

## Site Investigation Documents Ready for Public Review

The Washington State Department of Ecology (Ecology) requests your comments on documents prepared for the Fox Avenue Building LLC (Fox Avenue Building) Site. The Fox Avenue Building property is located at 6900 Fox Avenue South in Seattle, King County, Washington.

You are invited to:

- **Review** the Agreed Order and Public Participation Plan.
- **Send** your comments to Ecology for consideration. Comments will be accepted December 22<sup>nd</sup> to January 30, 2009.

See the box at the right for details about where to review documents and submit comments.

### Site Background

In 1918, the Seattle Chain and Manufacturing Company leased a four-lot (city block) property from King County until 1937, when it purchased it outright. Seattle Chain and successor companies operated coke and oil fired furnaces and warehouses on the property. For the next 20 years, ownership of the property changed several times until 1956 when Marian Properties LLC bought the property and leased a portion of it to Great Western Chemical Company (GWC). GWC started operations in a former Seattle Chain warehouse building, which it rebuilt into a larger warehouse building on the west end of the property. GWC, owned by McCall Oil Company, operated a chemical and petroleum repackaging and distribution facility at the site. GWC received bulk chemical products and repackaged, transferred, and distributed both liquid and dry chemical products. GWC pumped bulk product, through buried pipes and hoses on the surface. The facility had a number of underground and above ground storage tanks in which GWC stored chemical and petroleum products, including solvents, acids and lube oils.

Other lessees of the site during the 1950s and 1960s included Campbell Chain Company, Tyee Lumber Company, and the Seattle Chain and Manufacturing Company. Fox Avenue Building bought the property from Marian Properties LLC in 2003 after the GWC filed for bankruptcy in 2001. Cascade Columbia Distribution now leases the site from Fox Ave Building

### Comments Accepted

December 22 to January 30, 2009

Facility Site ID #: 2282

#### Submit Comments and Technical Questions to:

Sunny Becker - Site Manager  
WA Department of Ecology  
Toxics Cleanup Program  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Phone: (425) 649-7187  
E-mail: [hlin461@ecy.wa.gov](mailto:hlin461@ecy.wa.gov)

#### DOCUMENT REVIEW LOCATIONS

##### South Park Library

8604 Eighth Ave S.  
Seattle, WA 98108  
(206) 615-1688  
Hours: Mon.-Tues. 1-8 p.m., Wed.-  
Thurs. 10 a.m.-8 p.m., Fri.-Sat. 10  
a.m.-6 p.m., Sun. 12-5 p.m.

##### WA Department of Ecology

3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Call for an appointment:  
(425) 649-7190

##### Ecology's Toxics Cleanup Website:

[http://www.ecy.wa.gov/programs/tcp/sites/foxAve/foxAve\\_hp.html](http://www.ecy.wa.gov/programs/tcp/sites/foxAve/foxAve_hp.html)

and uses the site for chemical distribution.

### Contaminants of Concern

The contaminants of concern in the soil and groundwater are chlorinated solvents, petroleum hydrocarbons, semi-volatile organic compounds (SVOCs), dioxins, and furans.

### Previous Cleanup Work

In 1991, GWC entered into an Agreed Order with Ecology to conduct a Remedial Investigation/Feasibility Study (RI/FS). The RI/FS is meant to find the type and extent of contamination and analyze cleanup alternatives. In 1993 GWC finished the Remedial Investigation and Preliminary Risk Assessment Report. Following that, further site characterization work and evaluations of cleanup technologies were conducted. In 2000 GWC released a Supplemental Remedial Investigation and Feasibility Study report that summarized the work done since 1993. After 2000, investigations and initial cleanup work were performed by GWC and Fox Avenue Building, including:

- Soil and groundwater sampling.
- Seep and soil vapor sampling.
- Installation of groundwater monitoring wells.
- Various other investigations to define the nature and extent of contamination.
- Operation of a soil vapor extraction system.
- Pilot testing of various remediation technologies, including injections of chemical oxidants into groundwater
- Underground and above ground storage tank removals.

The Site boundaries are defined by the extent of the contamination at and migrating from the Fox Avenue Building property. Currently there is chlorinated solvent in the groundwater

(plume), from releases of solvents during GWC's operations. The plume is believed to extend beyond the Fox Avenue Building property boundaries as shown in the map on page three.

