

# Midway Landfill Site, Kent WA



## Call for Public Comment on Proposed Consent Decree Amendment, Restrictive Covenant and 5-Year Review

The Washington State Department of Ecology (Ecology) requests your input on three documents: The first 5-year review, an amendment to the *consent decree*, and a *restrictive covenant* for the Midway Landfill site (site cleanup terms in italics are defined in the "Cleanup Terms" box on page 2).

These documents will be available at the locations listed in the box to the right. We welcome and encourage your comments on these documents between October 5 and November 4, 2005.

### Site Location and Background

The Midway Landfill site occupies 60 acres in Kent, WA between Interstate-5 (I-5) and Highway 99. It is located just south of the Kent-Des Moines exit between S. 252<sup>nd</sup> St. and S. 246<sup>th</sup> St. in Kent, WA (see figure).

A gravel pit operated on this site from 1945 through 1966. In 1966 the City of Seattle leased the site and used it as a landfill until 1983.

In 1983, after the landfill closed, extensive gas and groundwater testing began. The testing revealed potentially combustible methane gas and contaminated groundwater traveling from the site. As a result, cleanup work began in 1984 under the direction of Ecology. The site was listed by The Environmental Protection Agency (EPA) as a National Superfund site in May 1986.

In September 1988 the city and Ecology prepared a *Remedial Investigation and Remedial Action Feasibility Study* (RI/RF) to explore possible clean up strategies. In 1990 Seattle and Ecology entered a consent decree emphasizing remedial actions that would lead to immediate protection of public health and the environment.

### Cleanup Work on the Site

EPA announced the completion of the remedial work in September 2000, when the city completed the following tasks:

- Covering the landfill with a specially engineered, multilayered cap and a grassy top layer.
- Installing a gas extraction system to remove methane and prevent explosive gas from leaving the property.
- Controlling surface-water by improving drainage and preventing water from seeping into the landfill. This was accomplished by adding fill, altering the grading, and creating a holding pond for surface water.
- Fencing the landfill limiting access to the site.

## October 2005

**Public Comment Period:  
October 5 - November 4**

### Send Comments to:

Ching-Pi Wang, Site Manager  
WA Department of Ecology  
Toxics Cleanup Program  
3190 160th Avenue SE  
Bellevue, WA 98008  
E-mail: [cwan461@ecy.wa.gov](mailto:cwan461@ecy.wa.gov)  
(425) 649-7134

### To update the mailing list:

Sarah Good, Public Involvement  
WA Department of Ecology  
Toxics Cleanup Program  
3190 106<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
(425) 649-7257  
E-mail: [sgoo461@ecy.wa.gov](mailto:sgoo461@ecy.wa.gov)

### Documents can be reviewed at the following location:

WA Department of Ecology  
Central Files  
3190 160th Avenue SE  
Bellevue, WA 98008  
(425) 649-7190  
(Call for an appointment)

Kent Public Library  
212 2<sup>nd</sup> Avenue N., Kent  
(253) 859-3330

Des Moines Public Library 21620  
11<sup>th</sup> Avenue S., Des Moines  
(206) 824-8407

Ecology's Web Site:  
[http://www.ecy.wa.gov/programs/tcp/site/sites\\_information.html](http://www.ecy.wa.gov/programs/tcp/site/sites_information.html)

## Five Year Review

Ecology conducts formal evaluation of sites every 5 years to assess the cleanup work and ensure the continued protection of human health and the environment. Ecology conducted the 5- year review this summer and the findings are available for you.

Your help is requested. Please contact the site manager if you are aware of any unusual activities at or around the site, such as trespassing, vandalism, dumping, or unusual odors, or if you have other concerns.

## Results of the 5-Year Review

Ecology found that remedial work performed at this site since 1985 has greatly improved the environmental conditions. Methane gas no longer leaves the property. Clean rainwater is collected from the landfill surface and released into McSorley Creek. Methane concentrations in the soil are monitored quarterly. The groundwater under the site is cleaner than it was, and is monitored twice a year.

There are no current unacceptable risks to human health from the landfill. There is some groundwater contamination above federal drinking water standards in two monitoring wells east of the landfill and I-5, and there may still be groundwater contamination on the west side of the landfill. However, this groundwater is not a source of drinking water.

No ecological risks to plants or animals are expected now or in the future because there will not be exposure to contaminants from the site.

## Why Revise the Consent Decree?

The revisions will ensure proper management of the site. The current cleanup work will continue to take place as stated in the original consent decree; however, Ecology determined that monitoring procedures and plans should be added to the consent decree to ensure the adequate management of this site.

The revisions state the following:

- Groundwater sampling will continue until groundwater cleanup standards have been satisfied.
- County records will show that the site was a landfill and mention that future use is restricted.
- Annually, the city will warn water districts that the groundwater near the landfill is not to be used as drinking water.

## Cleanup Terms

*Consent Decree* is a legal document approved and entered by a court, formalizing an agreement between Ecology and PLPs. Once signed, a Consent Decree relieves liability of a PLP for known contamination once the cleanup is complete.

*Potentially Liable Person* is any individual(s) or company(s) potentially responsible for, or contributing to, the contamination problems at a site. Whenever possible, Ecology requires these PLPs through administrative and legal actions to clean up hazardous waste sites for which they may be liable.

*Remedial Investigation* is used to characterize the site and define the extent of contamination.

*Remedial Action Feasibility Studies* develop and evaluate cleanup options for a given site.

*Restrictive Covenant* (also called deed restrictions) are agreements between Ecology and the landowner to limit future activities on the property.

