

# New Cleanup at North Yard Property Facilities North/Metro Lake Union Site aka Chevron Bulk Terminal



## Public Comments sought on: Drafts of Prospective Purchaser Consent Decree, Cleanup Action Plan, State Environmental Policy Act Checklist, and Public Participation Plan

The Washington State Department of Ecology (Ecology) invites comments on draft plans to expand cleanup at the North Yard Property, approximately one-half of the Facilities North Site (formerly King County Department of Transportation Metro Transit Lake Union site and former Chevron Bulk Fueling Terminal #100-1327) located at 1602 N Northlake Way in Seattle Washington.

The Metro Transit Lake Union Site consists of two parcels—a South Yard and a North Yard as shown on page 4.

### What's New?

Touchstone Corporation (Touchstone) intends to purchase the North Yard Property to construct an office building with an underground parking garage.

King County and Chevron conducted cleanup at the entire site in 1999. However, petroleum hydrocarbon contamination continues in localized pockets and these pockets exceed the established cleanup levels for the site.

Touchstone has offered to cleanup soils within the North Yard property to cleanup levels for unrestricted use. These cleanup levels are more stringent than the industrial cleanup levels in the existing 1999 legal agreement called a Consent Decree with Metro and Chevron. These new actions are expected to remove the source of contamination.

### Prospective Purchaser Consent Decree

Ecology and Touchstone are now proposing to enter into a legal agreement called a Prospective Purchaser Consent Decree for the cleanup at the North Yard property.

This legal agreement requires Touchstone to cleanup soil contamination within the property it purchases. The proposed expanded cleanup will result in removal, treatment and off site disposal of contaminated soil from the North Yard.

The proposed Prospective Purchaser Consent Decree and cleanup is in addition to the existing Consent Decree between Ecology and King County Metro and Chevron signed in 1999. The existing Consent Decree will continue to be implemented to complete the cleanup of groundwater and off property soil.

### Ecology would like your input

This is your opportunity to review and provide comments on the following documents:

- Draft Prospective Purchaser Consent Decree.
- Draft Cleanup Action Plan.
- State Environmental Policy Act (SEPA) documents.
- Draft Public Participation Plan.

You are welcome and encouraged to comment on the proposed documents between **February 1 and March 2, 2007.**

## February 2007

### Public Comment Period

**February 1 - March 2, 2007**

### Submit Comments or Technical questions to:

Maura S. O'Brien, PG/HG #869  
Prof Geologist/Hydrogeologist  
WA Department of Ecology  
Toxics Cleanup Program  
3190 160th Avenue SE  
Bellevue, WA 98008  
(425) 649-7249  
E-mail: [mobr461@ecy.wa.gov](mailto:mobr461@ecy.wa.gov)

### For other questions contact:

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

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

Seattle Public Library - Wallingford  
1501 N. 45th Street, Seattle  
(206) 684-4088

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

Ecology's Web Site:  
[http://www.ecy.wa.gov/programs/tcp/sites/metro/fn\\_main.html](http://www.ecy.wa.gov/programs/tcp/sites/metro/fn_main.html)

Please send your comments to Ecology's Site Manager, Maura O'Brien 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 "North Yard Cleanup" in the subject line.

## **Proposed Cleanup Action Plan**

The proposed Cleanup Action Plan describes the selected cleanup actions and outlines steps Touchstone will take to cleanup the North Yard property. The selected cleanup actions include:

- Construction of temporary sumps to remove the saturated pockets of petroleum substances.
- Excavation and off-site treatment and disposal of petroleum contaminated soil.
- Dewatering, testing, treatment and disposal of petroleum contaminated water prior to and during construction, if required.
- Soil compliance monitoring to confirm all contaminated soils are removed as required.

In order to protect human health and the environment, the cleanup plan also includes an environmental contingency plan. The contingency plan provides a summary of the chemicals identified at the property and guidelines for addressing the chemical hazards during construction.

The protective measures to be taken include a temporary and five - year cover if cleanup work is delayed or stopped after it begins. If cleanup work is stopped for 14 days, Touchstone will install and maintain a temporary cover over any exposed soil on the North Yard Property with storm water controls. If work stoppage is expected for more than 60 days, then a five - year cover with storm water controls will be constructed and maintained.