### Agreed Order

At this point, Ecology is entering into a new Agreed Order with the current property owner, Fox Ave Building LLC. The Agreed Order is a legal document between Ecology and Fox Avenue Building known as a Potentially Liable Person (PLP). The Agreed Order describes what Fox Avenue Building is required to do on the Site including:

- Perform an interim cleanup measure to control the discharge of the plume to the Lower Duwamish Waterway. This will be done using Enhanced Reductive Dechlorination (ERD) to stimulate naturally-occurring bacteria to degrade solvent contaminants in the plume.
- Perform a pilot test to see how effective ERD may be in degrading contaminants in soils in the source area for the plume.
- Do a source area data gap investigation to better identify the measures and cost needed to clean this area up.
- Collect vapor samples to find whether tetrachloroethylene (PCE) vapors are reaching the office part of the Fox Avenue Building facility. If so, evaluate restarting the existing soil vapor extraction (SVE) system to control vapor intrusion.
- Do a Supplemental Feasibility Study to evaluate cleanup alternatives and enable Ecology to select a cleanup action that will attain cleanup levels under state law within a reasonable restoration time frame. Prepare a draft Cleanup Action Plan (CAP) that documents the cleanup action selected by Ecology to address the contamination at the site.



These actions address source control for the Lower Duwamish Waterway and also site cleanup for this site.

The public participation plan describes how Ecology will inform the public about Site activities, and how to become involved. Ecology recently updated the plan for this site according to the Model Toxics Control Act (MTCA). The plan is meant to promote community involvement during the Site investigation and cleanup.

