanup described in the IAWP and determined that it is not likely to have a significant adverse impact on the environment.

What happens next?

Onni will implement the interim action and prepare a report on the interim action results. Following the report, they will complete a Feasibility Study (FS) to evaluate and propose cleanup alternatives to address any remaining contamination at the site.

Ecology will issue a Draft Cleanup Action Plan (dCAP) describing the preferred clean up actions, how they will be carried out, the schedule for cleanup, and methods for making sure the cleanup is working (called compliance monitoring). When the FS and dCAP are prepared, Ecology will conduct a 30-day public comment period. This is estimated to occur in late 2023.

Ecology's cleanup process

The Model Toxics Control Act ([MTCA](https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act)¹) is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology implements the [MTCA cleanup process](https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process)² and oversees cleanups.

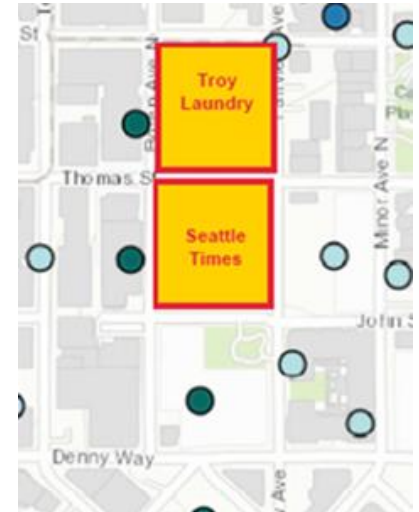
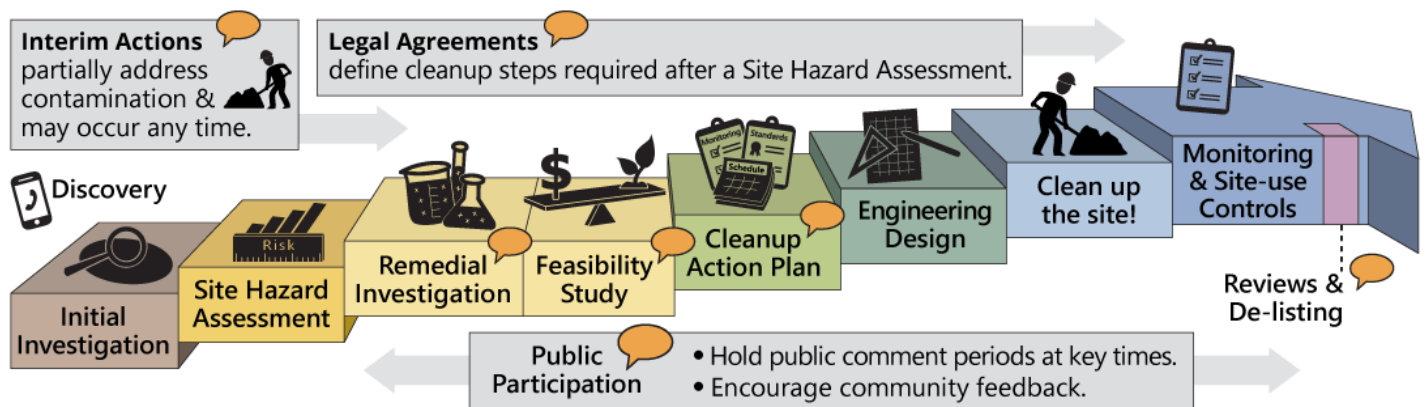


Figure 2 shows the location of a neighboring cleanup site, Troy Laundry.



Washington's formal cleanup process

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Toxics Cleanup Program
PO Box 330316
Shoreline, 98133

Seattle Times cleanup site

Public Comment Period: June 6 – July 5, 2022

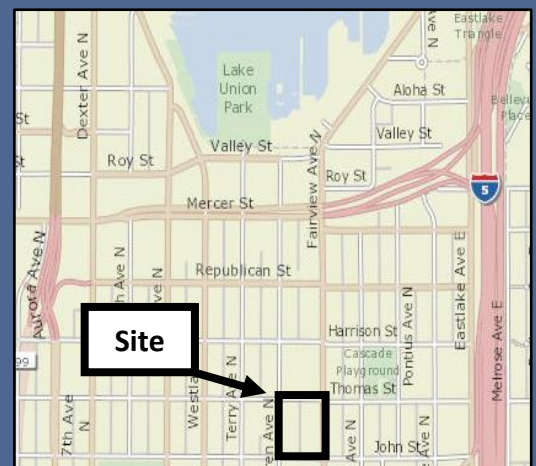
Site website: <https://bit.ly/EcologySeattleTimes>

The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts proposed at the Seattle Times Cleanup site, located in Seattle.

Información en Español incluida (página 1).
有關的信息，已被翻譯成中文（第1頁）。

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-229-3683 or email at Meredith.Waldref@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.



Seattle Times site in South Lake Union,
Seattle, WA.