

8801 E Marginal Way S Cleanup Site



8801 E Marginal Way S cleanup site location

Comments accepted:

February 24, 12:00 a.m. -
 April 24, 11:59 p.m., 2025

Submit comments:

Online: go.ecology.wa.gov/8801-Comment

By mail:

Beau Johnson, Site Manager
 PO Box 330316
 Shoreline, WA 98133-9716
 Phone: (206) 638-0816
 Email: Beau.Johnson@ecy.wa.gov

Document review:

go.ecology.wa.gov/8801

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

Site info:

Facility Site ID: 2072
 Site Cleanup ID: 5056

Public Outreach Contact:

Augie Nuszer
 Outreach Specialist
LDW@ecy.wa.gov
 Phone: (425) 533-5537

Documents ready for public review and comment

The Department of Ecology (Ecology) invites you to review and comment on cleanup documents for the upland portion of the 8801 E Marginal Way S cleanup site (site) located on the Lower Duwamish Waterway (LDW) in Tukwila. We would like your input on the following documents:

- **Draft Cleanup Action Plan:** Ecology's plan describing the cleanup work to address contamination at the site.
- **Consent Decree:** a legal document requiring PACCAR Inc. (PACCAR) and CenterPoint 8801 Marginal LLC (CenterPoint) to implement the cleanup action plan for the site.
- **Environmental Covenant:** this restricts activities at the site to protect health and remediation efforts.

Questions? Join us at our community office hours!

Drop-in during this two-hour community event for a conversation about this cleanup site. Phone interpretation available in Spanish, Chinese, Vietnamese, and Khmer.

All ages welcome!

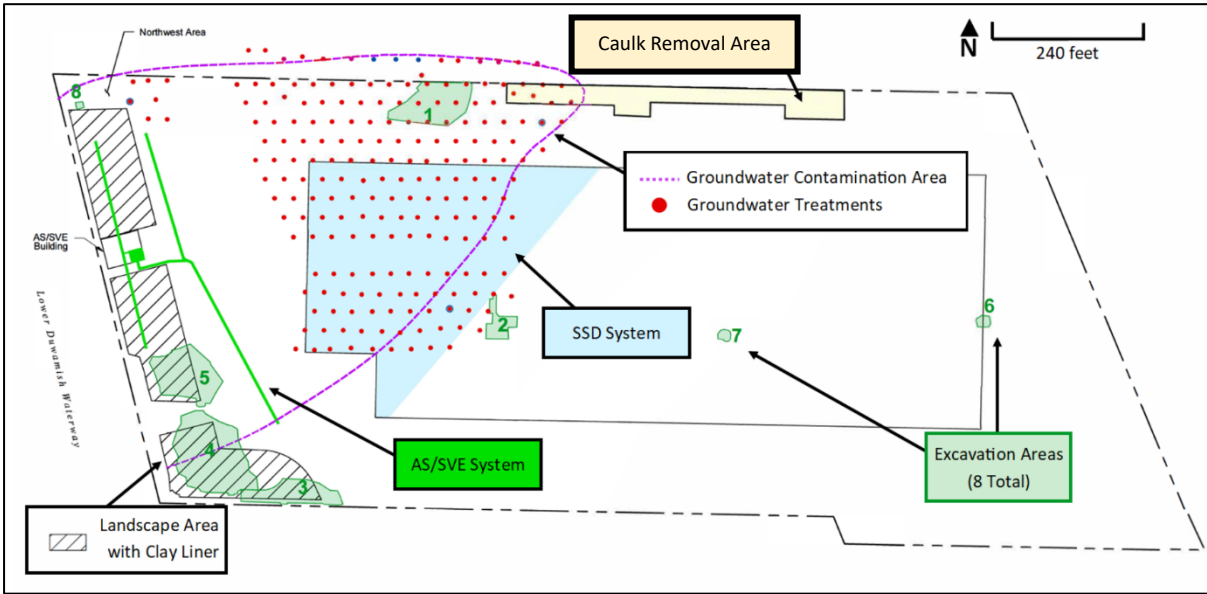
Thursday, March 13, 2025
(4:00pm–6:00pm)

In-person:

Georgetown Brewing Company
 5200 Denver Ave S, Seattle WA 98108



Toxics Cleanup Program



Cleanup actions planned for the 8801 E Marginal Way S cleanup site

Cleanup Action Plan

To address the contamination at the site, PACCAR and CenterPoint conducted an Ecology approved cleanup action during property redevelopment between 2021 and 2023. The cleanup action included:

- Targeted excavation and off-site disposal of contaminated soil
- Removal of PCB-containing caulk in pavement expansion joints and cracks
- Groundwater treatment injections
- Modification and extension of the existing Air Sparge/Soil Vapor Extraction (AS/SVE) system
- Installation of a Sub-Slab Depressurization (SSD) system

The remaining remedial actions listed below will be conducted within the Draft Cleanup Action Plan (dCAP) under a consent decree instead of the agreed order:

- **Surface Covers:** Concrete, asphalt, building foundations, and landscaping were installed as surface covers, capping contaminated soil. These covers prevent human contact with hazardous substances and limit stormwater infiltration, reducing potential for groundwater contamination.
- **AS/SVE System:** An AS/SVE system was installed and will be operated to reduce concentrations of halogenated volatile organic compounds (HVOCs) in groundwater. This system works by injecting air into the groundwater and extracting vapors, helping to remove contaminants.
- **SSD System:** An SSD system was installed under the new warehouse to prevent HVOC vapors from entering the building.
- **Stormwater Management:** Construction of infiltration facilities or ponds will be prohibited. All stormwater infrastructure will be water-tight to prevent contamination from spreading.
- **Institutional Controls:** An environmental covenant will be recorded on the property to enforce restrictions, including prohibiting excavation, construction, or groundwater use that could disturb contamination. Regular inspections, maintenance of the surface covers, and compliance with stormwater management requirements will also be mandated.
- **Long-Term Monitoring and Reviews:** Ecology will conduct periodic reviews every five years. These reviews ensure that the cleanup action continues to protect human health and the environment. If necessary, the cleanup plan will be revised to address any changes.

Toxics Cleanup Program

Site Background

The 8801 E Marginal Way S cleanup site is in an industrial area along the Lower Duwamish Waterway (LDW) in Tukwila. The upland portion of the site is approximately 24 acres. Beginning in 1929, Fisher Body Corporation used the property to assemble trucks. In 1946, Kenworth, a PACCAR subsidiary, purchased the northern two-thirds of the property and acquired the remainder of the property from Monsanto Company in 1966. PACCAR used the property to assemble trucks until 2002 when it closed the facility. Merrill Creek Holdings LLC owned the property from 2004 to 2014 when it was purchased by CenterPoint. CenterPoint completed construction of a new warehouse and other improvements on the property in 2023. In 2008, PACCAR and Merrill Creek Holdings entered into a legal agreement with Ecology called an Agreed Order to investigate and cleanup contamination in the upland portion of the site. The Agreed Order was amended to replace Merrill Creek Holdings with the new property owner, Centerpoint, in 2017. Between 2021 and 2023, PACCAR and CenterPoint completed most remedial actions required by the Interim Action Work Plan during the redevelopment of the property. The redevelopment included demolishing buildings, constructing a 414,400-square-foot warehouse, and landscaping the western 100 feet near the LDW. The remaining remedial actions are described in the dCAP, which will be implemented under the consent decree.



Aerial map of the 8801 E Marginal Way S cleanup site

Contamination

Investigations performed at the site confirmed releases of hazardous substances to soil, groundwater, and air. The following lists where contaminants of concern were detected:

Groundwater contaminants:

halogenated volatile organic compounds (HVOCs) and total petroleum hydrocarbons (TPH-G)

Soil contaminants:

TPH-G, arsenic, lead, copper, polychlorinated biphenyls (PCBs), and carcinogenic polycyclic aromatic hydrocarbons (cPAHs)