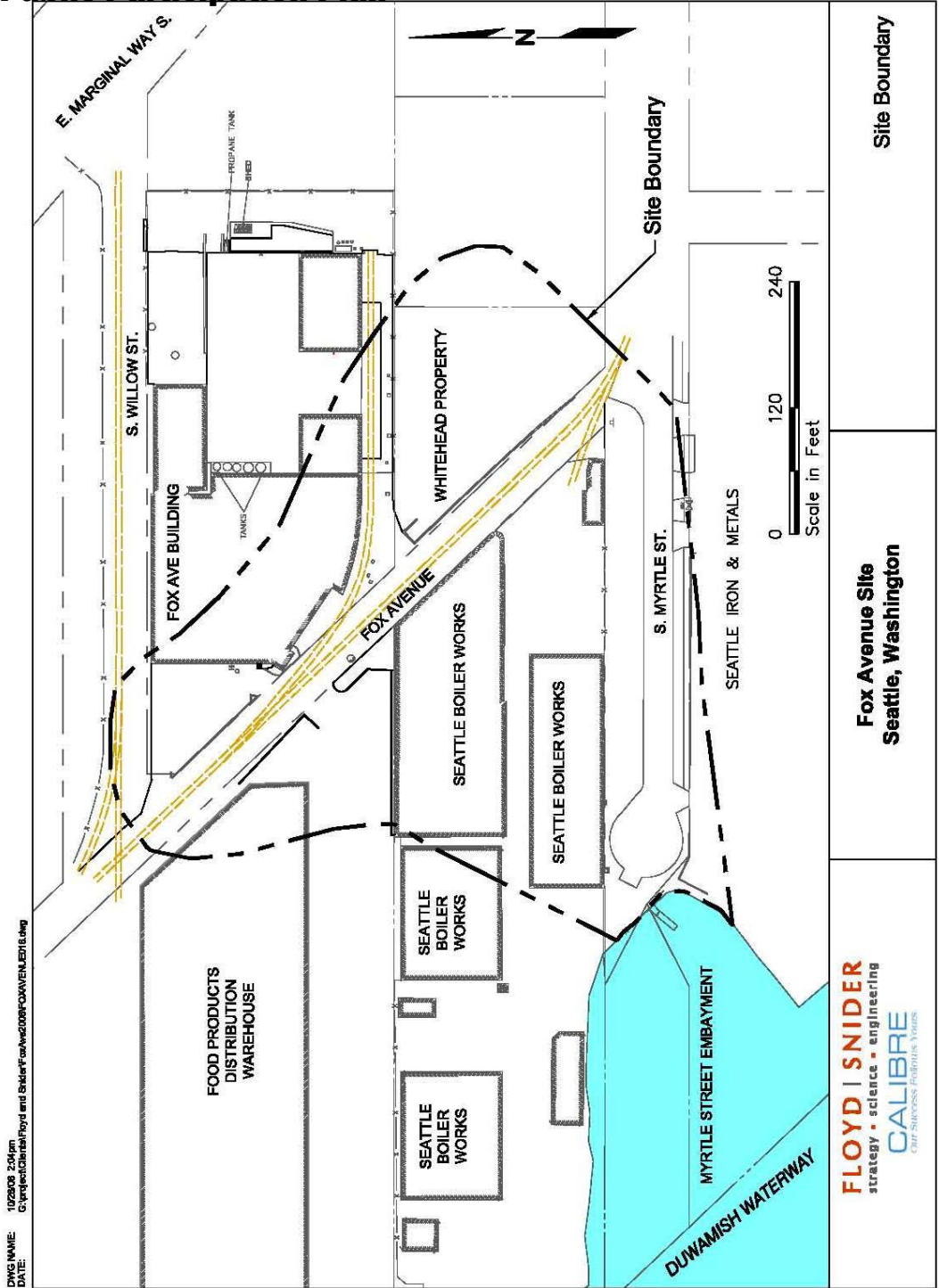
**Public Participation Plan**

investigation and cleanup.

**Lower Duwamish Waterway Superfund Site**

The Fox Avenue site is located within the larger Lower Duwamish Waterway Superfund site. The Lower Duwamish Waterway site is made up of approximately 5.5 miles of the downstream portion of the Duwamish Waterway which flows into Elliott Bay. Ecology works with the U.S. Environmental Protection Agency (EPA) and other local agencies and businesses to clean-up the Lower Duwamish. For more information see Ecology's website:

[http://www.ecy.wa.gov/programs/tcp/sites/lower\\_duwamish/lower\\_duwamish.hp.html](http://www.ecy.wa.gov/programs/tcp/sites/lower_duwamish/lower_duwamish.hp.html).



Site Boundary

Fox Avenue Site  
Seattle, Washington

**FLOYD | SNIDER**  
strategy · science · engineering  
**CALIBRE**  
OUR SUCCESS IS YOURS

**El Comentario Público en la Investigación del Sitio y Los Documentos de las Acciones Provisionales**

El Departamento de Ecología del Estado de Washington (Ecología) solicita sus comentarios sobre el borrador de la Orden Acordada (Acuerdo Legal) y el Plan de la Participación Pública. Este es para el sitio de "Fox Ave Building LLC" (Sitio) en Seattle, Washington en la orilla este del Curso Bajo de la Vía Fluvial Duwamish. Ecología y el presente dueño, Fox Ave Building LLC, están entrando a un acuerdo para continuar la limpieza en el sitio que empezó en 1991. Las fronteras del sitio están definidas por donde está la contaminación y por donde la está migrando desde la propiedad Fox Ave. Building (por favor vea el mapa del sitio en el boletín informativo). Los principales contaminantes de preocupación en el suelo y agua subterránea son los solventes clorados, los hidrocarburos de petróleo, los compuestos orgánicos poco volátiles (SVOCs, por sus siglas en inglés), las dioxinas, y los furanos.

Según esta Orden Acordada, el dueño hará una Acción de Limpieza provisional para controlar la contaminación al Curso Bajo de la Vía Fluvial Duwamish, probar la tecnología, entenderse que datos faltan para conocer el sitio, coleccionar muestras del aire para probar si la calidad de aire en los edificios de la propiedad está contaminada, analizar las alternativas para la limpieza, y desarrollar un borrador del Plan de Acción de Limpieza. El Periodo del Comentario Público es desde el 22 de Diciembre de 2008 al 30 de Enero de 2009. Se puede revisar los documentos (en inglés) en las siguientes locaciones:

- **South Park Library**  
8604 Eighth Ave S.  
Seattle, WA 98108  
(206) 615-1688
- **Washington Department of Ecology**  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Favor de llamar por una cita a: (425) 649-7190

**El Sitio web de Ecología:** [http://www.ecy.wa.gov/programs/tcp/sites/8801/8801\\_hp.html](http://www.ecy.wa.gov/programs/tcp/sites/8801/8801_hp.html)  
Si tiene preguntas, favor de comunicarse con Richelle Pérez a (360) 407-6971 o [rdeg461@ecy.wa.gov](mailto:rdeg461@ecy.wa.gov)

# Fox Ave Building LLC Site

Toxics Cleanup Program

December 2008

华盛顿州生态管理署请你们提供对草拟同意命令(法律同意书)和大众参与计划。这是有关环境整治在Fox Building地点, 位于西雅图市Duwamish下流以东。生态管理署和Fox Building 房地产主同意继续进行1991开始的污染清洁工作。

Fox Building地址表示在前页的地图中。土壤和地下水可能污染物包括氯乙烯溶液, 石油产品, 等等。根据本同意命令, 房地产主将控制地下水污染流入Duwamish河, 评估不同清理工作方式, 测量空气质量, 并草拟整治工作计划。

