

Former Coleman Creosoting Works Site



Engineering Design Report Available for Public Review and Comment

The Washington State Department of Ecology (Ecology) invites comments on a draft Engineering Design Report for the cleanup of former Coleman Creosoting Works and former Ivars' Captain's Table Restaurant at 333 Elliott Avenue West, Seattle, Washington. You are welcome and encouraged to comment on the draft Engineering Design Report between **August 10 and September 8, 2006**

Site Location

The site is located at 333 Elliott Avenue West, east of the Myrtle Edwards Park and Elliott Bay along the waterfront in Seattle. The site is on the west side of Elliott Avenue West, between 4th Avenue West and West Thomas Street. This site also includes portions of West Thomas Street immediately south of the property.

Engineering Design Report

The draft Engineering Design Report describes the engineering concepts and the design criteria for the cleanup work as specified in the Cleanup Action Plan (CAP) approved by Ecology in November 2002 after completion of a 30-day public comment period.

In November 2002, Ecology entered into a legal agreement (*prospective purchaser Consent Decree*) with 333 Elliott Avenue West LLC. The purpose of the agreement was to define the potential liability associated

with soil and groundwater present at the site for the prospective purchaser and to facilitate cleanup and redevelopment. 333 Elliott Avenue West LLC has since purchased the property and then sold it to Selig Real Estate Holdings XV LLC.

Contaminants of Concern

The contaminants of concern identified are total naphthalenes and carcinogenic polycyclic aromatic hydrocarbons (cPAHs).

Cleanup Work to be done

Cleanup work is scheduled to begin this summer. Based on the proposed development of the site, (*one five-story building with one level of underground parking*) excavation of contaminated soil and groundwater collection was selected as the cleanup alternative for this site.

The cleanup actions will include:

- Excavation and off-site disposal of contaminated soil.
- Compliance sampling to ensure that source removal of contaminated soil is complete.
- Groundwater collection, containment and treatment during excavation.
- Post -construction groundwater collection, control and treatment using the building's foundation drain system.
- Groundwater compliance monitoring.

August 2006

Public Comment Period: August 10 – September 8

Site documents can be reviewed at the following locations:

Seattle Public Library - Central
1000 4th Avenue, 5th Floor,
Seattle, WA 98104

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

Technical questions and Written Comments contact:

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

All other Questions:

Justine Asohmbom
Public Involvement Coordinator
WA Department of Ecology
Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008
E-mail: juas461@ecy.wa.gov
(425) 649-7135

The top 18 feet of contaminated soil will be excavated across the entire site. Soil in the suspected source area at the south end will be excavated to at least 24 feet below ground surface and will extend to 30 feet depending on confirmation soil sampling results. Additional spot excavation will be conducted to a maximum of 26 feet, or to the extent practical in areas that exceed the site-specific cleanup levels defined in the cleanup action plan.

Public Comment on the Engineering Design Report

Ecology is holding a public comment period from **August 10 through September 8, 2006** on the draft Engineering Design Report. It describes the engineering concepts and design criteria for cleanup work that was set forth in the Cleanup Action Plan approved by Ecology in November 2002 after completion of a 30-day public comment period. The draft Engineering Design Report is available at the information repositories listed on the first page of this fact sheet.

Ecology would like your input

You have an opportunity to review and comment on the draft Engineering Design Report. Please send your comments before **September 8, 2006** 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 "Former Coleman Creosoting Works" in the subject line.

What Happens Next?

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.

If no significant changes are made, the Engineering Design Report is 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.