## **State Environmental Policy Act (SEPA) Checklist and Determination of Non-significance (DNS)**

The SEPA environmental checklist and Determination of Non Significance (DNS) are also available for public review at this time. This checklist evaluates potential environmental impacts if this cleanup action is conducted. Ecology has reviewed this checklist and has determined that no significant adverse environmental impacts will be caused by this project.

## **Public Participation Plan**

Ecology and Metro prepared a public participation plan for this site in 1998 when the Metro-Chevron Consent Decree and Cleanup Action Plan were presented for public comment. This plan has been updated for this cleanup activity. It is designed to promote meaningful

community involvement during the cleanup of the Northern Yard Property. The plan outlines tools that Ecology will use to inform the public about these cleanup activities, and it identifies opportunities for the community to become involved in this process.

## **Why this Cleanup Matters**

Contaminated sites leach pollutants into streams, lakes, groundwater and stormwater. These sources of water eventually flow into Puget Sound. Once there, the contaminants settle to the bottom, accumulate, and work their way into the food chain, ultimately threatening the entire ecosystem, including human health.

More than 500 Model Toxic Control Act (MTCA) cleanup sites lie within a half-mile of Washington's inland marine waters. Cleanup projects such as the North Yard property will make a significant contribution to the larger effort to protect and restore the Sound.

This cleanup is considered part of the Governor's Puget Sound Initiative, -- a cooperative effort among state, local, federal and tribal governments, businesses and organizations to improve the environmental health of Puget Sound.

## **Now is the Time to Comment**

Ecology is holding a public comment period from **February 1 to March 2, 2007**, during which you may comment on the draft Prospective Purchaser Consent Decree, draft Cleanup Action Plan, draft Public Participation Plan, SEPA Checklist and Determination of Non-Significance. These documents are available at the information repositories listed on the first page of this fact sheet.

## **What Happens Next?**

Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes. If no significant changes are made, these documents will be finalized.

If substantive comments are received, revision of the draft documents may be required. If substantial changes to the Prospective Consent Decree and Cleanup Action plan are proposed, Ecology may hold an additional comment period.

A public meeting is not planned for this public comment period. However, one will be held if 10 or more people 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>. While you are at the calendar page, you may click on the link *Frequently Asked Questions about Effective Public Commenting* and learn more about the public comment process.

## Site Background

Standard Oil of California constructed the facilities in 1925, and operated a diesel and bulk fueling and storage facility for several decades. In 1982, Metro (formerly the King County Department of Metropolitan Services) purchased the property. King County Department of Transportation Metro Transit operated a fueling station here during the mid-1980s and closed the tanks in 1989. By April 1992, all of the aboveground storage tanks were drained, and piping to the tanks was flushed and capped. The facilities were then used as a maintenance base.

In 1999 KCDT Metro and Chevron signed a Consent Decree with Ecology and began cleanup at the Site at both the North Yard and South Yard.

## Previous Cleanup Work

The 1999 Cleanup Action Plan included two phases. Phase 1 work was conducted in 1999 and removed the above ground tanks and shallow piping and tank structures.

Phase 1 cleanup also removed the shallow soils contaminated from lead based paint and sand blasting at the tanks. Compliance soil monitoring showed that all metal contaminated soils were removed from the former tank area for off-site treatment and disposal.



*Picture showing excavation of contaminated soils at localized pocket at monitoring well (MW-8) October, 2003*

Phase 2 cleanup activities included a variety of cleanup methods to cleanup petroleum contamination in deeper soils and groundwater underlying both the North and South Yards. Phase 2 also included groundwater monitoring, institutional controls, and restrictive covenants.



*Cleanup using bioremediation with hydrogen peroxide injection at North yard. March 2001.*

These cleanup methods have been effective in removing most of the contamination; however pockets of petroleum substances exceeding cleanup level continue to be observed in some locations called localized pockets.

The new proposed cleanup recommends using more stringent cleanup levels for the soils within the North Yard Property. This will achieve soils cleanup that may justify removing existing restrictions that limit property use.

Any potential cleanup of sediments in Lake Union related to this site will be addressed at a later date under a separate agreement.



**Site Map**



3190 160th Avenue SE  
Bellevue, WA 98008-5452

## **North Yard Property Cleanup**

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documents and Public Participation Plan

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### **Public Comment Period**

**February 1 – March 2, 2007**