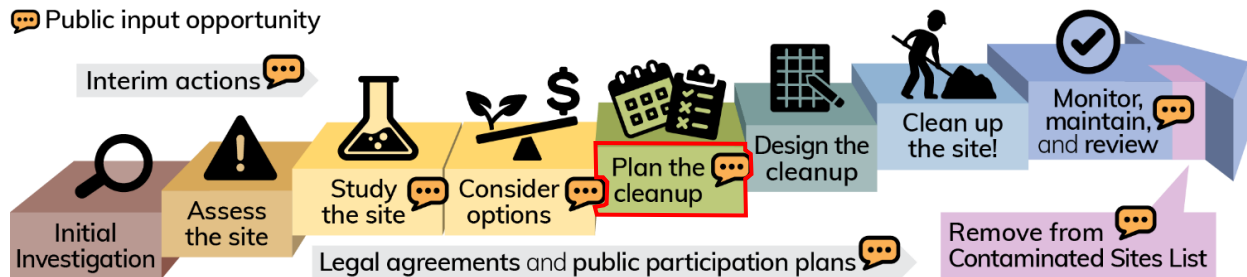
Air contaminants:

trichloroethene, 1,1-dichloroethane, and vinyl chloride (VC)

Toxics Cleanup Program

Ecology's cleanup process

The Model Toxics Control Act ([MTCA](https://ecology.wa.gov/mtca)¹) 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](https://ecology.wa.gov/mtca-process)² and oversees cleanups.



Washington's formal cleanup process

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. PACCAR and CenterPoint will then proceed with implementing the CAP under the consent decree. The graphic above shows the different stages of cleanup. Sometimes multiple stages occur in one public comment period.

Why this site matters

The 8801 E Marginal Way S site is adjacent to the [Lower Duwamish Waterway](https://ecology.wa.gov/lower-duwamish-waterway)³ Superfund Site, which includes a 5-mile stretch of the Duwamish River. The U.S. Environmental Protection Agency (EPA) added the [LDW Superfund Site](https://www.epa.gov/superfund/ldw-superfund-site)⁴ to the Superfund National Priorities List in 2001. Ecology is working to stop or reduce potential sources of contamination to the LDW Superfund Site, an effort known as "[source control](https://ecology.wa.gov/source-control)"⁵, so that the EPA can proceed with the cleanup of the river sediment.

Language Information

Español: Para ver una copia de esta hoja informativa en español, visita go.ecology.wa.gov/8801, 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 go.ecology.wa.gov/8801, the Seattle Public Library South Park Branch 致電 425-533-5537, 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:

go.ecology.wa.gov/8801, the Seattle Public Library South Park Branch, hoặc gọi (360) 407-6097, hoặc gửi email đến Lngu461@ecy.wa.gov.

ភាសាខ្មែរ: ដើម្បីមើលឯកសារថតចម្លងភាសាខ្មែរនេះជាភាសា ភាសាខ្មែរ សូមចូលមើលវិបសាយ go.ecology.wa.gov/8801, សាខា Seattle Public Library South Park Branch, សូមហៅទូរស័ព្ទលេខ (425) 533-5537, ឬអ៊ីម៉ែល LDW@ecy.wa.gov.

¹ <https://ecology.wa.gov/mtca>

² <https://ecology.wa.gov/MTCA-process>

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

⁴ <https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1002020>

⁵ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway/Source-control>

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

8801 E Marginal Way S 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

February 24, 12:00 a.m. - April 24, 11:59 p.m., 2025

go.ecology.wa.gov/8801-Comment

Public Event – See Page 1 for information

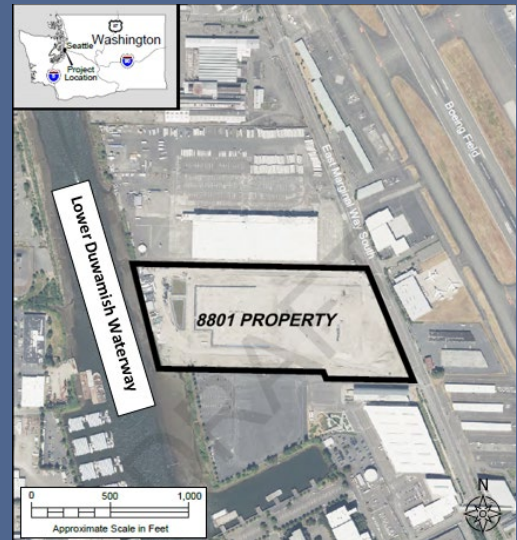
Thursday, March 13, 2025

Office Hours 4 - 6 p.m.; in-person

All ages welcome!

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-533-5537, email LDW@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.



Aerial map of the 8801 E Marginal Way S cleanup site