

Former Unocal Marketing Terminal Seattle Art Museum Olympic Sculpture Park



Public Review and Comment Sought on Engineering Design Report Phase II & Cleanup Action Plan Addendum for Off-Site Area

The Washington State Department of Ecology (Ecology) invites public comment on the draft Engineering Design Report for Phase II of the cleanup work, and on the Cleanup Action Plan Addendum proposing soil removal at the Former Unocal Marketing Terminal – Seattle Art Museum Olympic Sculpture Park site. You are welcome and encouraged to comment on these draft documents through May 5, 2005.

Site Location

The former Unocal Marketing Terminal – future Seattle Art Museum Olympic Sculpture Park is located near the Seattle waterfront north of Pier 70 and south of Myrtle Edwards Park. (see map on page 3).

Site Background

From the early 1900's until 1975 this site was used by Unocal as a Marketing Terminal for the transfer and distribution of petroleum products.

The Upper Yard at this facility contained numerous aboveground petroleum storage tanks, an underground heating oil tank, storage sheds, and both above- and underground pipelines. The Lower Yard contained a railcar loading rack; truck and trailer loading racks; an asphalt mix and storage area, a pump pit to transfer petroleum between the Upper Yard, the Lower Yard, and a tanker loading dock.

Since 1988 the tanker loading dock (Pier 71) and all above-ground structures were demolished.

An inactive pipeline tunnel still remains beneath Elliott Avenue, and grouted underground fuel piping is still present beneath Alaskan Way and the Burlington Northern Railroad.

As a result of the activities on this site, the soil and groundwater was contaminated with an assortment of petroleum hydrocarbon products.

In 1988 Unocal entered an agreement with Ecology to cleanup the petroleum-contaminated soils and groundwater on this site.

Past Cleanup Work by Unocal Upper Yard:

65,000 tons of petroleum-contaminated soils were excavated and removed from the Upper Yard between 1989 and 1997. A relatively small volume of contaminated soil in the northwest corner of the Upper Yard could not be excavated because of its depth. In addition, a localized area of groundwater beneath the Upper Yard was also contaminated.

Elliott Avenue: The soil and groundwater beneath the roadway were contaminated with petroleum. Cleanup work at this location included in-place soil bio-treatment, soil vapor extraction, and groundwater pump and treat techniques.

April 2005

**Public Comment Period:
April 6 – May 5, 2005**

**Documents can be reviewed at
the following locations:**

Seattle Art Museum Library
100 University St., 5th Floor, Seattle
(open Tues-Fri)

Seattle Public Library
General Reference Services
1000 4th Avenue, Seattle

Seattle Public Library-Queen Anne
400 W. Garfield Street, Seattle

WA Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7190
(Call for appointment)

Other information about this site can be found On Ecology's website:
<http://www.ecy.wa.gov/programs/tcp/sites/unocal/unocal.html>

**Technical questions and
written comments:**

Brian Sato, Site Manager
WA Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
E-mail: bsat461@ecy.wa.gov
(425) 649-7265

For Public Involvement:

Sarah Good,
Public Involvement Specialist
WA Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
E-mail: sgoo461@ecy.wa.gov
(425) 649-7257

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If you have special accommodation needs or require this document in alternative format,
Please contact Sarah Good at (425) 649-7257 (Voice) or 711 or 1-800-833-6388 (TTY).

Lower Yard: Unocal excavated and removed about 60,000 tons of soil contaminated with petroleum from the Lower Yard between 1989 and 1998. Two feet of clean soil was placed over the Lower Yard as a temporary cover until the site can be developed.

Off-Site Area: Unocal installed a liquid extraction system along the west side of the railroad tracks. Petroleum-contaminated soils and groundwater are present across much of this area. Groundwater extraction and treatment will continue at this location until the groundwater meets current cleanup standards.

Current Cleanup Work and Future Developments

The Seattle Art Museum (SAM) purchased this site in 2000. SAM plans to redevelop this site into The Olympic Sculpture Park (OSP). The OSP will be a public park containing landscaped open space dedicated to exhibition of outdoor sculpture.

