

Consent Decree Documents Available for public comments

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with updated information about the North Lot Development Cleanup (Site). This Site is located north of CenturyLink Field, at the southeast intersection of South King Street and Occidental Avenue South in Seattle, WA.

The Site is approximately 3.85 acres and is being cleaned up and developed as part of an Inter-Modal regional transit hub. This hub is adjacent to King Street Station with approximately 1.5 million square feet of buildable area. The Site includes the West Parcel (201 South King Street) and East Parcel (255 South King Street) as shown on page 4.

North Lot Development (NLD) has initiated cleanup and construction at the West Parcel, and has completed most remedial activities on the West Parcel except for groundwater compliance monitoring and implementation of institutional controls on the Site. The West Parcel development will encompass a full city block with residential, retail uses and four floors of above-ground parking.

Recently, NLD sold the East Parcel to the 255 South King Street LP, and maintains ownership of the West Parcel. The 255 South King Street LP will conduct remedial activities on the East Parcel as part of their commitment for cleanup and development. The East Parcel development will encompass a full city block with a high-rise hotel and a commercial office/retail building with one level of below-ground parking.

In August 2011, Ecology and NLD entered into a Prospective Purchaser Consent Decree for the Site whereby NLD agreed to prepare a draft and final Remedial Investigation/Feasibility Study (RI/FS) Report and Cleanup

Comments Accepted

November 15 – December 16, 2013

Submit Comments and Technical Questions to:

Jing Liu – Site Manager
Washington State Department of Ecology
Toxics Cleanup Program
3190 160th Ave. SE.
Bellevue, WA 98008
Phone: (425) 649-4310
E-mail: jing.liu@ecy.wa.gov

Document Review Locations

Seattle Public Library – Downtown Branch

1000 4th Ave.
Seattle, WA 98104
Phone: (206) 386-4636

Seattle Public Library – International District/Chinatown

713 8th Ave S
Seattle, WA 98104
Phone: (206) 386-1300

Department of Ecology Northwest Regional Office – Central Records Office

3190 160th Ave. SE
Bellevue, WA 98008

By appointment only:
Contact Sally Perkins
Email: sally.perkins@ecy.wa.gov
Phone: (425) 649-7190
Hours: Tuesday – Thursday
8:00 a.m. – 12:00 p.m.
1:00 p.m. – 4:30 p.m.

Ecology's Toxics Cleanup Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1966>

Action Plan (CAP). Ecology, NLD and 255 South King Street LP is entering a new legal agreement called a Consent Decree (CD) for the new cleanup work at the East Parcel, completion of the work at the West Parcel, and document the work completed under the 2011 Prospective Purchaser Consent Decree. The new Consent Decree will supersede the 2011 Prospective Purchaser Consent Decree.

The new CD will describe the work completed by NLD on the West Parcel and identify the remaining remedial activities to be performed on the parcel. Under the new CD, NLD will have no new or additional obligations regarding the West Parcel, other than the completion of groundwater compliance monitoring and implementation of institutional controls on the West Parcel.

The new CD will obligate the 255 South King Street LP to perform the cleanup actions at the East Parcel including the following tasks:

- Prepare an addendum to the original Feasibility Study report that incorporates the planned development of the East Parcel.
- Prepare an addendum to the original Cleanup Action Plan that incorporates the planned development of the East Parcel.
- Implement the Cleanup Action Plan Addendum for the East Parcel.

Ecology has prepared a revised Public Participation Plan for the Site. The Plan describes the tools and approaches used to inform the public, request comments, and engage the public in the cleanup process.

Ecology invites comments on the following documents:

- Proposed Consent Decree
- Feasibility Study Addendum
- Cleanup Action Plan Addendum
- Revised Public Participation Plan

These documents can be reviewed at the Document Review Locations listed on the first page. Please send your written comments to the Site Manager, Jing Liu at jing.liu@ecy.wa.gov or call (425) 649-4310 from November 15 – December 16, 2013.

Feasibility Study Addendum

The 2011 Feasibility Study (FS) evaluated six remedial alternatives, and Alternative 3 was selected. The FS Addendum has been prepared to incorporate the proposed redevelopment. This work will be conducted by the 255 South King Street LP for the East Parcel.

Cleanup Action Plan (CAP) Addendum

The objective of the CAP addendum is to supplement the original CAP to document the remedial activities to be conducted by the 255 South King LP on the East Parcel as part of their intended cleanup action and development.