民众提供建议期间从2008年12月22日到2009年1月30日为止。若欲阅览上列文件请到下列地址:

- **South Park Library**  
8604 Eighth Ave S.  
Seattle, WA 98108  
(206) 615-1688
- **Washington Department of Ecology**  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Call for an appointment: (425) 649-7190

或到华盛顿州生态管理署网页:

[http://www.ecy.wa.gov/programs/tcp/sites/sParkLF/southPark\\_LF\\_hp.html](http://www.ecy.wa.gov/programs/tcp/sites/sParkLF/southPark_LF_hp.html)

若有任何问题请联络: 林昊 (425) 649-7187



# Công ty Trách nhiệm hữu hạn Fox Ave Building

Toxics Cleanup Program

Tháng 12 năm 2008

## Thâu nhận Ý kiến Công chúng về cuộc Điều tra Địa Điểm và những Tài liệu về các Hành động Tạm thời

Bộ Môi Sinh tiểu bang Washington (Ecology) muốn được thâu nhận ý kiến về bản Dự thảo Sắc lệnh Thỏa hiệp (sự thỏa thuận trên pháp lý) và Kế hoạch Tham gia Công chúng. Việc này có liên quan đến Công ty Trách nhiệm hữu hạn có tên Fox Ave Building tại Seattle tiểu bang Washington nằm về phía Đông của Hạ nguồn Thủy lộ Duwamish. Ecology cùng chủ nhân công ty Fox Ave Building đang tiến hành một thỏa hiệp để tiếp tục dọn sạch tại địa điểm này từ năm 1991. Ranh giới của địa điểm dọn sạch là khoảng đất trải rộng từ nguồn nhiễm cho đến nơi ngừng di động của nguồn nhiễm này. Những chất ô nhiễm được quan tâm tích tụ trong đất và nguồn nước ngầm nơi đây gồm chất dung môi clo hóa, chất hữu cơ dầu hỏa, hợp chất hữu cơ bán bay hơi, chất độc dioxin và furan. Theo chỉ thị của Sắc lệnh này, chủ nhân của công ty này sẽ thực hiện một cuộc dọn sạch tạm thời hầu ngăn chặn chất ô nhiễm có thể đang xâm nhập vào Hạ nguồn Thủy lộ Duwamish, xét nghiệm kỹ thuật để nhận diện chất ô nhiễm này, phát hiện thêm dữ kiện cần thiết để biết rõ thêm khu vực, thâu thập các mẫu để xác định môi trường không khí bên trong các tòa nhà nơi đây, phân tích các phương thức dọn sạch, và đưa ra bản Kế hoạch Hoạt động Dọn sạch. Thời gian duyệt xét tài liệu sẽ từ 12 tháng 22 năm 2008 – 1 tháng 30 năm 2009. Tài liệu (tiếng Anh) có thể thâu nhận ở các địa điểm sau:

- **South Park Library**  
8604 Eighth Ave S.  
Seattle, WA 98108  
(206) 615-1688
- **Washington Department of Ecology**  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Gọi hẹn số: (425) 649-7190

- **Website của Bộ Môi Sinh:**  
[http://www.ecy.wa.gov/programs/tcp/sites/foxAve/foxAve\\_hp.html](http://www.ecy.wa.gov/programs/tcp/sites/foxAve/foxAve_hp.html)

Nếu có thắc mắc gì, xin liên lạc:  
Teddy Le (360) 407-6948



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Bellevue, WA 98008

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## **Fox Avenue Building Site Seattle, King County, WA**

### **Ecology Seeks Public Comment on Draft Site Investigation Documents**

**Public Comment Period:  
December 22 to January 30, 2009**

**Período de recibir comentario público:  
desde el 22 de Diciembre de 2008 al 30 de  
Enero de 2009**

**Thời hạn về việc thỉnh cầu ý kiến công cộng:  
12\_ tháng \_22\_ năm 2008 - \_1\_ tháng \_30\_  
năm 2009**

**民眾意見反應期間:**

**12月22日, 2008 -- 1月30日, 2009.**

**Facility Site ID #: 2282**

### **What Happens Next?**

Once the public comment period ends, Ecology will review and consider all comments that we received. The Agreed Order and draft public participation plan may be changed based upon your comments. As other documents are developed, you will be notified of future public comment periods.

### **Need help with other languages or formats?**

If you need this publication in an alternative format call (425) 649-7187.

Persons with hearing loss, call 711 for Washington Relay Service.

Persons with speech disability call 877-833-6341.

