

## Block 37 Cleanup Site



### Contact & Information

#### Comments accepted:

March 29 – April 27, 2021

#### Submit comments online at:

<http://bit.ly/Block37Comment>

#### Questions or comments:

Tena Seeds - Site Manager

3190 160th Ave SE

Bellevue WA 98008

Phone: 425-457-3143

Email: [tena.seeds@ecy.wa.gov](mailto:tena.seeds@ecy.wa.gov)

#### Site Webpage:

<http://bit.ly/Block37Site>

#### Document review locations:

In consideration of public health and safety, Ecology cannot offer in-person review options at this time. Please refer to the Site webpage above. If you need document review assistance, please contact:

Brad Petrovich-Outreach Specialist  
425-533-5537

**Facility Site ID:** 46445373

**Site Cleanup ID:** 6134

### Legal agreement ready for public review and comment

Ecology has negotiated a legal agreement called an Agreed Order with Phillips 66 Company and City Investors XI LLC for the Block 37 Cleanup Site (Site). The order names them as Potentially Liable Persons (PLPs) and requires them to investigate environmental conditions, conduct an interim cleanup action (if necessary), and develop a cleanup action plan for the Site. We would like your input on:

- **Agreed Order** – legal document that requires the PLPs to investigate environmental conditions, complete a Remedial Investigation (RI) and Feasibility Study (FS), and a preliminary draft Cleanup Action Plan (dCAP) for the Site.
- **Public Participation Plan** – describes how Ecology will inform the community about Site activities and opportunities to be involved in the cleanup process.

### More Information

#### View these documents and Site information

Follow the links on the left to view the Site webpage (bottom link), and to submit comments (top link). You can also contact Tena Seeds or Brad Petrovich with questions.

#### Español:

El Departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Block 37. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Mark Wheeler al 509-329-3444 o [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov)

#### Chinese

華盛頓州生態管理署邀請公眾對Block 37地產清理工作的清理行動計劃草案動提供建意見。欲了解更多信息，或要求翻譯服務，請致電林昊 (425) 649-7487，電子郵件 [sunny.becker@ecy.wa.gov](mailto:sunny.becker@ecy.wa.gov)

## Site Background

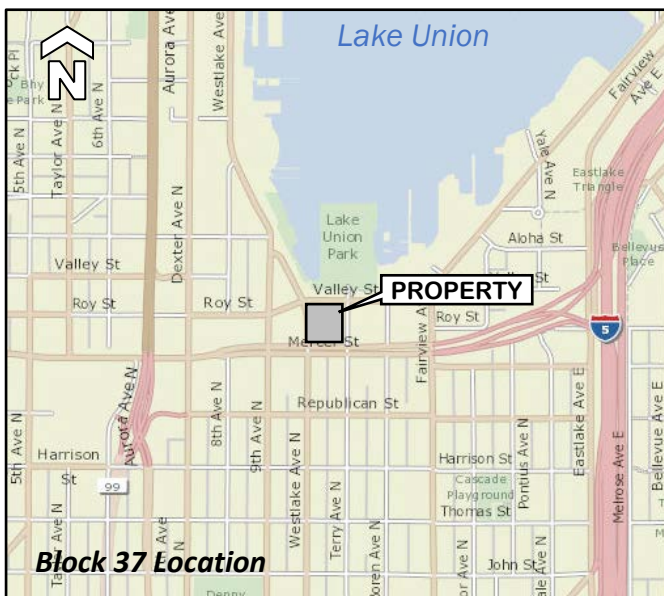
The Block 37 property (Property) is located in Seattle’s South Lake Union area. It is made up of several parcels generally located at 600-630 Westlake Avenue North, and is bordered by Westlake, Mercer Street, Valley Street, and Terry Avenue North. City Investors XI LLC is the current owner of the Property, and Phillips 66 Company previously owned two parcels in the southern portion.

Historical uses of the Property date back to the late 1800s. A lumber mill, creamery, and brewery operated there until the early 1930s. A railroad occupied the northeast corner from the 1910s to 2005. A retail gasoline service station operated on the northwest portion from about 1930 to the mid-1960s. A service garage operated on the northern portion from 1971 to 2002. A second retail gasoline and automobile service station operated on the southwest portion from about 1965 to 2008.



