South Park Landfill Cleanup Site

South Park Landfill Cleanup Site from S. Kenyon Street

Comments accepted:

September 22 (12:00am) – October 21 (11:59pm), 2025

Submit comments:

Online:
https://go.ecology.wa.gov/spl-comment

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

Document review:

https://go.ecology.wa.gov/SPL
South Park Branch Library
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, Outreach
meredith.waldref@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 8100 - 8200 2nd Ave S in Seattle's South Park Neighborhood. You are invited to review and comment on the following documents:

- Two **Cleanup Action Plans (CAPs)** that describe the cleanup actions needed to address contamination on the Kenyon Industrial Park parcel and the 7901 2nd Ave S, LLC parcel at the site (see Figure 1 on pg. 2). The CAP documents describe the installation of a cap/cover on these two parcels, maintenance of infrastructure, and monitoring of groundwater and landfill gas to protect human health and the environment.
- Two **legal agreements** for the Kenyon Industrial Park parcel and the 7901 2nd Ave S, LLC parcel of the cleanup site which require the Potentially Liable Parties (PLPs) to perform the cleanup actions at the site.
- **State Environmental Policy Act-Determination of Non-Significance (SEPA):** Ecology's determination that cleanup work is not likely to harm the environment.

Questions? Join us at community office hours

Join us in South Park and Georgetown once a month to learn more about this cleanup site and others along the Lower Duwamish Waterway. We will be tabling at local businesses and in community spaces throughout 2025. Come connect with cleanup site managers, technical staff, and our outreach team in-person! Scan the code to view the schedule, or contact Meredith Waldref for details (contact information to the left).

Español (p. 4) | 中文 (見第 4頁) | Tiếng Việt (Trang 4) | ภาษาไทย (ตำแหน่ง 4)

Site location and history

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 Duwamish River.

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. During the 1950s – 1970s, part of the landfill was also used as an auto wrecking yard. By 1970, several facilities had been built on top of the former landfill.

The site is divided into the following four areas:

- **CenterPoint South Park (CPSP) Area**: This 21-acre area is now owned by CenterPoint South Park LLC. Cleanup work is being done under the 2019 Consent Decree.
- **South Transfer Station (STS) Area (formerly referred to as SRDS):** This 10.55-acre area is owned by the City of Seattle and is the location of the future STS Phase 2 construction. The construction will support the City's solid waste handling and will also address the landfill remedy. Cleanup work is being done under the 2019 Consent Decree, and the construction is part of an Interim Action.
- **Kenyon Industrial Park (KIP) Area:** This 6.49-acre area is owned by Schnitzer Properties, LLC, and is used for a mixture of office and manufacturing/warehouse space. Cleanup work is described in the documents for this comment period.
- **7901 2nd Ave S, LLC (7901) Area:** This 0.72-acre area is owned by 7901 2nd Ave S, LLC, and is mostly covered by a warehouse. Cleanup work is described in the documents for this comment period.

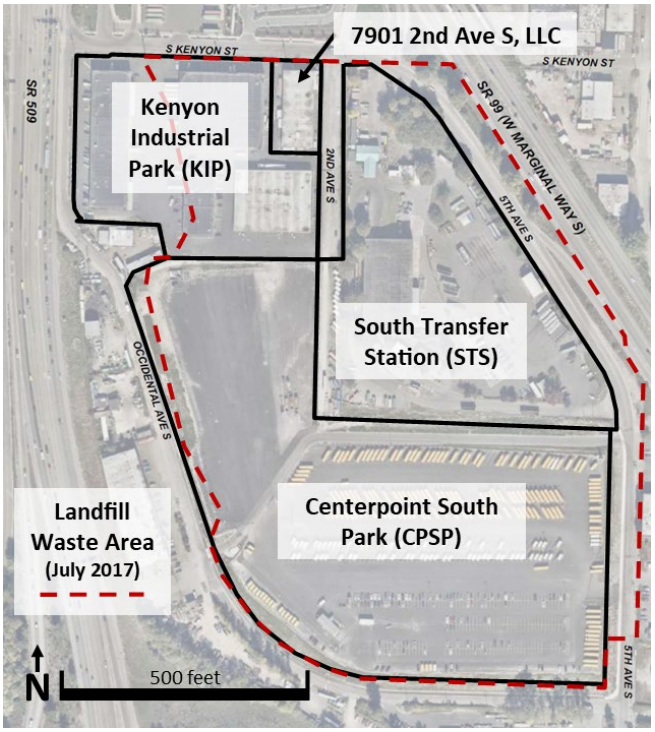


Figure 1 South Park Landfill cleanup site areas.

