

# South Park Landfill Cleanup Site



South Park Landfill Cleanup Site from S. Kenyon Street

## Comments accepted:

Dec. 4, 2023 – Jan. 17, 2024

## Submit comments:

**Online:** [www.bit.ly/Ecology-SouthParkLandfill-Comments](http://www.bit.ly/Ecology-SouthParkLandfill-Comments)

### By mail:

Ryan Gardiner, Site Manager  
 PO Box 330316  
 Shoreline, WA 98133-9716  
 Phone: (425) 681-5543  
[ryan.gardiner@ecy.wa.gov](mailto:ryan.gardiner@ecy.wa.gov)

## Document review:

[www.bit.ly/Ecology-SouthParkLandfill](http://www.bit.ly/Ecology-SouthParkLandfill)

Seattle Public Library  
 South Park Branch  
 8604 8th Ave S.  
 Seattle, WA 98108  
 Phone: (206) 615-1688

## Site info:

Facility Site ID: 2180  
 Site Cleanup ID: 1324

## Public Outreach Contact:

Meredith Waldref,  
 Senior Outreach Planner  
[LDW@ecy.wa.gov](mailto:LDW@ecy.wa.gov)  
 Phone: (425) 229-3683

## Documents ready for public review and comment

Cleanup work is moving forward at the South Park Landfill cleanup site (site) located at 8200 2<sup>nd</sup> Ave S in Seattle's South Park Neighborhood. Ecology and the Potentially Liable Persons (PLPs) for the cleanup have negotiated changes to update a legal agreement and work plan.

- **Amended Agreed Order:** This site's legal agreement is being amended to update the current interim action work plan. The previous Agreed Order described an interim action requiring redevelopment on the City of Seattle's (City) property, but the plan for the interim action has changed since the Agreed Order was last amended in 2016. The Agreed Order will be amended to reflect the current plan for an interim action.
- **Amended Interim Action Work Plan and Completion Report:** This work plan is part of the above document. It has been revised to reflect the City's current plans for the site which involves less extensive redevelopment than originally planned. The work plan also provides information about interim actions performed since 2016. The cleanup for this parcel will be conducted under another legal agreement (a consent decree) which was finalized in 2019.

## Join us for an open house!

Drop-in online or in-person during this two-hour open house for food and a conversation about this cleanup site. Phone interpretation available in Spanish, Chinese, Vietnamese, and Khmer. All ages welcome!

**Tuesday, December 5, 2023 (5:30pm-7:30pm)**

**In-person:** Duwamish River Community Hub  
 8600 14<sup>th</sup> Ave. South, Seattle, WA 98108

**Online:** Register and Join Zoom: [www.bit.ly/Ecology-SouthParkLandfill](http://www.bit.ly/Ecology-SouthParkLandfill)



For more language information see page 4 →

## Toxics Cleanup Program

### Site background

The South Park Landfill is a closed solid waste landfill located on an approximately 40-acre area between Highway 99 and Highway 509 in Seattle's South Park neighborhood. It is located about 1,600 feet southwest of the Lower Duwamish Waterway. The site is bordered to the north by Seattle Public Utilities' South Transfer Station (across South Kenyon Street), to the west by Occidental Avenue South, to the south by South Sullivan Street, and to the east by Highway 99 and Fifth Avenue South. It is surrounded to the south and east by the residential neighborhood of South Park.

