

# Tacoma Redevelopment Properties Dock Street North Right of Way



## Consent Decree Amendment and Site-Specific Cleanup Action Plan (SCAP) Available for Public Review and Comment

### You Are Being Asked To Comment

Washington State Department of Ecology (Ecology) is planning to file an amendment to Consent Decree No. 94-2-10917-6 to include a Site-Specific Cleanup Action Plan (SCAP) for the Dock Street North site.

Ecology is asking for comments on the amendments and the draft SCAP for:

- The Dock Street North Right of Way (ROW), and
- Two other areas near the Thea Foss Waterway in Tacoma, that are being redeveloped.

The City of Tacoma plans to replace, upgrade or install several utility lines, and re-grade and replace the Dock Street North roadway. Under the existing consent decree, contaminated soil and groundwater from the roadway area will be cleaned up during construction.

### What is a Site-Specific Cleanup Action Plan (SCAP)?

The original agreement (consent decree) between Ecology, the City of Tacoma and the Tacoma Metropolitan Park District was to clean up a large part of the land on the west side of the Thea Foss Waterway. This land is made up of several smaller areas. Each of these smaller areas needs its own plan for cleaning up the specific pollutants in the soil and groundwater.

The SCAP describes the contamination and proposed cleanup actions. The proposed cleanup actions address arsenic, benzene, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and total petroleum hydrocarbon (TPH) contamination. The cleanup actions must comply with the Model Toxics Control Act (Chapter 70.105D RCW) and the consent decree agreement signed in 1994.

**The amendment and draft SCAP are now available for you to review and comment on.** The box at the right has information on where to view these documents and how to submit your comments. **Please submit your comments March 5 to April 4, 2007.**

### Protecting Puget Sound



This cleanup is part of Governor Gregoire's effort to help protect and restore Puget Sound.

Dock Street North ROW is located on the Thea Foss Waterway, which is connected to Puget Sound. Cleaning up the land around the Thea Foss is an important step in making the waterway safer and healthier.

### Site Location

The Dock Street North ROW site includes the paved street area from South 15<sup>th</sup> Street to about 470 feet north of South 11<sup>th</sup> Street, and two other areas (see map on page 3).

The two areas are:

## March 2007 Fact Sheet

### PUBLIC COMMENT PERIOD

**March 5 through April 4 2007**

### Direct Your Questions & Written Comments to:

Marv Coleman, Site Manager  
WA Department of Ecology  
SWRO Toxics Cleanup Program  
300 Desmond Drive  
PO Box 47775  
Olympia, WA 98504-7775  
(360) 407-6259  
[mccl461@ecy.wa.gov](mailto:mccl461@ecy.wa.gov)

### Locations where you may view a copy of the Agreed Order and other documents:

**Tacoma Public Library**  
1102 Tacoma Ave.  
Tacoma, WA 98402  
(253) 591-5666

**Citizens for A Healthy Bay**  
917 Pacific Ave. Suite 100  
Tacoma, WA 98402  
(253) 383-2429

**WA Department of Ecology**  
SWRO Toxics Cleanup Program  
300 Desmond Drive  
PO Box 47775  
Olympia, WA 98504-7775  
(360) 407-6365  
[dene461@ecy.wa.gov](mailto:dene461@ecy.wa.gov)

### Web Site:

[www.ecy.wa.gov/programs/tcp/sites/thea\\_foss/tacoma\\_redev\\_prop.htm](http://www.ecy.wa.gov/programs/tcp/sites/thea_foss/tacoma_redev_prop.htm)

[www.ecy.wa.gov](http://www.ecy.wa.gov), "Public Events Calendar"

- A triangular area west of Dock Street and just north of East 15<sup>th</sup> Street; and
- The part of Dock Street ROW extending about 200 feet south of South 15<sup>th</sup> Street.

Site cleanup standards, construction activities, and regulations described in the SCAP will be used for the entire Dock Street North ROW project (see map on page 3).



Facing north toward the 11th street overpass,  
Dock Street North ROW

### Project Background

In 1994, Ecology entered into an area-wide consent decree with the City of Tacoma and the Tacoma Metropolitan Park District. Under the consent decree, they agreed to clean up abandoned industrial and commercial properties along Dock Street.

Ecology has amended the consent decree several times to:

- Plan cleanup for specific parcels.
- Put restrictions (restrictive covenants) on the use of certain properties.
- Add or remove parties listed in the consent decree.

This SCAP is the tenth amendment to the original consent decree.

### Site History & Potential Sources of Contamination

**Right of Way**—The Dock Street ROW was originally tidelands and was platted (divided into lots) in the early 1880s. Over the years, the tidelands were filled with material dredged from the waterway and blasted from the nearby hillside.