Figure 2 South Park Landfill in the 1950s.

Given the past and future upgrades to the first two areas of the landfill, this cleanup work will ensure that all areas of the landfill are equally protective and have the same standards of maintenance and monitoring.

Kenyon Industrial Park Area and 7901 2nd Ave. S, LLC Area: Cleanup Action Plans and Legal Agreements

The legal agreements issued to the PLPs of the KIP Area and the 7901 Area require the PLPs to address the following items in their respective Cleanup Action Plans:

- **Landfill cap:** Install a cap or paved cover over the entire area not covered by a building. The existing pavement on the two properties does not meet the minimum standards for a landfill cap remedy.
- **Landfill gas:** The landfill is still producing methane in some areas but with no measurable pressure build up. The KIP CAP requires the PLP to install two landfill gas probes on the southern and western edges of the KIP Area to ensure methane is not migrating off-site. The properties will also be required to monitor buildings for methane. The CAPs contain different actions that are triggered when higher levels of methane are detected.
- **Maintenance:** The PLPs are required to perform inspections and maintenance to ensure the long-term effectiveness of the remedy. The KIP PLP is required to inspect and maintain a 30" stormwater pipe that was constructed in an area at the landfill perimeter that was partially backfilled with cement kiln dust. An Environmental Covenant will be placed on the properties to ensure the cleanup actions stay in good condition to protect human health and the environment.
- **Long term monitoring:** A Landfill Site Coordinator (or similar arrangement) must be designated to perform the long-term monitoring required to ensure the cleanup action is meeting cleanup standards.

What happens next?

These legal agreements will go into effect at the end of the comment period. 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.

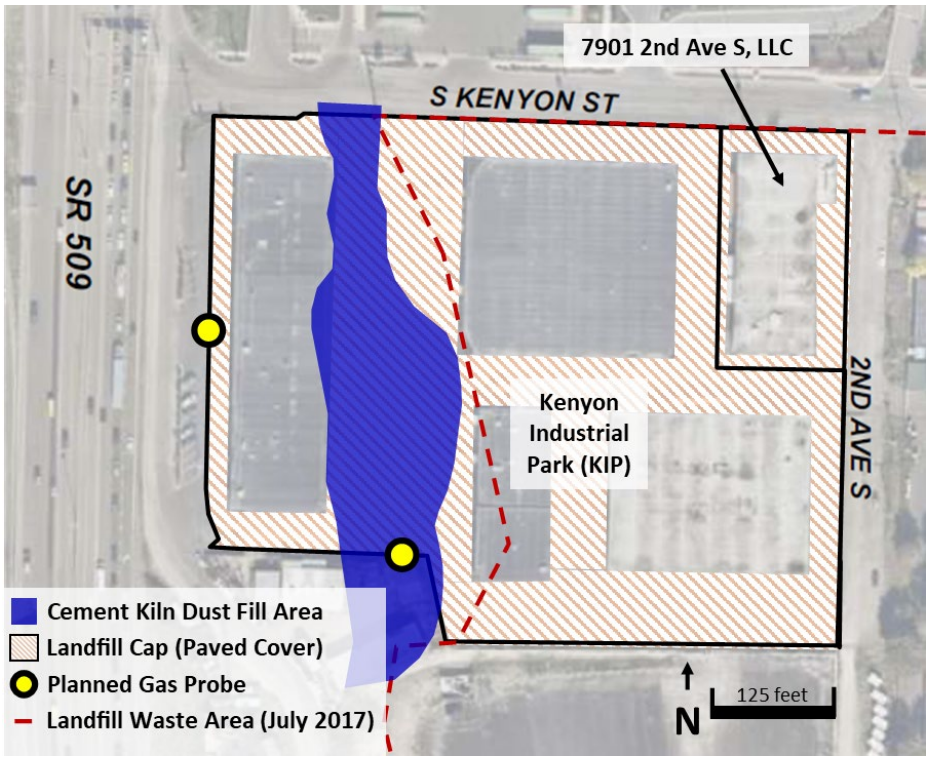


Figure 3 shows the approximate locations of areas discussed in the cleanup action plans for the KIP Area and 7901 Area.

