

Taylor Way Properties



Site cleaned up and to be removed from Ecology's list of contaminated sites

The Washington State Department of Ecology (Ecology) has prepared this fact sheet pursuant to the Model Toxics Control Act (MTCA) Chapter 70.105D to provide you with information about the proposed delisting of the Taylor Way Properties site from the state's Hazardous Sites List. Taylor Way Properties is one of several sites that make up the Commencement Bay Superfund site.

You are welcome and encouraged to comment on this proposal through December 29, 2000.

Definitions

The **"Superfund Program"** was created in 1980 by Congress to locate, investigate, and clean up the worst sites nationwide. The Environmental Protection Agency administers the program in cooperation with individual states and tribal governments.

The **"Hazardous Sites List"** is the state's list of ranked sites that require further remedial action.

An **"Agreed Order"** is a legal document issued by Ecology under which the Potentially Liable Person (in this case, Taylor Way Properties) receiving the order agrees to comply.

An **"Enforcement Order"** is a legal document issued by Ecology in which the Potentially Liable Person must comply. Failure to comply with an Enforcement Order may result in substantial liability for costs and penalties.

"PCBs" were useful as dielectric fluid in various types of electrical equipment and heat transfer systems.

A **"Remedial Investigation"** is a study to define the nature, extent, magnitude, and source of the problems at a site.

An **"Interim Action"** partially addresses the cleanup of a site.

Site background

Taylor Way Properties, an abandoned industrial site that rests on the southern shores of Hylebos Waterway, is located at 1501 Taylor Way in Tacoma, Pierce County. The size of the site is just over 11 acres, including 1,150 feet of waterfront.

The property has had a long history of industrial operations, including pulp and paper production between the 1920s to 1940s, powdered metal manufacturing in the 1950s, and copper slag grit blasting and adhesive glue manufacturing during the 1960s and 1970s. The site was abandoned around 1985.

In an effort to control sources of pollution entering Commencement Bay, Ecology examined the property in 1991 and found high levels of metals (copper, lead, arsenic, cadmium) and polychlorinated biphenyls (PCBs). In 1992 and 1998, Ecology issued an Agreed and Enforcement Order, respectively, to the owner of the property, Taylor Way Properties, to conduct a

November 2000

Public Comment Period:

November 28 – December 29, 2000

Comments and requests for updates should be directed to:

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Toxics Cleanup Program
Southwest Regional Office
PO Box 47775
Olympia WA 98504-7775
(360) 407-6256
mkou461@ecy.wa.gov

Information Repositories

Documents are available for review at the following locations:

Tacoma Public Library – Main Branch, NW Room
1102 Tacoma Ave.
Tacoma, WA
(253) 591-5666

Department of Ecology
Southwest Regional Office
300 Desmond Drive
Lacey, WA 98503
(360) 407-6365

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Remedial Investigation and interim actions to control the contamination entering Commencement Bay. This included sampling the soil, ground water, vats, tanks, drums on the property and to take immediate actions to remove any liquid or sludge found in these containers.

The Remedial Investigation was completed in 1993, and the first of two phases of cleanup was completed in 1995. The second phase was completed in 1999.

The cleanup

Phase I

Phase I of the cleanup involved excavating about 4,000 cubic yards of contaminated soil. It was then temporarily stockpiled on the site and covered with plastic. Contaminated soil on the shoreline and landward side of a bulkhead was removed and replaced with clean sand and gravel.

Phase II

The stockpiled soil was taken to a landfill, and an additional 552 tons of soil and sediment on the water-ward side of the bulkhead were removed.

Ground water contamination was found at low levels and did not require remediation – it was not a threat to Commencement Bay.

Cleanup results

Approximately 76 soil samples were taken that indicated the contamination was below industrial cleanup standards.

Ground water samples were taken from three monitoring wells. With the exception of copper, all contamination was found at levels below industrial cleanup standards. The copper that was detected, however, was found at such a low level, it was not considered a contamination source.

- **If approved, Taylor Way Properties will be removed from the February 2001 Hazardous Sites List.**

The Site Statistics

Soil: *Metals and PCBs have been remediated*

Ground water: *Metals and PCBs are below cleanup standards*

Potentially Liable Person: *Taylor Way Properties*

Proposed Activity: *Removing site from Hazardous Sites List*

Why delist the site?

Ecology has determined the remaining contamination is minor, and the site no longer poses a threat to human health and the environment. Ecology has recommended no further work is needed at the site.

Public comment period

Ecology's proposal to delist the Taylor Way Properties site from the Hazardous Sites List is now open for public comment. Documents pertaining to the delisting are now available at the repositories listed in the box on page 1 of this fact sheet. Should you have comments after reading the documents, please submit them to Mohsen Kourehdar, Site Manager, at the Ecology address also listed in the box on page 1.

The cross (+) indicates the location of the site.