By 1893, parts of Dock Street were covered with railroad tracks. In 1910, the Northern Pacific Railway Company gave control of Dock Street to the City of Tacoma, and the street was later paved with concrete. Transportation is the only known historic use of the Dock Street North ROW. The material used to fill the street is the most likely source

of contamination. Fill materials came from local industrialized areas and may contain petroleum-hydrocarbons, related organic (carbon-containing) chemicals, and metals. Other possible sources of contamination include:

- An abandoned coal gas supply line located along the Dock Street ROW near South 15<sup>th</sup> Street.
- An underground storage tank (removed in 2000) near the intersection of Dock Street and South 15<sup>th</sup> Street.
- An abandoned steam line wrapped in asbestos, removed during cleanup of the Dock Street South ROW.

**Triangular area** – The triangular area north of South 15<sup>th</sup> Street contained McPower’s lumberyard in 1896. A railway bridge was built across part of the property in 1900, and dismantled in the mid-1970s. From the 1910s to 1950s, tenants on this property included various merchants, a brickyard, a produce warehouse, a truck repair facility, parking and storage of building materials, and a diner.

### What are the cleanup actions?

- Burying polluted soil under clean soil, a building, or pavement (capping).
- Hauling away more heavily contaminated soil which poses a greater risk to human health or the environment.
- Building utility trenches with a lining or burying the utilities with a 1 foot layer of clean material around them.
- Controlling future work at the site, maintaining pavement and other surface capping, and environmental monitoring.



### What Happens Next?

Once the SCAP is finalized, a draft Engineering Design Report, construction plans, and monitoring and maintenance plans will be submitted to Ecology. Cleanup and construction efforts should begin in March of 2007.

