

## Seattle DOT Mercer Parcels Cleanup Site



### Comments accepted:

December 6, 2021 – January 19, 2022

### Submit comments:

Online at:

<http://bit.ly/Ecology-MercerParcels-Comments>

Or by mail to:

Tena Seeds, Site Manager  
 WA Department of Ecology  
 PO Box 330316  
 Shoreline, WA 98133  
 Phone: (425) 457-3143  
 Email: [Tena.Seeds@ecy.wa.gov](mailto:Tena.Seeds@ecy.wa.gov)

### Site info:

<http://bit.ly/Ecology-MercerParcels>

Facility Site ID: 27913  
 Cleanup Site ID: 14784

### Document review locations:

Documents are available on the Seattle DOT Mercer Parcels Cleanup Site website:  
<http://bit.ly/Ecology-MercerParcels>

Ecology-NW Regional Office  
 15700 Dayton Ave N  
 Shoreline, WA 98133  
 Please call for appointment,  
 Phone: (206) 594-0000

### Cleanup documents ready for public review and comment

800 Mercer, LLC (Prospective Purchaser) plans to purchase, redevelop, and clean up the Seattle DOT Mercer Parcels site (Site).

The Department of Ecology (Ecology) is overseeing the cleanup. We would like your input on the following documents:

- **Prospective Purchaser Content Decree (PPCD):** *legal agreement that directs the Prospective Purchaser to implement cleanup of the Site in accordance with the Cleanup Action Plan (below) once it has completed its purchase.*
- **Remedial Investigation Report (RI):** *describes contamination at the Site*
- **Focused Feasibility Study (FFS):** *evaluates and recommends a permanent cleanup action as the preferred alternative.*
- **Draft Cleanup Action Plan (DCAP):** *describes Ecology's chosen cleanup plan and specifies cleanup standards and requirements for the Site.*
- **State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS):** *evaluation and determination that the proposed cleanup at the Site is not likely to cause harm.*
- **Public Participation Plan:** *describes how Ecology will engage with the community and keep the public informed.*

### Online Public Meeting – January 6, 2022

In consideration of public health and safety, Ecology will hold an online public meeting to provide more information and answer questions.

#### Registration is required.

- 6:00 – 7:00 pm presentation
- 7:00 pm question / answer time as needed

Visit <http://bit.ly/Ecology-MercerParcels> for registration and login details

## Project location and background

The Seattle DOT Mercer Parcels Site is located in the South Lake Union neighborhood of Seattle. The property where the Site is located (Property) consists of two land parcels totaling 2.35 acres in size and is bounded to the north by Roy St, to the south by Mercer St, to the east by 9<sup>th</sup> Ave N, and to the west by Dexter Ave N (Figure 1). The Property contains the Site.

Past uses of the Property included auto repair and wrecking shops, fueling and service stations, a sign painting and retail painting business, a soap and chemical works, and private residences.



Figure 1. Aerial view of the Seattle DOT Mercer Parcels Site in the South Lake Union neighborhood of Seattle. The black dashed lines are Property boundary.

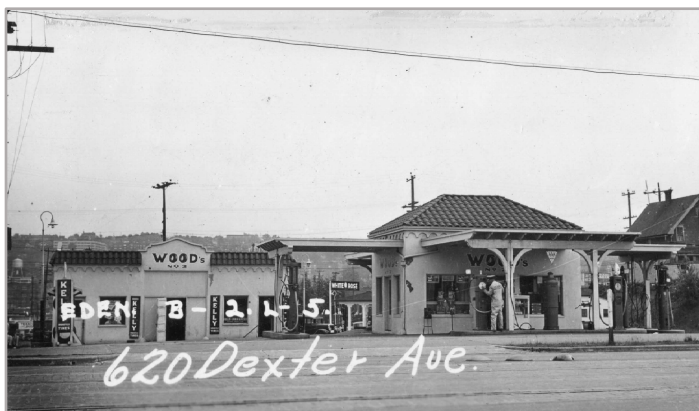


Figure 2. Service station on northwest portion of current Property, constructed 1929. Photo credit: Puget Sound Archives

During the 2010s, construction occurred to reroute the Broad Street underpass and facilitate Mercer Corridor improvements. In 2017, an investigation conducted as part of this project discovered contamination in soil and groundwater beneath the Property.

More recently, the Property was a construction staging area. It is now vacant.