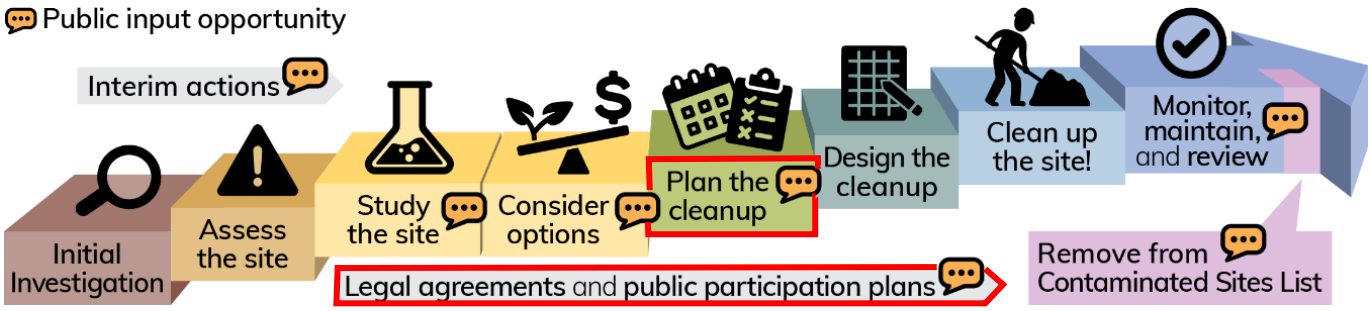
Why this site matters

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[1] Superfund Site, which includes a 5-mile stretch of the Duwamish River. The U.S. Environmental Protection Agency (EPA) added the LDW Superfund Site[2] 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[3]," so that the EPA can proceed with the cleanup of the river sediment.

Ecology's cleanup process

The Model Toxics Control Act (MTCA[4]) 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[5] 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.

Español: Para ver una copia de esta hoja informativa en español, visita https://go.ecology.wa.gov/SPL, the Seattle Public Library South Park Branch, llama al (360) 407-6097, o manda un correo electrónico a preguntas@ecy.wa.gov.

中文: 要查看 中文 情况说明书，请访问西雅图公共图书馆南公园分馆 https://go.ecology.wa.gov/SPL, the Seattle Public Library South Park Branch 致電(425) 229-3683, 或電子郵件 sunny.becker@ecy.wa.gov.

Tiếng Việt: Để xem bản sao của Tờ Thông Tin này bằng tiếng Việt , hãy truy cập trang mạng: https://go.ecology.wa.gov/SPL, the Seattle Public Library South Park Branch, hoặc gọi (360) 407-6097, hoặc gửi email đến Lngu461@ecy.wa.gov.

ภาษาไทย ដើម្បីមើលឯកសារថតចម្លងតារាងព័ត៌មាននេះជាភាសា ភាសាខ្មែរ សូមចូលមើលវិបសាយ https://go.ecology.wa.gov/SPL, សាខា Seattle Public Library South Park Branch, សូមហៅទូរស័ព្ទលេខ (425) 533-5537, ឬអ៊ីមែល LDW@ecy.wa.gov.

[1] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway
[2] https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=1002020
[3] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway/Source-control
[4] https://ecology.wa.gov/mtca
[5] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process
[6] 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

September 22 (12:00am) – October 21 (11:59pm), 2025

Questions? Join us at office hours.

More details about community office hours can be found on page 1.

Aerial map of the South Park Landfill cleanup site, 2021

ADA accessibility

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