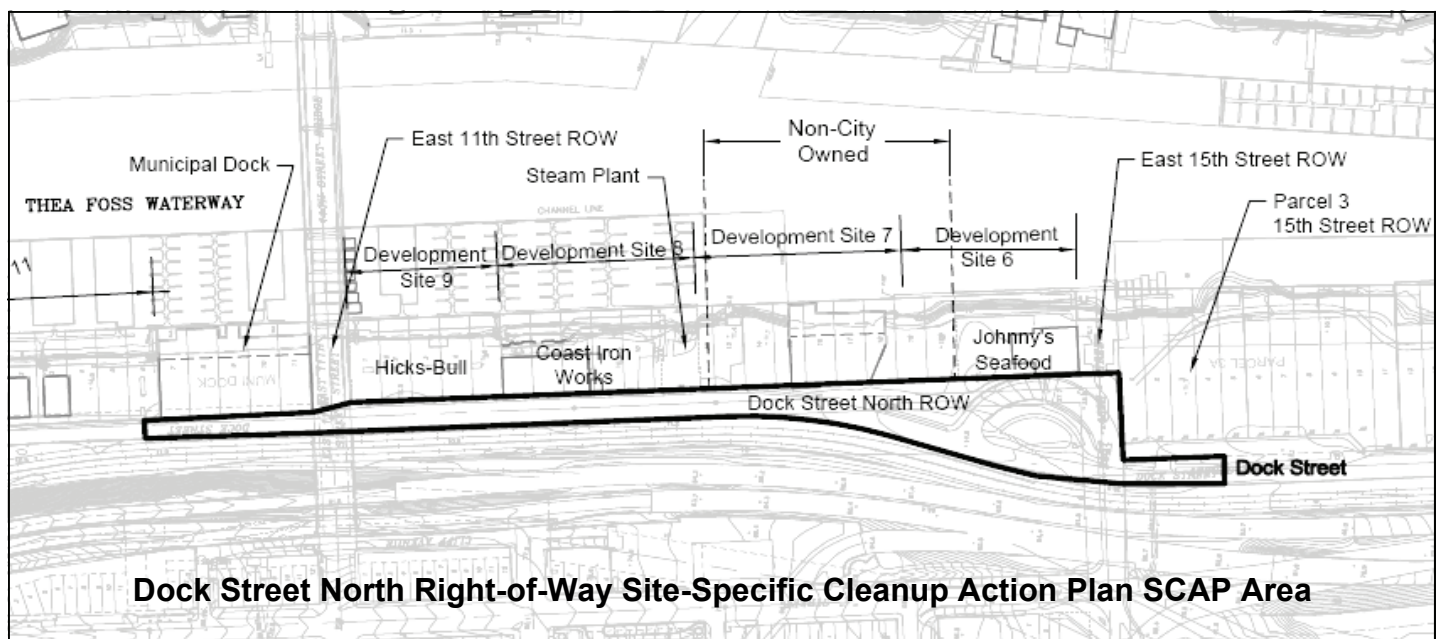
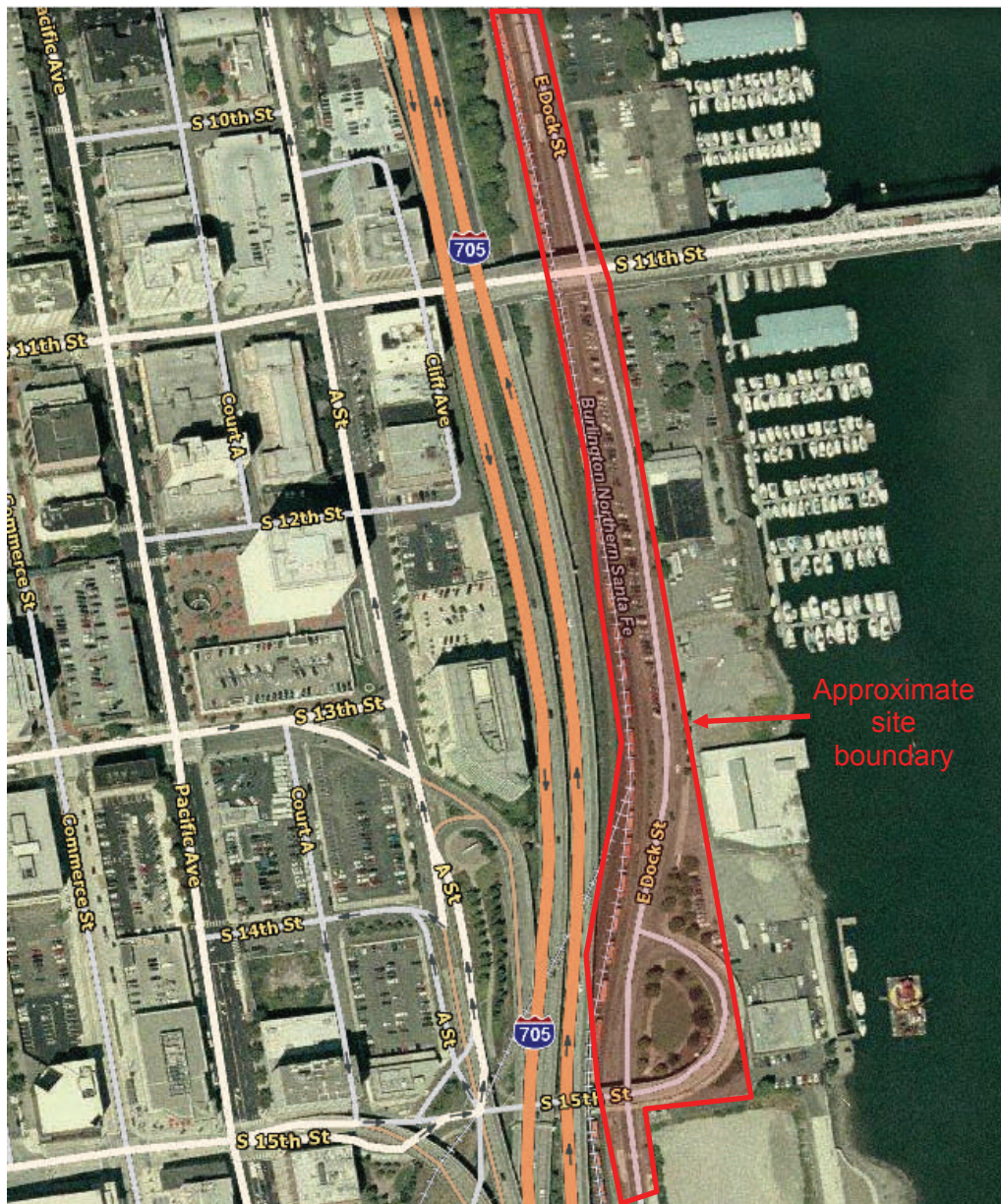
### Ecology Wants Your Comments

You are invited to review and comment on the draft SCAP for the Dock Street North ROW project. Ecology will respond to your comments at end of the public comment period (**March 5 through April 4, 2007**). Please see the box on the front page of this fact sheet for details on how to review the SCAP and provide comments.

# Tacoma Redevelopment Properties

## Dock Street North Right-of-Way:

Dock Street between  
South 11th and South  
15th Streets



**Dock Street North Right-of-Way Site-Specific Cleanup Action Plan SCAP Area**



**Department of Ecology**  
**Southwest Regional Office**  
**PO Box 47775**  
**Olympia, WA 98504-7775**

**Dock Street North Right of  
Way — Site-Specific  
Cleanup Action Plan**

**Public Comment**  
**March 5 - April 4, 2007**