

Taylor Way & Alexander Ave. Fill Area



CONTACTS & INFORMATION

Written comments accepted:

June 22—July 24, 2017

Submit comments to:

Steve Teel, Site Manager
WA Department of Ecology
P.O. Box 47775
Olympia, WA 98504-7775
Phone: (360) 407-6247
Steve.Teel@ecy.wa.gov

Document review locations:

Tacoma Public Library

1102 Tacoma Avenue S.
Tacoma, WA 98402
(253) 292-2001

Citizens for a Healthy Bay

535 Dock Street, Suite 213
Tacoma, WA 98402
(253) 383-2429

WA Department of Ecology Southwest Regional Office

300 Desmond Drive SE
Lacey, WA 98503

By appointment only:

Contact Susie Baxter, (360) 407-6365
PublicDisclosureSWRO@ecy.wa.gov

Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4692>

Facility Site ID #: 1403183

Cleanup Site ID #: 4692

Cleanup is beginning at the Taylor Way and Alexander Avenue Fill Area cleanup site!

The Washington Department of Ecology has drafted a legal agreement with the Port of Tacoma, committing them to a partial cleanup at the Taylor Way and Alexander Avenue Fill Area.

The legal agreement, called an agreed order, requires the Port of Tacoma (Port) to conduct a partial cleanup called an interim action. The interim action would be in one part of a larger site between the Blair and Hylebos waterways in Commencement Bay's tideflats (see page 3 for a site map).

In addition to the agreed order, you can review and comment on a work plan for the interim action and other cleanup documents. The Port of Tacoma will be getting ready for construction by staging materials and doing other non-invasive work during this comment period.

We want to hear from you!

We invite written comments from **June 22 to July 24, 2017** on these draft documents:

- **Interim Action Work Plan** — outlines cleanup activities for a part of the site.
- **Agreed Order (AO)** — a legal agreement that requires the Port of Tacoma to do the partial cleanup.
- **State Environmental Policy Act (SEPA) determination** — says the proposed cleanup does not pose environmental threats that cannot be addressed through mitigation.
- **Public Participation Plan** — describes the tools we will use to inform the public and gather feedback.

The box to the left shows how to submit comments and where you can review documents.

Partial cleanup plan

The agreed order focuses on the east corner of the site, called the interim action area. The Port of Tacoma currently owns that part of the site. We will address cleaning up the entire Taylor Way and Alexander Avenue Fill



Area site through a separate agreement.

For the interim action, the Port of Tacoma plans to use a soil cap. They will cover contaminated soil with several feet of clean fill. Then they will further prevent contact with contamination by covering the clean soil with pavement and buildings. Under the plan, soil erosion would be controlled and air quality would be tested to be sure that soil vapors do not pose a risk to future workers on the site.

Interim action area background

The interim action area of the Taylor Way and Alexander Avenue Fill Area site has a complex history. Originally saltmarsh and wetlands, industrial use began in that area with lumber milling followed by manufactured home construction.

Remaining wetlands were filled during the 1970s. Companies used the area for warehouse and trucking operations from the early 1980s. In the 1990s, a leaking underground tank storing gasoline was discovered. In 2000, Ecology determined this contamination was cleaned up. Sometime after 2000, a stormwater detention pond was constructed in one portion of the interim action area.

Research into where contamination is and how much is there began in 2005. We used information from those studies to evaluate cleanup options for the interim action area.

The Port of Tacoma bought the interim action area in 2007. The property was vacant until 2015, when the Port used it to store new cars.