The cleanup actions to be performed at the East Parcel include:

- Excavate fill materials from surface to approximately 17.5 feet, and transport to an approved facility for disposal.
- Install vapor intrusion prevention measures on the East Parcel, with associated indoor air sampling to confirm effectiveness.
- Surface cap and added measures to prevent contact with contaminated soil remaining outside the Building Foundations.

Additional cleanup actions for both the West and East Parcel include:

- Implement institutional controls including an environmental covenant to maintain the protective cover and prevent future exposure to contaminated soils left on site.
- Continue groundwater compliance monitoring on the West Parcel, and implement groundwater compliance monitoring for the East Parcel to confirm compliance monitoring requirements are achieved for the entire Site - East and West Parcels.
- Develop a contingency plan for controlling possible migration of contaminated groundwater as a preventative measure.

State Environmental Policy Act (SEPA) Determination

In 2009 the City of Seattle completed an Environmental Impact Statement (EIS) addendum that evaluated the North Lot redevelopment and the conceptual cleanup associated with the redevelopment. Based on the conceptual cleanup, the City determined that no significant unavoidable impacts are anticipated. The Cleanup Action Plan Addendum consists of the same actions as the conceptual cleanup previously evaluated by the City, with additional remedial measures being implemented on the East Parcel by the 255 South King LP, including removal of additional contaminated media (soils) and implementation of specific measures related to vapor mitigation. The Cleanup Action Plan Addendum does not indicate any new or unmitigated impacts. Pursuant to WAC 197-11-600, Ecology finds that the City's EIS Addendum and determination continues to provide sufficient SEPA analysis for the Consent Decree and the Cleanup Action Plan Addendum.

Site Background

The property originally was undeveloped tide-flats of Elliott Bay. The area was filled in the late 1890s and early 1900s and used as a rail yard until the late 1960s. Structures associated with the rail yard included engine maintenance buildings, paint shops, and track switching and material storage areas. In addition, two gasoline stations were formerly located in the northwest portion of the property at different

times during the late 1930s and during the 1960s. King County purchased the property in the 1970s to assist construction of the Kingdome stadium to the south of the property. The Kingdome was demolished in the early 2000s and replaced with the Century Link Field. The property has been used as a parking lot since the 1970s and as a staging area during the construction of the Kingdome and CenturyLink Field stadiums. Currently, the West Parcel is under construction for residential, retail uses and four floors of above-ground parking, while the East Parcel is currently used as a paid parking lot.

Contaminants of Concern

The known contaminants in Soil are:

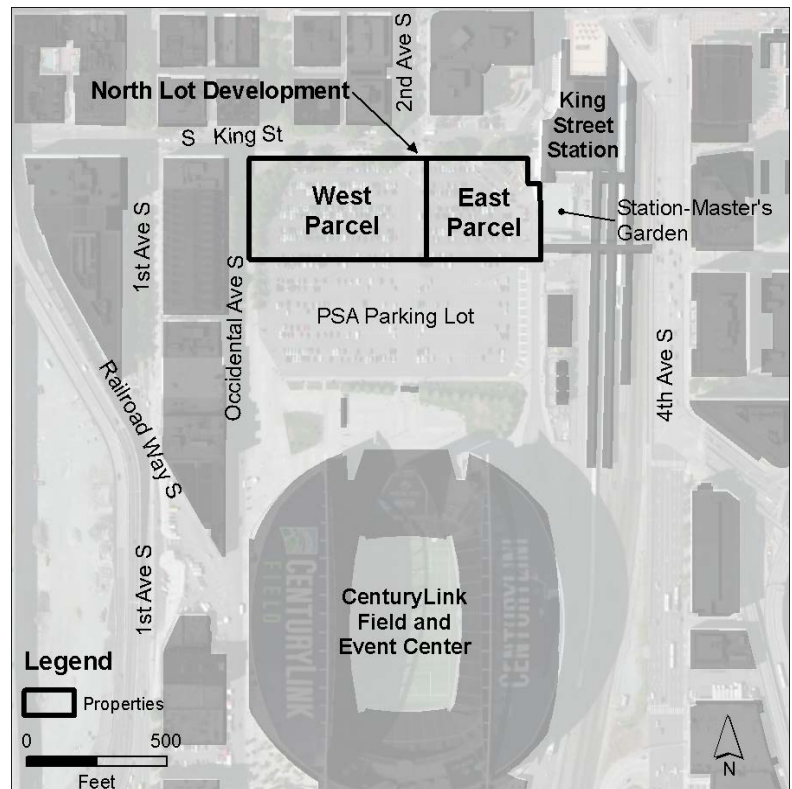
- Petroleum substances:
 - Gasoline
 - Diesel fuel
 - Motor Oil
 - Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
- Metals – Arsenic and Mercury
- Dioxins/furans
- Polycyclic Aromatic Hydrocarbons (PAHs)

The known contaminants of concern for Groundwater are:

- Petroleum substances:
 - Gasoline
 - Diesel fuel
 - Motor Oil
 - Benzene
- Arsenic
- PAHs

What Happens Next?