## Future Property Use

Future development plans include constructing two 13-story towers separated by a right-of-way. The two separate towers will share a below-grade parking garage. The buildings will be occupied by biotech and life science companies, with commercial space and public amenities on the ground level. Redevelopment is expected to begin in 2022 and is expected to be completed by late 2024.

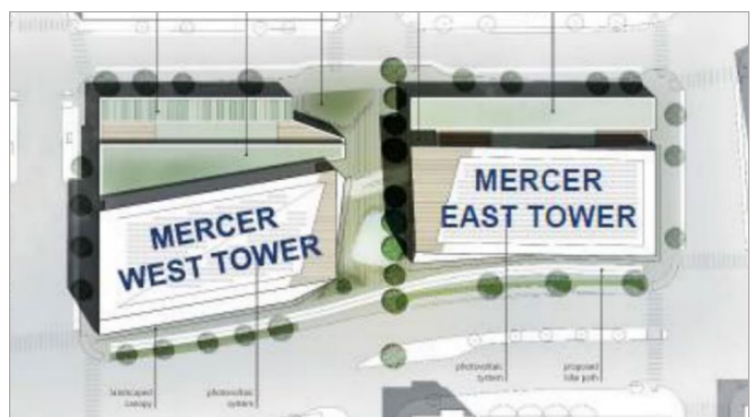


Figure 3. Image of proposed redevelopment. Credit: Alexandria Real Estate Equities, Inc.

# Toxics Cleanup Program

## Contamination

Investigations at the Site found the following contaminants in soil and/or groundwater:

- Gasoline-range petroleum hydrocarbons
- Diesel-range petroleum hydrocarbons
- Benzene
- Lead

These contaminants are present at levels that exceed allowable standards under the state’s cleanup law, the Model Toxics Control Act ([MTCA](#)), and will be addressed during the Cleanup Action.

Other hazardous substances are present on the Property at levels that exceed MTCA cleanup standards but are not considered constituents of concern for the Site. These substances include carcinogenic polycyclic aromatic hydrocarbons (cPAHs), arsenic, and chlorinated solvents, and are associated with separate contaminated sites in the vicinity of the Property. The proposed cleanup action for the Site and planned redevelopment of the Property will concurrently address portions of these other sites.

## Proposed cleanup actions

The selected cleanup action for the Site meets standards for permanence, protectiveness, implementability, public concerns, compliance with cleanup standards and state and federal laws, and ability to provide compliance monitoring. While nearby sites that may impact this redevelopment are being investigated and remediated, vapor mitigation measures beneath the new structures will be installed to protect human health and the environment.

The selected cleanup action for the Site consists of the following:

- Excavating all contaminated soil within the planned redevelopment excavation required for construction of the new buildings to an approximate elevation of at least 7.75 feet (approximately 26 to 51 feet bgs).
- Hauling the excavated contaminated soil to an off-site facility for treatment and/or disposal.
- Performing compliance monitoring.

