

# Former Unocal Marketing Terminal – Seattle Art Museum Olympic Sculpture Park Site Amendment to Prospective Purchaser Consent Decree Available for Public Review and Comment



## Public Comment on Amendment to Decree

The Washington State Department of Ecology (Ecology) has prepared this fact sheet to invite public comment on the amendment to the Prospective Purchaser Consent Decree for the Former Unocal Marketing Terminal – Seattle Art Museum Olympic Sculpture Park site. **The amendment is simply the addition of the Museum Development Authority (MDA) as a signatory to the Prospective Purchaser Consent Decree. There are no other changes to this agreement.** You are welcome and encouraged to comment on the amendment through March 4, 2003.

## Site Location

The former Unocal Marketing Terminal – Seattle Art Museum Olympic Sculpture Park is located near the Seattle waterfront north of Pier 70. The site is bordered by Bay Street to the north, Broad Street to the south, and Western Avenue to the east. The western boundary of the site includes railroad tracks and extends into the Elliott Bay tidelands.

## Site Background

The site was used by Unocal for fuel transfer and distribution from the early 1900s to 1975. The facility was expanded in several phases between 1910 and 1940. These expansions generally proceeded eastward, away from the shoreline, and included the installation of fuel storage tanks and construction of a brick office building

at the intersection of Western Avenue and Broad Street.

When the Seattle Marketing Terminal was operating at its maximum capacity in the 1960s, the Upper Yard contained numerous aboveground petroleum storage tanks, one underground heating oil tank, storage sheds, and both above- and underground pipelines. The Lower Yard was used primarily as a fuel distribution warehouse where packaged goods (drums and cans) were stored. The Lower Yard contained a railcar loading rack; truck and trailer loading racks; an asphalt mix and storage area; and a pump pit to transfer petroleum between the Upper Yard, Lower Yard, and tanker loading dock.

The tanker loading dock (Pier 71) was demolished in 1988. The structures on the Upper and Lower Yards also have been removed. The pipeline tunnel beneath Elliott Avenue still remains. Abandoned underground fuel lines still may be present beneath Alaskan Way and the railroad right of way.

An assortment of petroleum hydrocarbon products has contaminated site soil and groundwater.

## Current Conditions

**Upper Yard:** Approximately 57,000 tons of petroleum-contaminated soils were excavated and removed from the Upper Yard. Approximately 110 cubic yards of inaccessible contaminated soils remain from 16

## February 2003

### Comment Period:

**2/3/03 – 3/4/03**

### Send Comments to:

Brian Sato, Site Manager  
WA Department of Ecology  
3190 160th Avenue SE  
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(425) 649-7265  
bsat461@ecy.wa.gov

### For other questions or to be added to the mailing list:

Rebekah Padgett  
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### Document can be reviewed at the following locations:

Seattle Public Library  
First Floor - Documents Review  
800 Pike Street, Seattle  
(206) 386-4636

Seattle Art Museum Library  
100 University St., 5th Fl., Seattle  
Call for hours (open Tues-Fri)  
(206) 654-3220

WA Department of Ecology  
3190 160th Avenue SE  
Bellevue WA 98008  
Call Sally Perkins for an appointment  
Phone: (425) 649-7190

Ecology's web site:  
[http://www.ecy.wa.gov/programs/tcp/sites/sites\\_information.html](http://www.ecy.wa.gov/programs/tcp/sites/sites_information.html)

For special accommodation needs or language translation assistance, call Rebekah Padgett at (425) 649-7257 (Voice) or 711 or (800) 833-8973 (TTY). Ecology is an equal opportunity agency.

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to 26 feet below the ground surface along the northwest boundary with Elliott Avenue. Groundwater is also contaminated and exceeds cleanup levels.

**Elliott Avenue:** Petroleum-contaminated soils and groundwater exist beneath the roadway and are considered inaccessible. Remedial actions taken to date include in-situ soil bio-treatment, soil vapor extraction, and groundwater pump and treat. Both soils and groundwater exceed cleanup levels.

**Lower Yard:** Approximately 60,000 tons of petroleum-contaminated soils were excavated and removed from the Lower Yard. The remaining soils do not exceed the cleanup level of 7,500 milligrams per kilogram (mg/kg). A 2-foot layer of clean soil has been placed over the Lower Yard to serve as a temporary cover until the site can be developed. Recent sampling indicates that groundwater meets current cleanup standards.

**Off-Site Area:** Petroleum-contaminated soils and groundwater are present across much of this area. Groundwater extraction and treatment continues. Over 76 million gallons of contaminated groundwater have been removed to date. Over 4,600 gallons of petroleum product also have been removed.

## Update

In February 1999, the Seattle Art Museum negotiated an agreement to purchase the former Marketing Terminal from Unocal for use as a future sculpture park. Under the Museum's envisioned plan, the Upper Yard, Lower Yard, and Off-Site Area would be developed as permanent parkland and open space. In cooperation with the City of Seattle, the park would be redesigned under a master plan that also would address improvements to Myrtle Edwards Park and the Alaskan Way right-of-way.

In December 2002, the existing Prospective Purchaser Consent Decree between Ecology and the Seattle Art Museum was amended to add the MDA as a new party to the decree. The MDA intends to lease the site from the Seattle Art Museum and perform the work pursuant to the Consent Decree. The proposed cleanup remains the same; the only change is the addition of the MDA to the consent decree.

## Public Comment Period

Ecology is holding a public comment period from February 3 to March 4, 2003, during which time you can comment on the amendment to the Prospective Purchaser Consent Decree. This document is available at the information repositories listed on the first page of this fact sheet.

Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes to the Prospective Purchaser Consent Decree. If no significant changes are made, the consent decree is considered final and cleanup activities will occur according to the schedule.

## Ecology Would Like Your Input!

You have an opportunity to review and comment on the amendment to the Prospective Purchaser Consent Decree. Please send your written comments by regular mail or e-mail before March 4, 2003, to Ecology's Site Manager, Brian Sato, at the address below.

### For More Information:

**Brian Sato**, Site Manager  
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