Contamination

Past research shows that soil and/or groundwater in the interim action area is contaminated with chemicals that could pose a risk to human health and the environment. These chemicals include:

- Total petroleum hydrocarbons (TPH)
- Metals
- Semivolatile organic chemicals (SVOCs)

Future development of the interim action area

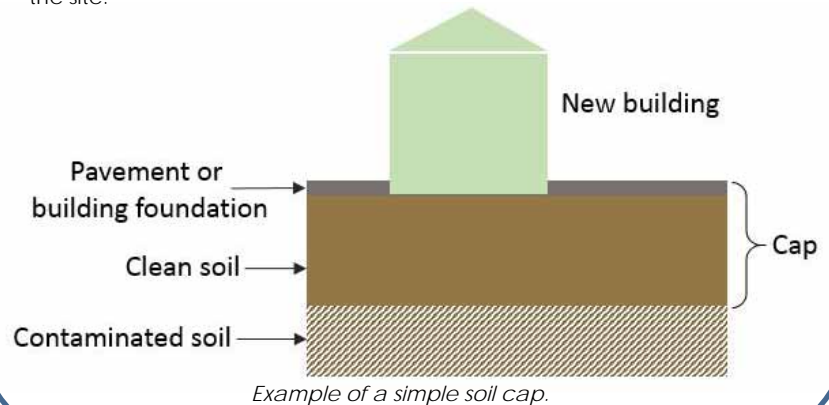
The Port plans to build a warehouse and distribution center on the interim action area. At many cleanup sites, some contamination is left on site when it can be safely contained. When that happens, like in this case, Ecology can use tools called institutional controls to make sure that no one accidentally releases contamination into the environment. At Taylor Way & Alexander Avenue Fill Area, the institutional controls are specially designed caps that cover the contaminated soil and an environmental covenant that restricts certain types of land use and groundwater use on the site.

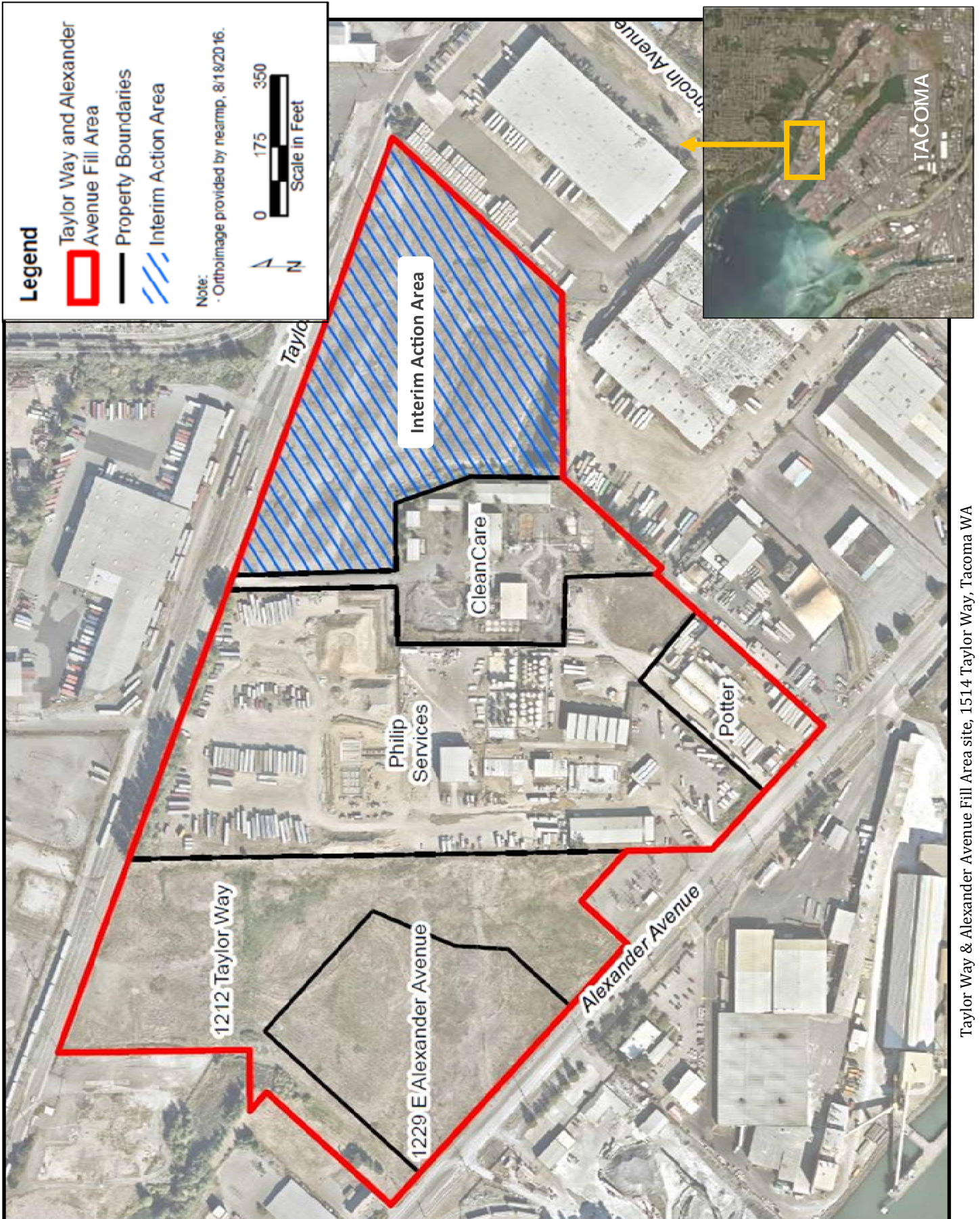
What's next?