SAM, the Museum Development Authority and Ecology entered a legal agreement called a Prospective Purchaser Consent Decree. The Consent Decree describes how contamination will be identified and cleaned up.

Phase I Cleanup Activities

The OSP cleanup action is taking place in two phases. The first phase of the proposed cleanup actions took place between mid June and October 2004. Approximately 93,000 tons of imported soils were placed on portions of the Upper and Lower Yards. This was about half the total soil cover required for those areas of the site. The soil cover minimized the potential for direct contact with remaining petroleum-contaminated soils and the potential for movement of contaminants from soil to groundwater in both the Upper and Lower Yards. The soil cover also reduced the potential for emissions of petroleum vapor from soil in the Upper Yard area.

In addition to soil importation, the northwest corner of the Upper Yard was covered with a reduced permeability layer to minimize the infiltration of water in the area where contaminated soils remain. Storm-water and erosion control measures were also taken to stabilize the Upper and Lower Yards during the interim period between the two construction phases.

The Next Step: Phase II Cleanup Activities

Phase II activities scheduled to begin in Spring 2005 will include placement of additional fill material. This imported soil will raise the total site grades to promote surface water drainage. Promoting Surface water drainage will reduce infiltration into any remaining contaminated soil beneath the Upper and Lower Yards. This soil cover will also minimize the potential for direct contact with remaining petroleum-contaminated soils as well as the potential for movement of contaminants from soil to groundwater in both the Upper and Lower Yards. To reduce leaching potential, the reduced permeability layer (started in Phase I) will be completed in the northwest corner of the Upper Yard. In addition:

- Engineering controls will be used to address the potential for soil vapors to enter the structure that will be built in the southeast corner of the Upper Yard.
- The Offsite Area will be capped with low permeability material or soil cover where the existing asphalt pavement is removed, and
- Groundwater monitoring wells disturbed by the OSP construction will be replaced.
- A 24-inch sanitary sewer line will also be re-located in the Off-Site area and will require excavations below the water table. Contaminated soils removed during excavation will be disposed of offsite.

While the work is performed for Phase II, Unocal is scheduled to removed an isolated area of contaminated soils remaining in the Off-Site Area (see map on page 3). This excavation is described in the Cleanup Action Plan Addendum:

- An area of approximately 12,000 square feet will be excavated to a depth of 14-16 feet to remove petroleum contaminated soils.
- De-watering wells will be installed in this area to lower the water table prior to excavation and will continue to operate during the soil removal.

Public Comment on the Engineering Design Report and Cleanup Action Plan Addendum

The draft Engineering Design Report for Phase II describes the engineering concepts and design criteria for cleanup work.

The draft Cleanup Action Plan Addendum for the Off-Site Area describes the excavation work related to the removal of petroleum contaminated soils in the Off-Site Area.

