

Block 79 East cleanup site



Comments accepted:

February 14 – March 15, 2022

Submit comments:

Online: <https://bit.ly/Ecology-Block79EComment>

By mail:

Tanner Bushnell, Site Manager
 PO Box 330316
 Shoreline, WA 98133-9716
 (425) 691-0571
 tanner.bushnell@ecy.wa.gov

Site info: <https://bit.ly/Ecology-Block79EInfo>

Facility Site ID: 84466254,
 45221945, 2224749
 Site Cleanup ID: 13006

Document review locations:

Seattle Public Library – Central
 1000 4th Avenue, Seattle, WA
 Phone: (425) 386-4636

Ecology, NW Regional Office
 *By appointment only
 15700 Dayton Ave N
 Shoreline, WA 98133
 Phone: (206) 594-0000

Legal agreement ready for public review and comment

Ecology has negotiated a legal agreement called an Agreed Order with Block 79 LLC for the Block 79 East cleanup site (site). The order names Block 79 LLC as the Potentially Liable Person (PLP) and requires them to address contamination at the site. We would like your input on:

- **Agreed Order** – legal document that requires the PLP to investigate environmental conditions, complete a Remedial Investigation (RI), 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 ways to be involved in the cleanup process.

Submitting a comment

Use the links on the left to read more about this site and submit a comment with your thoughts on the Agreed Order and Public Participation Plan. You can contact Tanner Bushnell or Meredith Waldref (meredith.waldref@ecy.wa.gov, 425-229-3683) with questions.

Español:

El departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Block 79. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Tanner Bushnell al preguntas@ecy.wa.gov.

粤语:

華盛頓州生態管理署邀請公眾對Block 79 East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) 457-3842，電子郵件 sunny.becker@ecy.wa.gov。

Toxics Cleanup Program

Site background

The site is located in Seattle's South Lake Union neighborhood one block from Lake Union. It is made up of four King County parcels. The parcels are located within the historical extents of Lake Union and were filled in as part of regional regrading in the early part of the 1900s. The site was home to a car showroom as well as various car services from the 1920s through 2019. The original structures on the site were demolished in 2021 in preparation for redevelopment. The site currently operates as a parking lot for nearby construction.



October 1, 1956 Seattle Municipal Archives photo of the southern side of the property.

Site investigation and contamination

Previous cleanup work occurred at the site in the past.

- 1992: The removal of three underground storage tanks from the north parcel (408880-3565). The tanks were in poor condition.
- March 2021: The removal of an underground heating oil tank from the central parcel (408880-3485). This tank was in good condition.
- March 2021: The removal of an underground storage tank in poor condition and twelve hydraulic hoists (parcel 408880-3440).

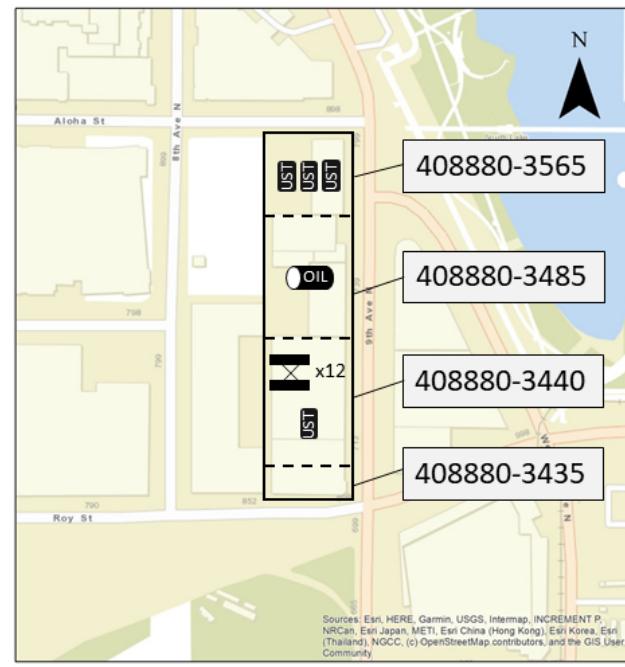
Investigations at the site show the following hazardous substances in the soil and groundwater. These substances are above the minimum levels described in the Model Toxics Control Act:

- **Soil:** Diesel, gasoline, and oil range petroleum hydrocarbons, benzene, toluene, ethylbenzene, total xylenes, cadmium, lead, mercury, naphthalene, 1-methylnaphthalene, benzo(a)pyrene, tetrachloroethene (PCE), and total carcinogenic polycyclic aromatic hydrocarbons (PAHs)
- **Groundwater:** gasoline, diesel, and oil range petroleum hydrocarbons, benzene, arsenic, and vinyl chloride.

Some of these hazardous substances were also found directly east and west of the property lines of Block 79 East. Previous investigations indicate that contaminated groundwater from adjacent sites has migrated onto Block 79 East.

Under certain conditions, contamination below ground can become hazardous in the air at a cleanup site. This is called vapor intrusion. The following hazardous substances were detected in soil vapor studies at the site:

- Total petroleum hydrocarbons, benzene, total xylenes, 1,4-dioxane, naphthalene, and PCE.



Previous cleanup efforts removed underground storage tanks, a heating oil tank, and hydraulic lifts from the property.

Toxics Cleanup Program

What happens next?

Ecology will consider all comments received during this public comment period and may make changes to the Agreed Order or Public Participation Plan. If the documents require significant changes, we will hold another public comment period.

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.



A 1937 historic photo showing the Mack Trucks service center and showroom on the property.

Each of those steps will require a public comment period. The graphic below shows these different stages of cleanup. Sometimes multiple stages occur in one comment period.

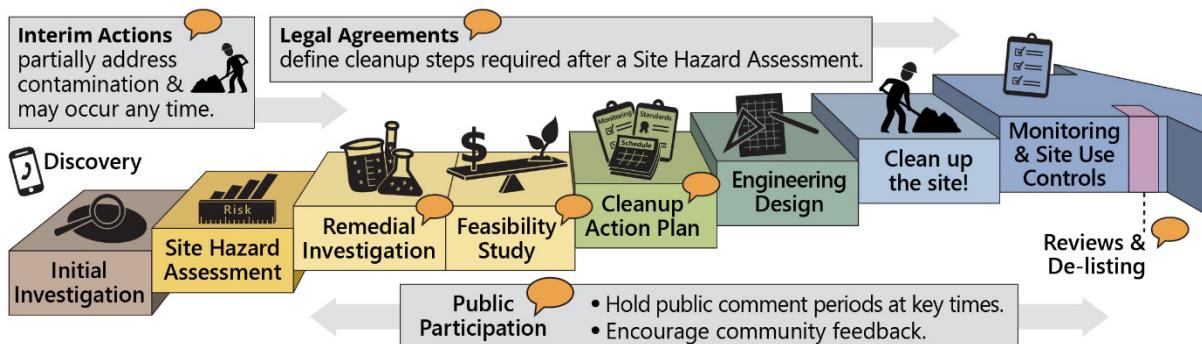
Due to COVID-19, Ecology is hosting public meetings online. Meetings occur if ten or more people request one during a public comment period.

Why this site matters

The Block 79 East site 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 this site and other nearby sites to reduce impacts to human health and the environment.

Ecology's cleanup process

The Model Toxics Control Act ([MTCA¹](#)) 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 process²](#) and oversees cleanups.



¹ <https://ecology.wa.gov/mtca>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>



Toxics Cleanup Program
PO Box 330316

Comments invited – Block 79 East cleanup site



The Site is located one block off of Lake Union at 701 - 753 9th Ave N., Seattle, WA

Public comment period

February 14 – March 15, 2022

<https://bit.ly/Ecology-Block79EInfo>

The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts proposed at the Block 79 East site, located in Seattle's South Lake Union neighborhood.

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

Información en Español incluida (página 1)
有關的信息 · 已被翻譯成中文 (第1頁)

ADA Accessibility: To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov, or visit <https://ecology.wa.gov/accessibility>. For Relay Service or TTY call 711 or 877-833-6341.