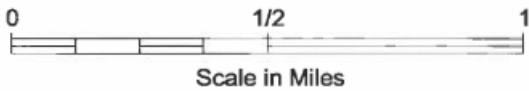
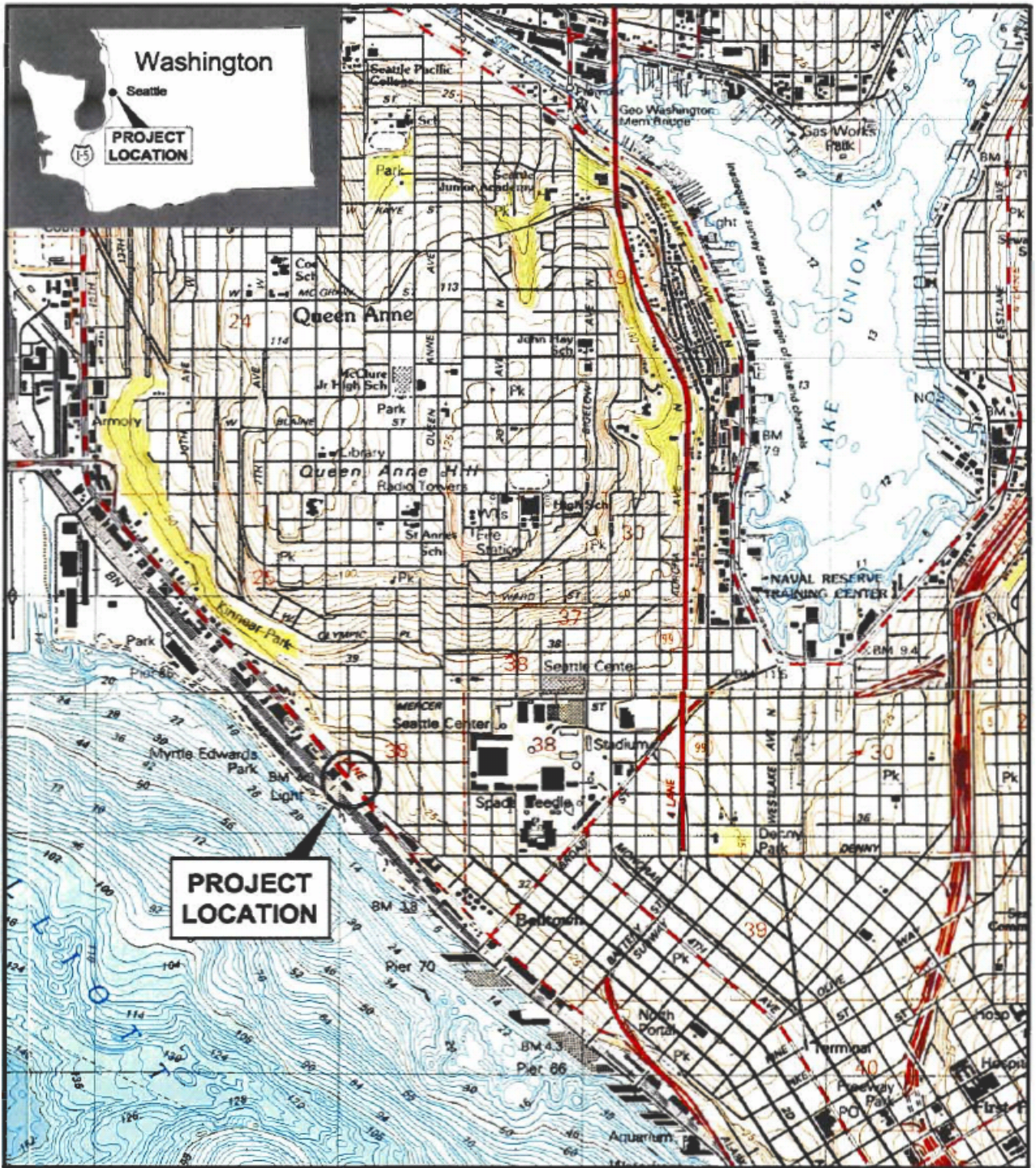
For information about other Ecology public comment periods, meetings, hearings, workshops, and open houses, please visit Ecology's public events calendar at <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>. Read *Frequently Asked Questions about Effective Public Commenting* at this link to learn more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

Site Background

The J.M. Coleman Company originally owned this site until about 1912. Coleman produced and stored creosote at the south end of the property and a portion of West Thomas Street.

The property was later used for a variety of purposes including fuel storage. Between 1941 and 1946, all other buildings that were present at the property were demolished.

In 1965, the Crawford's Sea Grill became Ivar's Captain's Table until 1993. The former restaurant was located on the northern portion of the property and remained vacant, apart from sporadic use as a nightclub until it was demolished in May 2006. The remainder of the property is covered by asphalt and Key Park operates an outdoor public parking facility. The property is currently owned by Selig Real Estate Holdings XV LLC, which purchased the property in March 2005.



NOTE

Map adapted from 1:24,000 USGS topographic maps of Seattle North and Seattle South, WA quadrangles, dated 1983.

Draft Engineering Plan
333 Elliott Avenue West
Seattle, Washington

VICINITY MAP

March 2006

21-1-20198-003

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. 1



3190 160th Avenue SE
Bellevue, WA 98008-5452

**Former Coleman Creosoting
Works Site**

Ecology Seeks Public Comment
on Engineering Design Report

Public Comment Period

August 10 – September 8, 2006