*Construction offices on south portion of Block 37*

No permanent structures are currently on the Property. The southern portion is mostly covered with gravel and used for temporary site offices, equipment, materials staging, and temporary water treatment facilities for nearby redevelopment projects. The northern portion is paved and mostly used as a parking lot and equipment storage.



## Site Investigation and Contamination

Many environmental investigations have been done on the Property and surrounding streets since 1980. These have documented the following hazardous substances in soil and/or groundwater in amounts that exceed minimum allowed levels under the Model Toxics Control Act (MTCA):

- total petroleum hydrocarbons as gasoline;
- total petroleum hydrocarbons as diesel and oil;
- benzene, toluene, ethylbenzene, and total xylenes;
- naphthalene;
- polycyclic aromatic hydrocarbons;
- total lead;
- methyl tertiary butyl ether;
- dichloroethene and vinyl chloride.

Several independent cleanups have been done on and around the Property. These have included removal of petroleum contaminated soil and liquid petroleum hydrocarbons, as well as in-ground treatment to reduce contamination in groundwater and remove harmful vapors that evaporate from these contaminants.

## What happens next?

Ecology will consider all comments received and may amend the Agreed Order or Public Participation Plan based on them, and hold another public comment period if large changes are made to the documents.

If no changes are made, Ecology will finalize the documents, and the PLPs will proceed with the RI, FS, preliminary dCAP, and any interim cleanup actions (if necessary).

Each of those steps will require a public comment period (see Ecology’s Cleanup Process figure below), and steps may be combined into one comment period.

If ten or more persons request a public meeting about this Agreed Order and Public Participation Plan, Ecology will provide notice and host a public meeting.

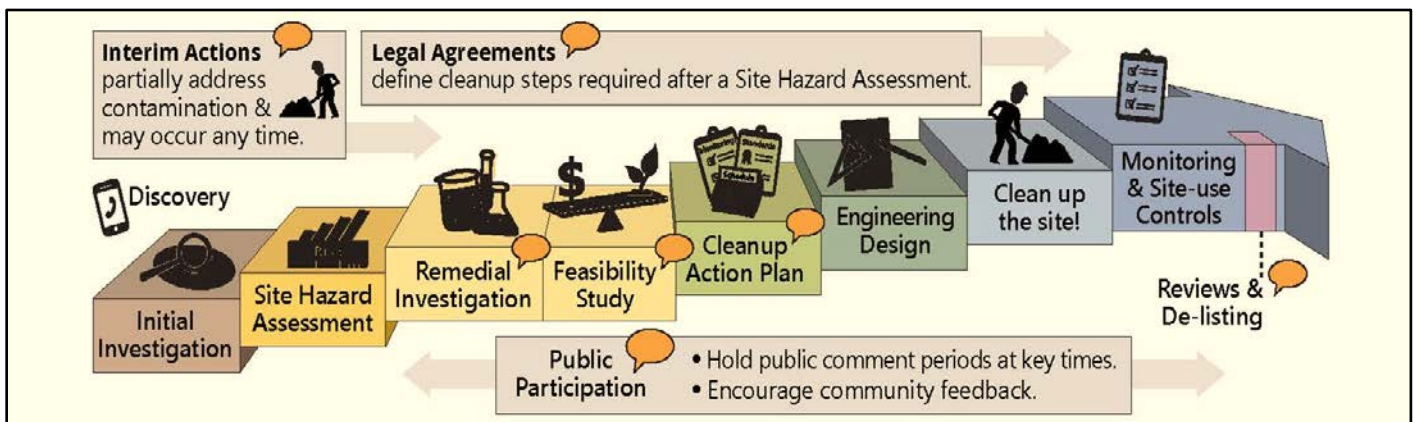
Due to the COVID-19 emergency, Ecology is hosting public meetings *online* until such time as it is deemed safe and appropriate to host physical meetings again.



## Ecology’s cleanup process

MTCA is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology implements the [MTCA cleanup process](#)<sup>1</sup> and oversees cleanups.

*Ecology’s Cleanup Process*



<sup>1</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008

## Comments Invited – Block 37 Cleanup Site



*Northeast view of the Block 37 Cleanup Site*

### Public comment period

March 29 – April 27, 2021

<http://bit.ly/Block37Site>

The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts proposed at the Block 37 Site, located in Seattle.

See inside for details on this site and how to comment!