After the comment period ends, we will reply to comments we received. Next, we will continue implementing interim action plans. After construction, the port will do the monitoring described in the cleanup plan and file an environmental covenant.

What is capping?

Soil caps cover contaminated material to prevent contamination from spreading, and to protect people and wildlife from exposure. They limit rain and stormwater from carrying contamination offsite, and prevent wind from blowing material offsite. Experts design soil caps to meet the needs of specific sites. They can be simple or complex depending on the nature of the site.





Taylor Way & Alexander Avenue Fill Area site, 1514 Taylor Way, Tacoma WA

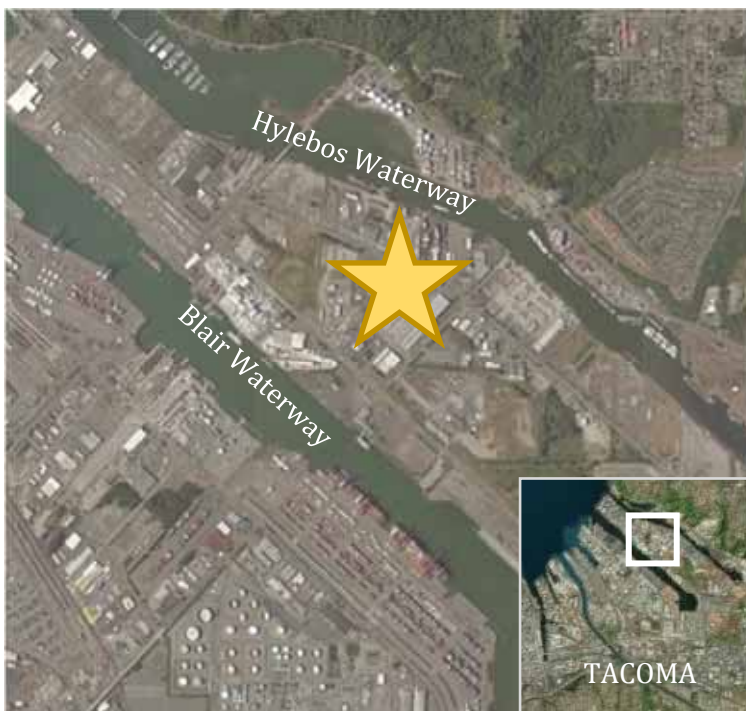




PO Box 47775

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Join the discussion about cleanup at the Taylor Way & Alexander Ave Fill Area site!



Ecology seeks public comment on
cleanup plans

Public Comment Period:
June 22 — July 24, 2017

Facility Site ID #: 1403183
Cleanup Site ID #: 4692

To request ADA accommodation, including
materials in a format for the visually
impaired, call Ecology at (360) 407-6300.

Persons with impaired hearing may call
Washington Relay Service at 711. Persons
with speech disability may call TTY at
877-833-6341.

¿Habla Español? Si necesita esta
información en español, contáctenos a
preguntas@ecy.wa.gov.