

Proposal to remove Environmental Covenant

The Washington State Department of Ecology (Ecology) is proposing to remove the environmental covenant from the property encompassing the BMW Seattle Pike Street Site (Site), also known as Pike Motorworks Building. The Site is located at 714 East Pike Street and 715 East Pine Street in Seattle (King County Parcel numbers 880490-0215-03 and 880490-0230-04). The Site is zoned for residential and commercial development. The property was used for automobile spring manufacturing and as an auto parts store from 1900 to 1981, and then as an auto repair facility and auto dealership from 1986 until 2011. The property is currently being redeveloped as a mixed-use project with underground parking, street-level retail, and residential units.

The Site was remediated under Ecology's Voluntary Cleanup Program (VCP). Under the VCP, property owners clean up their property with technical assistance and regulatory review from Ecology. When a cleanup meets the state cleanup standards under the Model Toxics Control Act (Washington's cleanup law) Ecology will issue a "no further action" determination at the completion of the cleanup.

During a prior cleanup process that was completed in 1999, Ecology required that an environmental covenant be recorded for a portion of the Property that contained total petroleum hydrocarbons (diesel), lead, and cadmium contaminated soil located beneath an original on-site building. In early 2015, after the original building was demolished, excavation and removal of all remaining contaminated soil was conducted and completed. As a result, the Site received a "no further action" determination from Ecology. Since there is no further contamination on or beneath the Property, the environmental covenant that was recorded in 1998 can be removed.

Public Comment Invited:

Ecology invites you to comment on removing the Environmental Covenant. You are invited to review the environmental covenant and the Construction Completion Report. Details about where to review documents and submit comments is provided in the box on page 1.

Comments Accepted

Nov. 20 – Dec. 10, 2015
20 day comment period

Submit Comments and Technical Questions to:

Gene Freeman- Site Manager
Washington State Department of
Ecology – Toxics Cleanup Program
3190 160th Ave SE
Phone: (425) 649-7191
E-mail:
eugene.freeman@ecy.wa.gov

Document Review Locations

Washington State Department of Ecology – Northwest Regional Office

3190 160th Ave SE
Bellevue, WA 98008

Call for an appointment:

Sally Perkins

Phone: (425) 649-7190

Fax: (425) 649-4450

E-mail: sally.perkins@ecy.wa.gov

Ecology's Toxics Cleanup Website:

[https://fortress.wa.gov/ecy/gsp/
Sitepage.aspx?csid=1055](https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1055)

Cleanup ID#: 1055
Facility ID#: 33641566

BMW Seattle Pike Street Site

What is an Environmental Covenant?

An environmental covenant is a type of land use restriction or institutional control used by Ecology to restrict specific uses on a property to protect human health and the environment. An Environmental Covenant is recorded for the property with the County auditor.

Why was an Environmental Covenant Used?

The environmental covenant was recorded for the property in 1998 because the residual soil contamination beneath the building exceeded state cleanup standards for soils. The concrete flooring and asphalt pavement contained the contamination. The covenant required maintenance of the surface cap (concrete flooring and asphalt pavement) over the contaminated soil.

Why is the Environmental Covenant being removed?

As part of the redevelopment of this Site, the following cleanup was performed:

- Four underground storage tanks were removed.
- Soil was excavated down to 35 feet below the ground surface and approximately 20,600 tons of soil contaminated with metals (lead and cadmium) and petroleum products was removed. The contaminated materials were taken off site to a permitted facility.
- Soil samples were tested in soil borings beneath and adjacent to contaminated areas, which confirmed that all contaminated soil was removed from the Site.



What Happens Next?

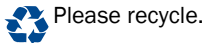
After the 20 day comment period, Ecology will review all comments received. If there are no significant changes, this Site will receive a Termination & Release of Restrictive Covenant Letter from Ecology. The property owner will be responsible for filing the paperwork with the County Assessor's Office to remove the covenant from the property.



DEPARTMENT OF
ECOLOGY
State of Washington

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Bellevue, WA 98008

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BMW Seattle Pike Street

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Ecology Seeks Public Comments to remove the Environmental Covenant from the Site

Public Comment Period: Nov. 20 – Dec. 10, 2015

To request ADA accommodations or materials in a format for the visually impaired, call Ecology at 425-649-7117, Relay Service 711, or TTY at 877-833-6341.

Ecología Invita Comentarios Públicos para quitar el Convenio Ambiental desde el Sitio

**Período de Comentario Público: el 20 de noviembre al
10 de diciembre, 2015**

Para más información en español o traducciones de otros materiales, por favor contacta a Gretchen Newman a 360-407-6097, o por el correo electrónico a preguntas@ecy.wa.gov. Usted debe referirse al Sitio de BMW Seattle Pike Street. Envíe sus comentarios por escrito a Eugene Freeman, Administrador del Sitio a eugene.freeman@ecy.wa.gov o por correo de los EE.UU. a 3190 160th Ave., SE Bellevue, WA 98008. Servicio de Retransmisión 711, o TTY a 877-833-6341.

What can you do?

- 1.** Read about the cleanup in this handout.
- 2.** To get more detailed information, review the supporting documents at the locations listed in this document.
- 3.** Write down your comments and questions. Send them to the Department of Ecology at the address provided in this document.

We appreciate your comments and concerns. *Thank you.*