Following the comment period, Ecology will review all comments and make recommendations for any suggested changes. If no significant changes are necessary, the Consent Decree, and Public Participation Plan will be finalized.



North Lot Development

華盛頓州生態部 對**North Lot Development** 的同意法令文件 公開征求意见
公眾意見征詢期：十一月十五日 至十二月十六日

華盛頓州生態部（生態部），North Lot Development 公司，和 255 South King Street LP公司將要簽訂一個同意法令。這個同意法令將取代目前的買方同意法令。 North Lot Development 清理工作地點位于北CenturyLink體育場，在西雅圖的South King Street 及Occidental Avenue South 的東南路口。

這項清理工作是多式聯運公交樞紐的的一部分工作，與King Street Station 相鄰。它包括兩個地段，西部地塊（North Lot Development）和東部地塊（255 South King Street LP）。North Lot Development公司以將東部地塊銷售給255 South King Street LP公司，仍保留西部地塊的所有權。

這個新同意法令將描述North Lot Development 公司在西部地塊（North Lot Development）已經完成的工作，確定剩余下的清理工作。這個新同意法令要求North Lot Development公司在西部地塊**保持**地下水監察，和一些地盤使用限制。除此之外North Lot Development公司不會有任何新的或額外的工作。

這個新同意法令要求255 South King Street LP公司在東部地塊（255 South King Street LP）進行以下任務清理行動：

- * 準備"可行性研究報告"的增編，包括東部地塊的開發計劃，
- * 準備"清理行動計劃案"的增編，包括東部地塊的開發計劃，
- * 實施東部地塊"清理行動計劃案"增編里要求的清理行動。

生態部編寫了一份訂正的公眾參與計劃案。該計劃案描述在清理工作過程中如何請求公眾意見。生態部希望公眾對以下文件提供建議：

新同意法令，"可行性研究報告"的增編，"清理行動計劃案"的增編，
和訂正的公眾參與計劃案。

若需更多中文消息 請跟林昊聯絡。

電話：425-649-7187，電子信箱：lin461@ecy.wa.gov。

Los documentos referentes al Decreto Acordado de “North Lot Development” están disponibles para los comentarios del público: 15 de noviembre al 16 de diciembre, 2013

El Departamento de Ecología del Estado de Washington (Ecología), la empresa “North Lot Development” y la empresa “255 South King Street LP” firmarán un Decreto Acordado que reemplazará el Decreto Acordado de Compradora Prospectiva referente al sitio contaminado de la empresa “North Lot Development” (NLD). Este sitio está ubicado al norte del estadio “CenturyLink Field” y al sureste de la intersección de la Calle “South King” y la Avenida “Occidental” Sur en Seattle, WA. El sitio está siendo desarrollado como parte del proyecto regional de tránsito Inter-Modal y está ubicado adyacente a la Estación “King Street”. El sitio está compuesto de dos parcelas: Oeste (de NLD) y Este (de “255 South King Street LP”). La NLD vendió la Parcela Este a la empresa “255 South King Street LP” pero todavía es dueño de la Parcela Oeste.

El nuevo Decreto Acordado describirá el trabajo completado por la NLD en la Parcela Oeste e identificará las actividades de limpieza que todavía quedan para hacer en la parcela. Según el Decreto Acordado, la NLD no tendrá obligaciones nuevas o adicionales referentes a la Parcela Oeste, además que el monitoreo del agua subterránea y implementación de los controles institucionales.

El nuevo Decreto Acordado obligará la empresa “255 South King Street LP” a completar las acciones de limpieza en la Parcela Este que incluyen las siguientes:

- Preparar una enmienda al Estudio de Factibilidad original que incorpora el desarrollo planificado de la Parcela Este.
- Preparar una enmienda al Plan de Acción de Limpieza original que incorpora el desarrollo planificado de la Parcela Este.
- Implementar la enmienda al Plan de Acción de Limpieza para la Parcela Este.

