

Lake Union Air Parcel C Property



Investigation Completed and Determination of No Further Action

The Department of Ecology would like to update you on the Lake Union Air Parcel C Property (Parcel C) site. Parcel C is located at the south end of 950 Westlake Ave N Parcel C, Seattle, Washington.

Shannon & Wilson Inc. completed an environmental investigation in March 1999 at this property. The groundwater and sediment data collected show no contamination exceeding Model Toxics Control Act (MCTA) cleanup levels. A petroleum hydrocarbon ground water plume located off site has not reached Parcel C. Based on this information, Ecology has determined that the site does not pose a threat to human health or the environment.

Site Background

Parcel C is located on the southern extreme of the west shore of Lake Union along Westlake Avenue North.

In 1993, Ecology and the Committee for the Seattle Commons (Commons) signed a *De Minimis* Consent Decree (“De Minimis” means little or no contribution to the cause(s) of contamination at a property or site).

Commons was a non-profit Washington corporation that proposed to create a revitalized 470-acre business and residential neighborhood in the South Lake

Union area. Its intention in purchasing Parcel C was to hold the property for development as a public park by the City of Seattle or other public entity. However, Seattle residents did not approve the development proposal by Commons, and Commons later dissolved. City Investors X L.L.X/Vulcan NW Inc. is the current owner of Parcel C.

Studies Conducted

Commons hired Shannon & Wilson Inc. to perform an Environmental Assessment when they were interested in purchasing Parcel C. The assessment indicated one soil sample exceeded Model Toxics Control Act (MTCA) cleanup levels for petroleum hydrocarbons. In addition, one on-site sample revealed soil arsenic levels above state cleanup levels. The environmental firm also conducted a groundwater investigation of the area in and around Parcel C. The study found that an off-site contaminated groundwater plume is flowing toward Parcel C. The off-site groundwater plume has contamination including Volatile Organic Compounds (VOCs), metals, and Total Petroleum Hydrocarbons (TPH). A limited on-site sediment contamination study was also conducted. No sediment contamination related to the site activities was found.

May 2008

**Public Comment Period:
May 9 – June 9, 2008**

**Lake Union Air Parcel C
Property website:**

www.ecy.wa.gov/programs/tcp/sites/LakeUnionAirParcelC/LakeUnionAirParcelC_hp.htm

**Review Documents at the
following location:**

Washington Department of Ecology
Northwest Regional Office
3190 160th Avenue S.E.
Bellevue, WA 98008

Call for an appointment
Sally Perkins
(425) 649-7190
Fax (425) 649-4450
Email: sper461@ecy.wa.gov
Hours: Tuesday through Thursday
8 a.m. to noon and 1 to 4:30 p.m.

Submit Comments to:

Sunny Becker, Site Manager
Washington Department of Ecology
Toxics Cleanup Program
3190 160th Avenue S.E.
Bellevue, WA 98008
Email: hlin461@ecy.wa.gov
(425) 649-7187

Facility ID #: 26674683

Cleanup Activities

In the mid- to late 1980's, two underground storage tanks were reported removed from the site.

Over a two-year period (between 1994 and 1995), eight quarterly groundwater samples were taken from monitoring well (MW) MW-1. From 1997-1999, four additional semiannual groundwater samples were taken from monitoring well MW-1. The results indicate the off-site VOC contamination probably has not reached Parcel C.

Ecology Would Like Your Input

Ecology invites you to comment on the no further action determination. The following documents are available for your review: De Minimis Consent Decree, Sediment Sampling Report, and Fourth Semiannual Groundwater Sampling Report.

Please send your written comments by June 9, 2008, to Ecology's Site Manager, Sunny Becker. Sunny Becker contact information is located in the box on the first page of this fact

sheet. Comments may be sent by mail or e-mail, with "Lake Union Air Parcel C Property" in the subject line.

What Happens Next?

After the public comment period ends, Ecology will review all comments received and make recommendations for any suggested changes to closing the site. If no significant changes are necessary, the site will be considered closed.

A public meeting has not been scheduled at this time. However, one will be held if ten or more people request a meeting during the comment period. 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.



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Ecology Seeks Public Comment on the no further action determination for the site.

Public Comment Period
May 9 – June 9, 2008