

# 1147 Dock Street Thea Foss Waterway, Tacoma



## Proposed Removal from the Hazardous Sites List

### You Are Being Asked To Comment

The Washington State Department of Ecology (Ecology) proposes to **remove the 1147 Dock Street site from the state's Hazardous Sites List** (see box below).

The site is located at 1147 Dock Street in Tacoma (map on page 2), along the west shore of the Thea Foss Waterway.

Federal Asset Recovery, Inc. is the potentially liable party (PLP) responsible for cleaning up the site. **Ecology has determined that the investigations and cleanup work at the site have met state standards.**

The box at the right has information on where to view the final cleanup report and how to submit your comments. **Please submit your comments December 13, 2007 to January 16, 2008.**

### What is the Hazardous Sites List?



Ecology's Hazardous Sites List includes all sites which have been assessed for their potential risk to human health and the environment.

Sites must be cleaned up to meet state standards under the Model Toxics Control Act (MTCA) before being removed from the list.

### Protecting Puget Sound



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

1147 Dock Street 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 this waterway safer and healthier.

### Site Background

The site is 0.7 acres between Dock Street and the Thea Foss Waterway. The property was used by the Consumers Central Heating Company from the 1920's until 1980. The plant provided steam heat to businesses in downtown Tacoma. The buildings were removed in 1980 and the site has been vacant since then. The land is currently owned by Federal Asset Recovery, Inc.

A former owner removed underground heating oil tanks in 1992. During a 1993 inspection, Ecology found mercury-contaminated fill along the shore of the Thea Foss and in contact with the water.

The property was sold under a tax foreclosure sale soon after the discovery of contamination. Ecology was not able to gain the cooperation of the new owner and began the cleanup using state funds. The cleanup of the mercury source was finished in 1997.

### January 2008 Fact Sheet

#### PUBLIC COMMENT PERIOD

**December 13 2007 through January 16 2008**

#### Direct Your Questions & Written Comments to:

Joyce Mercuri, Site Manager  
WA Department of Ecology  
SWRO Toxics Cleanup Program  
PO Box 47775  
Olympia, WA 98504-7775  
(360) 407-6260  
[jmer461@ecy.wa.gov](mailto:jmer461@ecy.wa.gov)

#### Public Involvement Questions:

Hannah Aoyagi  
(360) 407-6790  
[haoy461@ecy.wa.gov](mailto:haoy461@ecy.wa.gov)

#### Locations where you may view the final cleanup report:

**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  
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/dock\\_st/dock\\_st\\_hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/dock_st/dock_st_hp.htm)

**Facility Site Identification Number 1263**

## How Was the Site Cleaned Up?

In 1997, Ecology removed 1,000 tons of mercury-contaminated fill from part of the shoreline.

### Cleanup Steps

- 1) The fill was removed from the top of the bank, down to the lower tide level, as far as could be reached using land-based equipment.
- 2) The rest of the contaminated fill was covered with a structural fabric and the area was filled back in with rock and gravel. This fill rebuilt the slope and covered over the remaining pollution (see Figure 1).

In 2005, the shoreline along the entire site was capped as part of the federal Superfund cleanup in the Thea Foss Waterway. This cap blends with Ecology's cleanup area and extends underwater to about fifteen feet below the lowest tide (see Figure 1).

In 2006, Ecology entered into a legal agreement with the property owner to do further investigation of the site. Mercury was found above state cleanup levels in the northeast part. These soils were removed and the edges of the excavated area were tested to make sure that mercury levels were below state cleanup levels. No other contamination was found in the soils or groundwater.

## How Does this Cleanup Protect Human Health and the Environment?

A "restrictive covenant" was attached to the deed for the property. It ensures that future owners know about the remaining pollution and prevents them from uncovering it if the site is redeveloped.

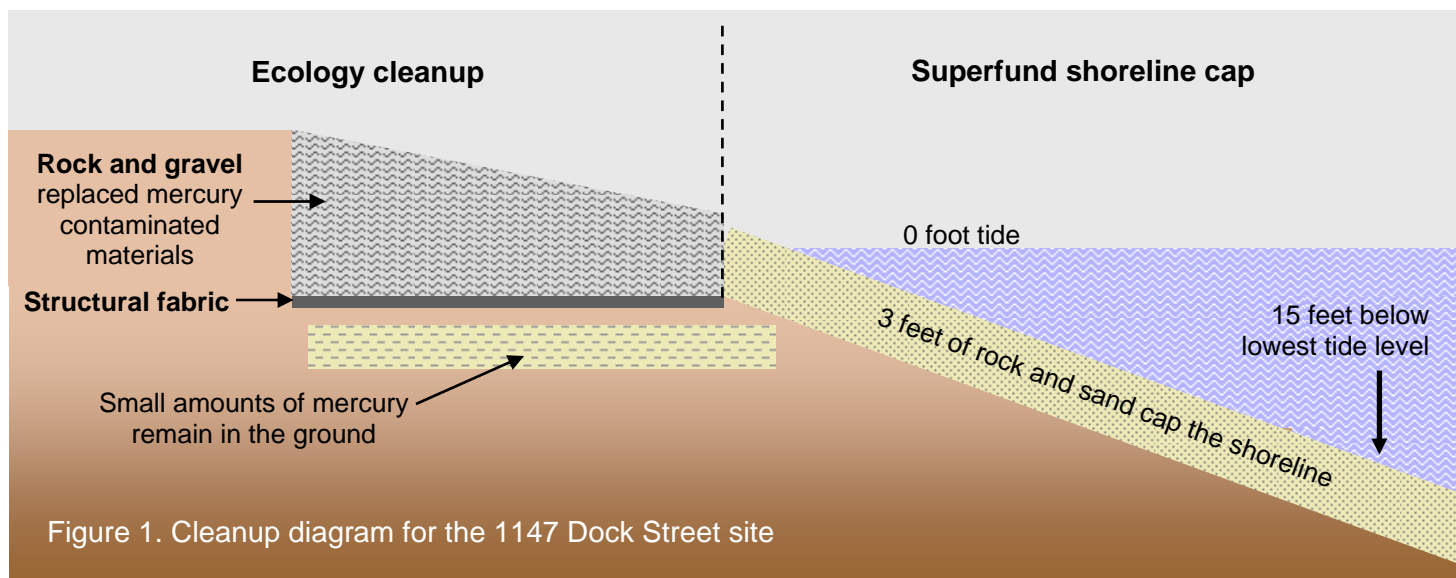
Areas of the site that are below the high tide mark are part of the Thea Foss and Wheeler Osgood Waterways Superfund remediation project. As part of this project, the city of Tacoma will monitor and maintain the cap.