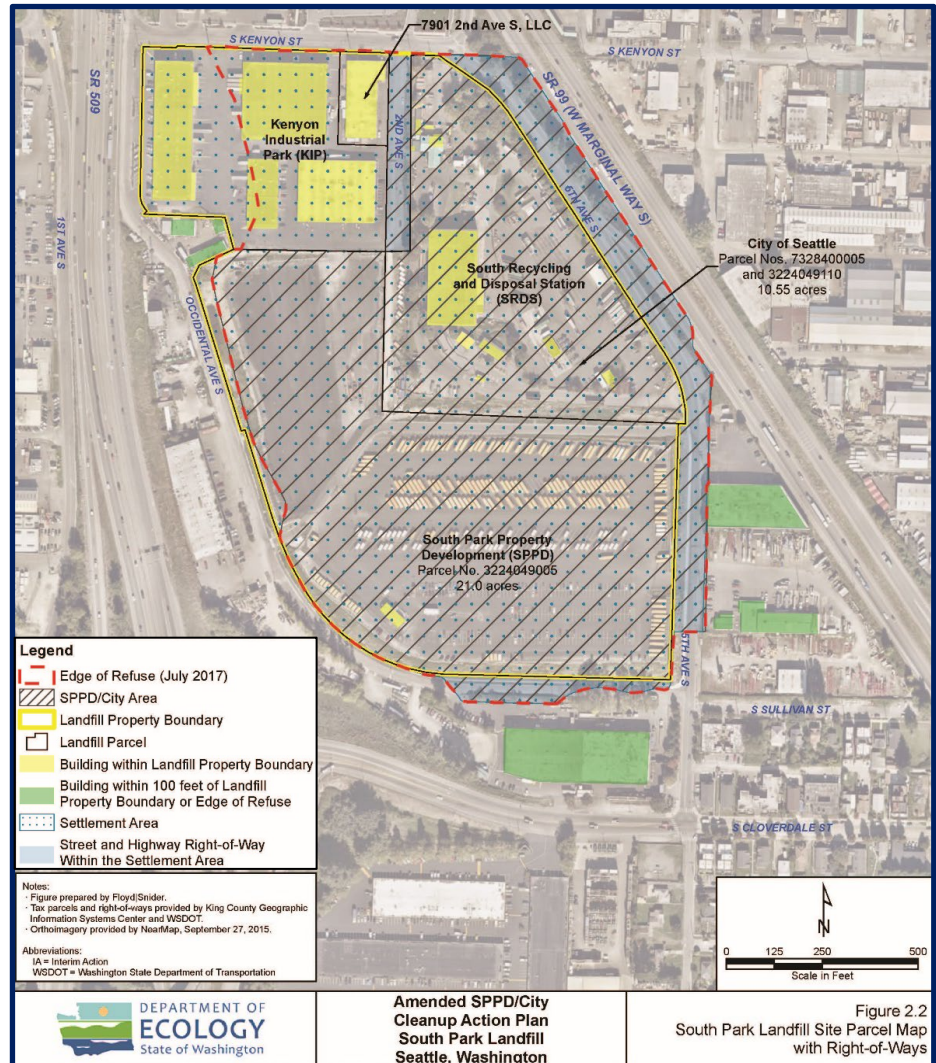
### Why this site matters

The landfill and its associated contamination (including methane) could pose risks to human health and the environment in surrounding areas.

This site is also near the [Lower Duwamish Waterway](#)<sup>1</sup> Superfund Site, which includes a 5-mile stretch of the Duwamish River. The U.S. Environmental Protection Agency (EPA) added the [LDW Superfund Site](#)<sup>2</sup> to the Superfund National Priorities List in 2001. Ecology is working to stop or reduce sources of contamination to the LDW Superfund Site, an effort known as "[source control](#)<sup>3</sup>," so that the EPA can proceed with the cleanup of the river sediment.

### Site history

The South Park Landfill property was originally owned by King County and used as a landfill as early as the 1930s. Open refuse burning was a common practice at the site until 1961. The landfill was closed according to existing laws in 1966. Part of the landfill was also formerly used as an auto wrecking yard from the 1950s - 1970s.



Site and parcel map for the South Park Landfill cleanup site

<sup>1</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway>

<sup>2</sup> <https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1002020>

<sup>3</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway/Source-control>

## Toxics Cleanup Program

By 1970, several facilities had been built on top of the former landfill, including several industrial-use warehouse facilities and the City of Seattle-built South Recycling and Disposal Station (SRDS). From 1984 to 1996, King County leased portions of the site for storage, mostly consisting of truck storage.