Ecología ha preparado un Plan de Participación Pública revisado para el sitio. El Plan describe los métodos y acciones utilizados para informar al público, solicitar comentarios, y ayudar al público para participar en el proceso de limpieza.

Ecología quiere obtener comentarios sobre los siguientes documentos:

- Decreto Acordado Propuesto
- Enmienda del Estudio de Factibilidad
- Enmienda del Plan de Acción de Limpieza
- Plan Revisado para Participación Pública

Para obtener más información en español, favor de comunicarse con Richelle Perez al (360) 407-7528 o por correo electrónico a rdeg461@ecy.wa.gov. Debe hacer referencia al sitio de “North Lot Development”.

Tài liệu Sắc lệnh Đồng thuận về North Lot Development đã có sẵn để công chúng duyệt qua Thời hạn đóng góp ý kiến: Ngày 15 tháng 11 đến ngày 16 tháng 12 năm 2013

Bộ Môi Sinh tiểu bang Washington (gọi tắt Ecology), North Lot Development, và Công ty Hữu hạn tại 255 South King Street sẽ ký một Sắc lệnh Đồng thuận để thay thế Sắc lệnh Đồng thuận Chủ đất tương lai đã được ban hành trước đây về việc dọn sạch tại địa điểm North of CenturyLink Field, ngã tư của hai tuyến đường South King và Occidental Avenue South, Seattle, WA. Khu đất này đang được khai triển thành một phần của trung tâm khu vực Chuyên chở Hỗn hợp gồm hai khu đất phía Tây (North Lot Development) và phía Đông (255 South King Street) nằm cạnh Trạm King Street. North Lot Development đã bán khu đất phía Đông này cho Công ty Hữu hạn 255 South King Street và giữ quyền sở hữu khu đất phía Tây.

Sắc lệnh mới này buộc Công ty Hữu hạn 255 South King Street hoàn thành một hoạt động dọn sạch miếng đất phía Đông bao gồm những việc sau:

- Bổ túc tài liệu Nghiên cứu Khả thi có trước đây và kết nạp bổ túc này vào kế hoạch triển khai liên quan đến khu đất phía Đông.
- Bổ túc tài liệu Kế hoạch Hoạt động Dọn sạch trước đây và kết nạp bổ túc này vào kế hoạch triển khai liên quan đến khu đất phía Đông.
- Thi hành Kế hoạch Hoạt động Dọn sạch sau khi được bổ túc trên khu đất phía Đông.

Ecology đã duyệt xét lại kế hoạch hợp tác công cộng cho địa điểm này và nêu ra phương tiện, cách thức dùng để quảng bá đến công chúng, kêu gọi sự tham gia và góp ý vào quá trình dọn sạch tại đây.

Ecology kêu gọi sự đóng góp ý kiến cho các tài liệu sau:

- Đề xuất Sắc lệnh Đồng thuận
- Bổ túc Nghiên cứu Khả thi
- Bổ túc Kế hoạch Hoạt động Dọn sạch
- Sửa đổi Kế hoạch Hợp tác Công cộng

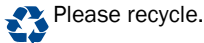
Muốn biết thêm thông tin về tiếng Việt, xin vui lòng gọi Lê Teddy, số 360-407-6948, điện thư teddy.le@ecy.wa.gov với chủ đề North Lot Development Site.





3190 160th Ave. SE
Bellevue, WA 98008

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
WA STATE DEPT OF
PRINTING 98501



North Lot Development King County

Ecology invites comments on the Consent Decree, Feasibility Study Addendum, Cleanup Action Plan Addendum, and Updated Public Participation Plan

Public Comment Period: November 15 – December 16, 2013

**Facility Site ID #: 5378137
Cleanup ID #: 1966**

Para obtener más información en español, favor de comunicarse con Richelle Perez al (360) 407-7528 o por correo electrónico a rdeg461@ecy.wa.gov. Debe hacer referencia al sitio de “North Lot Development”.

若需更多中文消息 請跟林昊聯絡。電話：425-649-7187，電子信箱：lin461@ecy.wa.gov。

Muốn biết thêm thông tin về tiếng Việt, xin vui lòng gọi Lê Teddy, số 360-407-6948, điện thư teddy.le@ecy.wa.gov với chủ đề North Lot Development Site.

If you need this publication in an alternative format, call (425) 649-7117. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call (877) 833-6341.