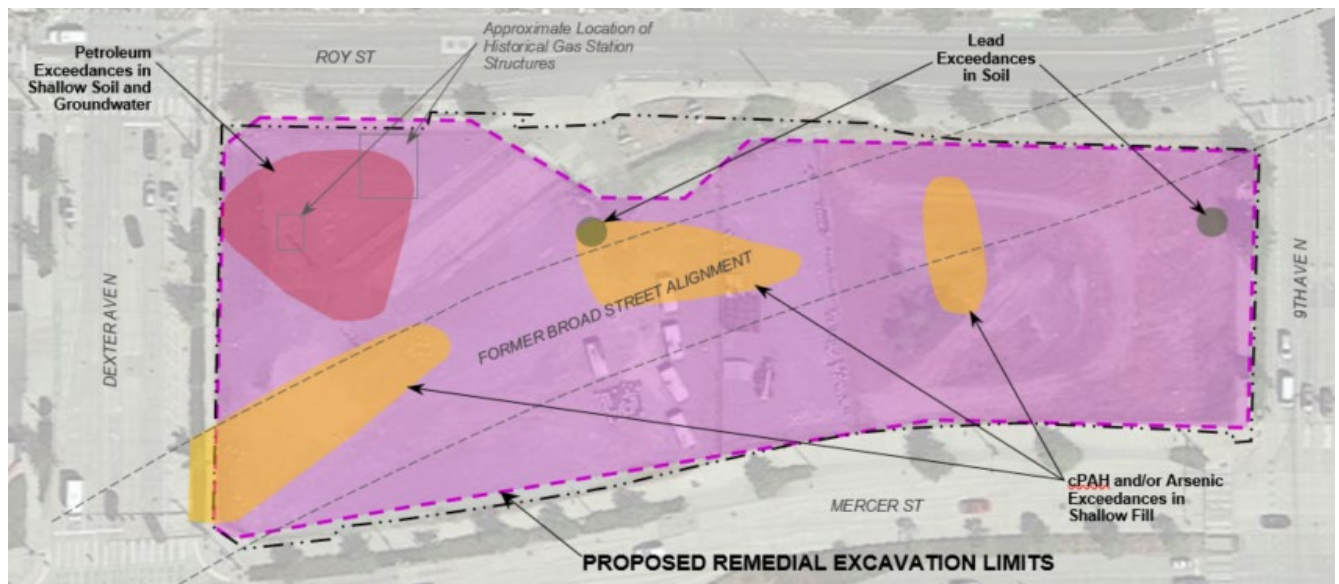


Figure 4. View of the Property showing historical locations of structures and streets, areas of contamination, and the proposed area of excavation. An area of petroleum contamination is in red. Areas of cPAHs and arsenic contamination are in orange. Areas of lead contamination are shown in gray.

# Toxics Cleanup Program

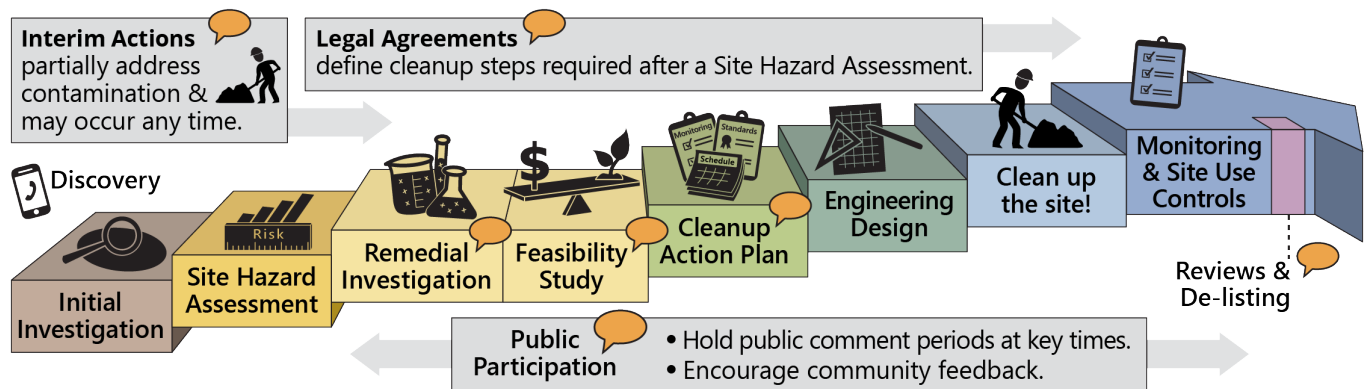
## Why this site matters

The Seattle DOT Mercer Parcels is part of the South Lake Union neighborhood, which is located next to downtown Seattle and bordered on the north by Lake Union. This area has a long history of industrial and commercial activities which caused contamination of the soil and groundwater. Currently, this area is undergoing extensive redevelopment as new buildings are constructed for commercial and residential use. Ecology is working with property owners to clean up contamination present at the Site and other nearby sites to reduce impacts to human health and the environment.

## What happens next?

Ecology will consider all comments received and may amend the documents based on your comments. After that, the PPCD and Cleanup Action Plan will be finalized, ownership of the Property will be transferred to the Prospective Purchaser, and then work will proceed.

## Ecology's cleanup process



### Español:

El Departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Seattle DOT Mercer Parcels. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse al 360-407-6097 o [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov).

### Chinese

華盛頓州生態管理署將為 Seattle DOT Mercer Parcels 街区的清理工作主辦一個公眾建議徵詢期。如要获取更多信息，或要求有关文件的本文翻译版，请联系林昊，(425) 457-3842，  
[sunny.becker@ecy.wa.gov](mailto:sunny.becker@ecy.wa.gov)