Several different parties now own portions of the former landfill property:

- CenterPoint South Park LLC owns a 21-acre parcel which is currently used for vehicle parking. This parcel was formerly owned by South Park Property Development, LLC (SPPD) and is still referred to as the SPPD parcel.
- The City of Seattle owns 10.55 acres which is used by Seattle Public Utilities to support operations and as a household hazardous waste collection facility.
- Schnitzer Properties, LLC owns the 6.49-acre parcel in the northwest portion of the former landfill. This area is referred to as the Kenyon Industrial Park (KIP) Area.
- 7901 2<sup>nd</sup> Ave S LLC owns a smaller 0.72-acre parcel on the north side of the landfill.



South Park Landfill historical use, circa 1950s

### Site cleanup progress

Site investigations began in the mid-1980s. In 2009, Ecology entered into a legal agreement (Agreed Order) with the City of Seattle and SPPD for additional cleanup investigation and evaluation of cleanup options. The Agreed Order was previously amended in 2013 and 2016. Two interim cleanup actions were conducted at the site under the Agreed Order, one between 2014 and 2015 by SPPD and another between 2018 and 2021 by the City of Seattle.

In 2019, Ecology entered into a legal agreement (Consent Decree) with the City of Seattle and SPPD. The Consent Decree covered the City of Seattle and SPPD portions of the South Park Landfill. The Consent Decree included a Cleanup Action Plan (CAP) which required the following actions:

- Constructing or maintaining a landfill cap to prevent human contact with the landfill, and to keep rain and stormwater from encountering landfill waste.
- Installing landfill gas and surface water control systems to control the release of landfill gas emissions from the site and move rainwater away from the site.
- Restricting future land use activities to minimize potential exposure to contamination and maintain the effectiveness of cleanup actions.
- Establishing groundwater and landfill gas monitoring to evaluate the performance and effectiveness of the interim cleanup actions.



South Park Property Development (SPPD) from 5th Avenue S.

# Toxics Cleanup Program

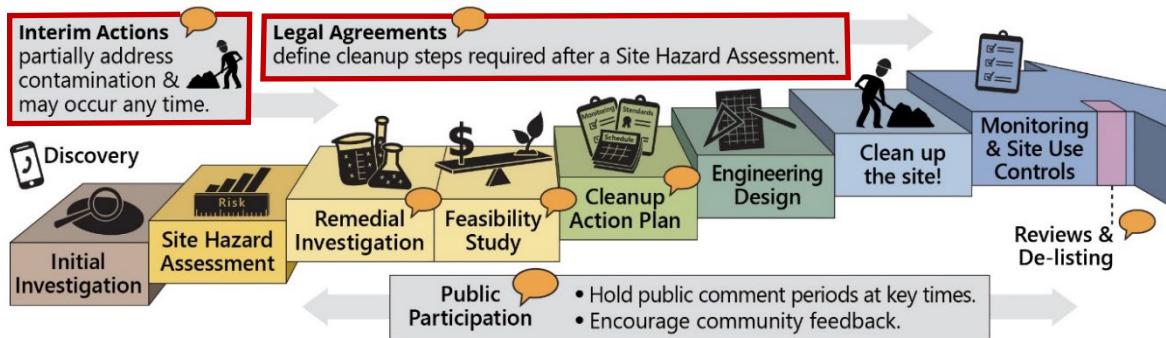
## What happens next?

Ecology will consider all comments received during this public comment period and may make changes to the documents. If the documents require significant changes, we will hold another public comment period. If no significant changes are made, Ecology will finalize the documents and the PLPs will proceed with finalizing the legal agreements. Ecology anticipates a separate public outreach event for an Amended Consent Decree and associated Cleanup Action Plans for other properties at the Site.