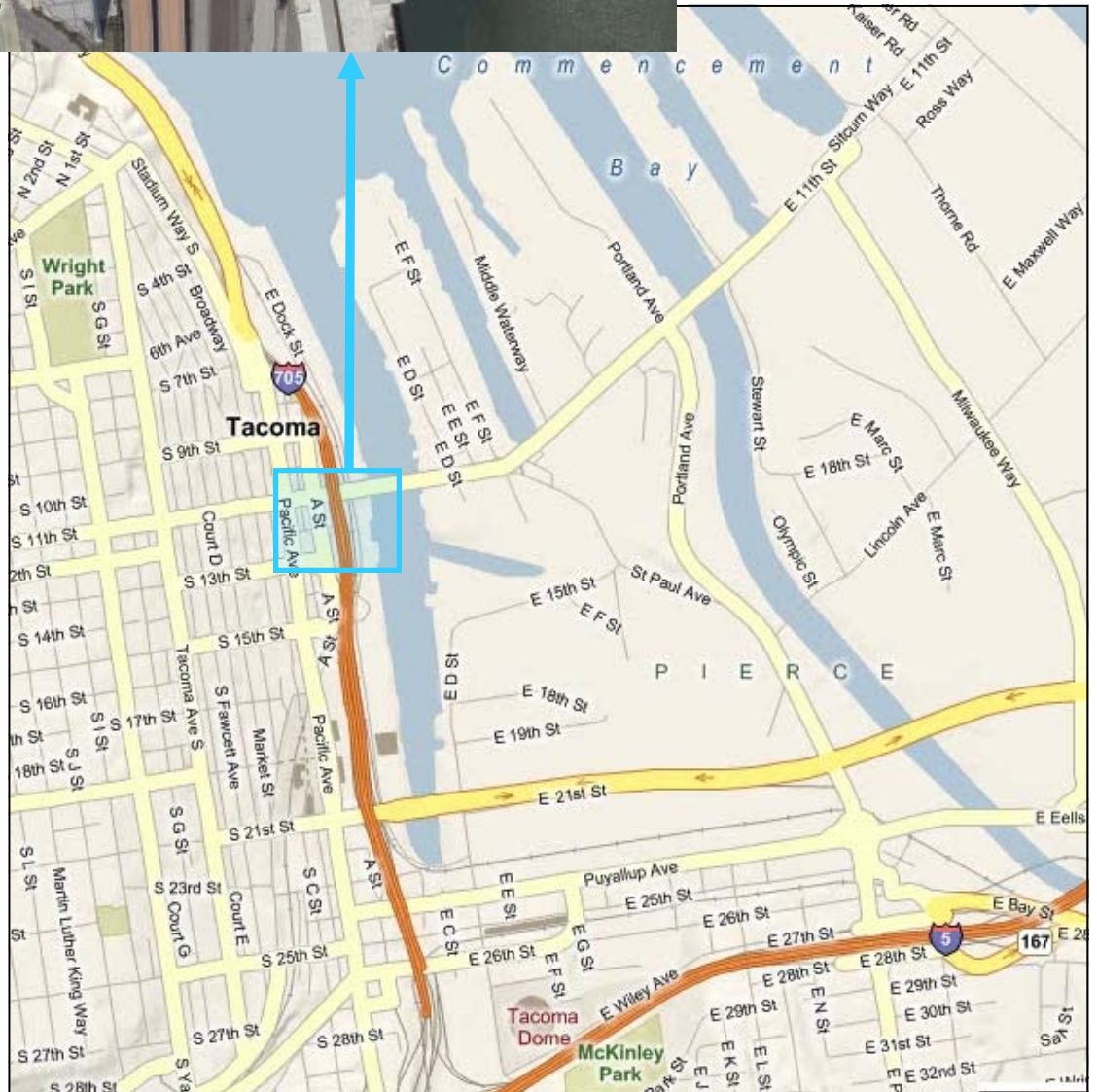
### What Happens Next?

Ecology will respond to your comments at end of the public comment period (**December 13, 2007 through January 16, 2008**). The site will then be taken off the hazardous sites list (HSL).

Although the site will be taken off the HSL, the Pierce County Auditor will still keep a record of the restrictive covenant. The city of Tacoma will continue to monitor and maintain the condition of the capped shoreline.

Please see the grey box on the front page of this fact sheet for information about reviewing the documents and providing comments.







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

**1147 Dock Street—Final  
Cleanup Report and  
Proposed Delisting**

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**Public Comment December  
13, 2007- January 16, 2008**