Ecology would like your input

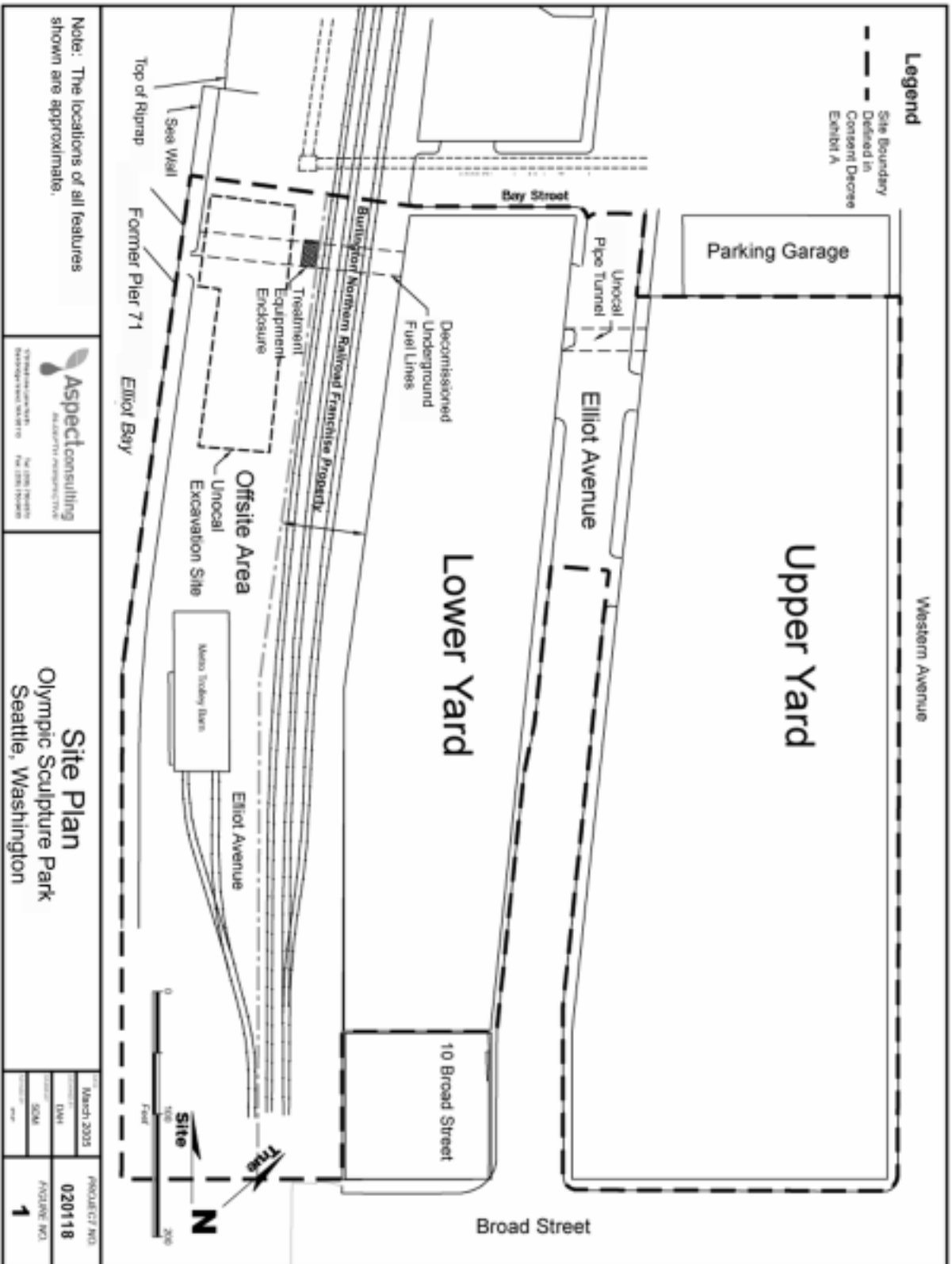
These documents are available for public comment from **April 6 through May 5, 2005**. These documents are available at the information repositories listed on the first page of this fact sheet. Please send your written comments before **May 5, 2005** to Ecology's Site Manager, Brian Sato, at the address in the box on the first page of this fact sheet. Comments may be sent by mail or e-mail and should include "Seattle Art Museum" in the subject line.

Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes to the draft Engineering Design Report and to the draft Cleanup

Action Plan Addendum for the Off-Site Area. If no significant changes are made, these documents will be considered final and cleanup activities will occur according to the schedule. If significant changes are made to the document, an additional public comment period will be held.

A public meeting is not planned for this comment period. However, one will be held if 10 or more people so request.

For information about other Ecology public comment periods, meetings, hearings, workshops, and open houses, please visit Ecology's public events calendar at: <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>. To learn more about the public comment process read *Frequently Asked Questions about Effective Public Commenting* at [this link](#).



Note: The locations of all features shown are approximate.



Site Plan
Olympic Sculpture Park
Seattle, Washington

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|------------|-------------|
| March 2005 | PROJECT NO. |
| DATE | 020118 |
| SCALE | AS SHOWN |
| REV. | 1 |



3190 160th Avenue SE
Bellevue, WA 98008-5452

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– Seattle Art Museum Olympic
Sculpture Park Site**

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