## Ecology's cleanup process

The Model Toxics Control Act ([MTCA](#)<sup>4</sup>) is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology is responsible for administering MTCA, including oversight of cleanups. The [MTCA cleanup process](#)<sup>5</sup> is completed in steps (see graphic below) over a variable timeline.

This site's review documents are each outlined below in red.



Washington's formal cleanup process ([download text explanation](#))

## Language information

**Español:** Para ver una copia de esta hoja informativa en español (que incluye información sobre una jornada de puertas abiertas el 5 de diciembre con servicio de interpretación), visite [www.bit.ly/Ecology-SouthParkLandfill](http://www.bit.ly/Ecology-SouthParkLandfill), el Seattle Public Library South Park Branch, llame al (360) 742-1554, o envíe un correo electrónico a [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov).

**中文:** 要查看 中文 情况说明书 (包括有关 December 5 公开会议的信息, 及口译), 请访问西雅图公共图书馆南公园分馆 [www.bit.ly/Ecology-SouthParkLandfill](http://www.bit.ly/Ecology-SouthParkLandfill), the Seattle Public Library South Park Branch 致電 425-324-5901, 或電子郵件 [sunny.becker@ecy.wa.gov](mailto:sunny.becker@ecy.wa.gov).

**Tiếng Việt:** Để xem bản sao của Tờ Thông Tin này bằng tiếng Việt (bao gồm thông tin về các cuộc họp công cộng vào ngày 5 tháng 12 có thông dịch), hãy truy cập trang mạng: [www.bit.ly/Ecology-SouthParkLandfill](http://www.bit.ly/Ecology-SouthParkLandfill), the Seattle Public Library South Park Branch, hoặc gọi (360) 790-4730, hoặc gửi email đến [Lngu461@ecy.wa.gov](mailto:Lngu461@ecy.wa.gov).

**ភាសាខ្មែរ:** ដើម្បីមើលឯកសារថតចម្លងភាសាដទៃមាននេះជាភាសា ភាសាខ្មែរ (រួមមានព័ត៌មានអំពីការទទួលស្វាគមន៍នៅថ្ងៃទី 5 ខែធ្នូដោយមានការបកប្រែ) សូមចូលមើលវិបសាយ [www.bit.ly/Ecology-SouthParkLandfill](http://www.bit.ly/Ecology-SouthParkLandfill), សាខា Seattle Public Library South Park Branch, សូមហៅទូរស័ព្ទលេខ (425) 446-1024, ឬអ៊ីម៉ែល [LDW@ecy.wa.gov](mailto:LDW@ecy.wa.gov).

<sup>4</sup> <https://ecology.wa.gov/mtca>

<sup>5</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

<sup>6</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

Toxics Cleanup Program  
PO Box 330316  
Shoreline, WA 98133-9716

## South Park Landfill Cleanup Site

### Documents ready for public review and comment

Información en Español incluida (página 4)

有關的信息, 已被翻譯成中文 (第4頁)

Có thông tin bằng tiếng Việt (Trang 4)

ព័ត៌មានជាភាសាខ្មែររួមបញ្ចូល (ទំព័រ 4)

### Public Comment Period

December 4, 2023 – January 17, 2024

[www.bit.ly/Ecology-SouthParkLandfill-Comments](http://www.bit.ly/Ecology-SouthParkLandfill-Comments)

### Open House – See Page 1 for information

Tuesday, December 5, 2023, starting at 5:30 pm

(hosted simultaneously in-person and online)

Food and refreshments provided! All ages welcome!

### ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-229-3683 or email [LDW@ecy.wa.gov](mailto:LDW@ecy.wa.gov), or visit [ecology.wa.gov/Accessibility](http://ecology.wa.gov/Accessibility). For Relay Service or TTY call 711 or 877-833-6341.



Aerial map of the South Park Landfill  
cleanup site, 2021