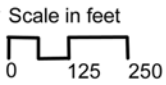
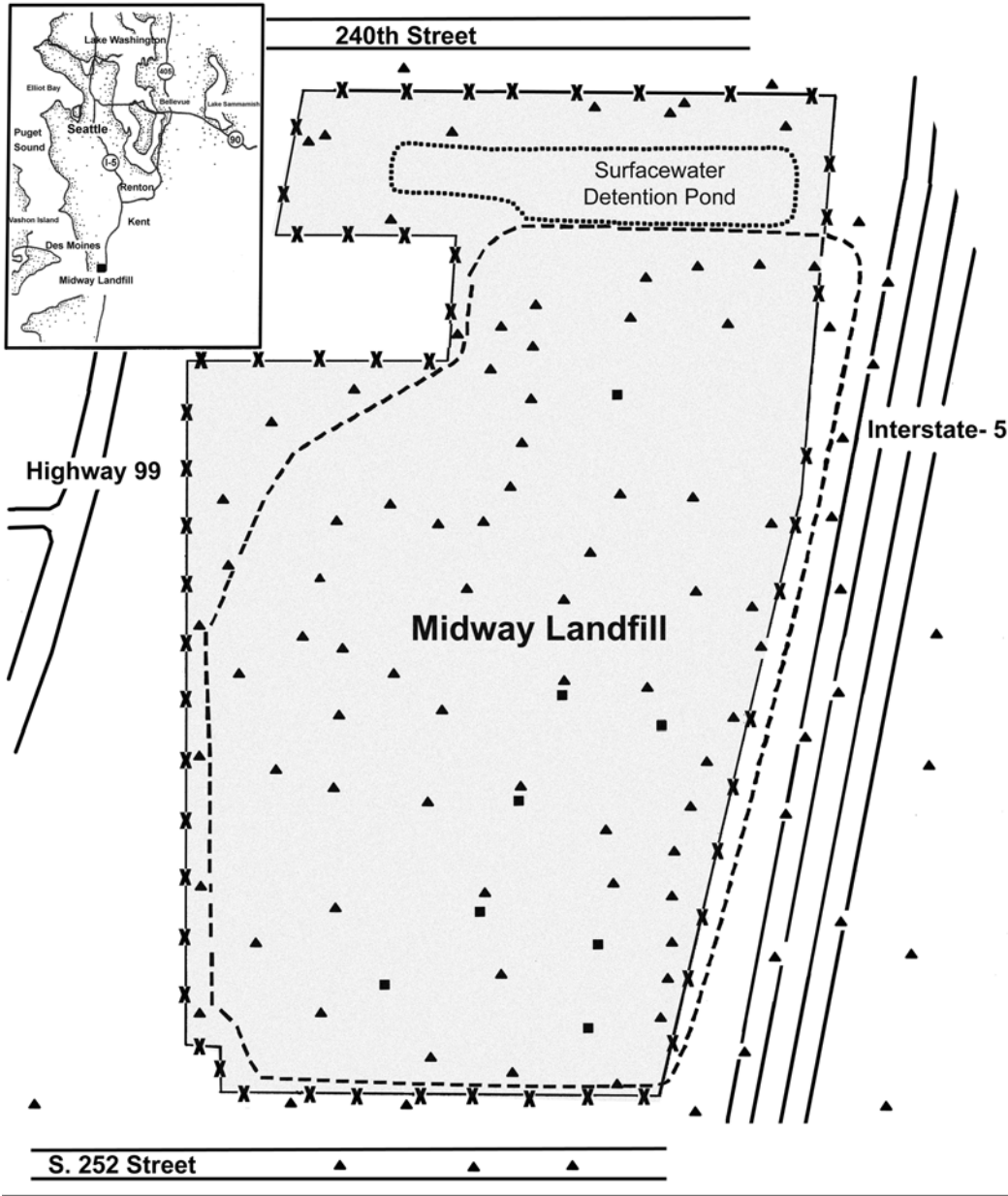
## Why Add a Restrictive Covenant?

The restrictive covenant takes into account the previous uses and contamination found at the former Midway Landfill site. The purpose of the restrictive covenant is to ensure that future use of the site is safe. Limiting future activities on this property ensures the dependability of the cleanup work.

## Public Comment on the Consent Decree Amendment, Restrictive Covenant & 5-year Periodic Review Report

Ecology is holding a public comment period from October 4 through November 4, 2005, during which you may comment on the consent decree revisions. This document is available at the information repositories listed on the first page of this fact sheet.

Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes. If no significant changes are made, the consent decree will be revised, and the 5-year review will be finalized. If additional significant changes are made to the documents an additional public comment period will be held.



Midway Landfill Kent, WA

- ▲ Gas probe, gas extraction well, or groundwater monitoring well location.
- Oil thickness monitoring wells
- Approximate limit of refuse
- X— Fenced site boundary
- Engineered multi layer cap with grassy top layer

In addition, you may provide us with relevant information for the 5-year review. Please report any questions you have, or unusual activities taking place at the Midway Landfill site.

A public meeting is not planned for this public comment period. However, one will be held if 10 or more people so request.

**Ecology would like your input**

This is your opportunity to review and provide comments on the proposal to revise the consent decree for the Midway Landfill. Please send your comments before November 4<sup>th</sup> to Ecology's Site Manager, Ching-Pi Wang at the address in the box on the first

page of this fact sheet. Comments may be sent by mail or e-mail and should include "Midway Landfill" in the subject line.

If substantive comments are received, further site investigation or cleanup work may be required. If this occurs, Ecology will hold an additional comment period.

For information about other Ecology public comment periods, meetings, hearings, workshops, and open houses, please visit Ecology's public events calendar at: <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>. To learn more about the public comment process read *Frequently Asked Questions about Effective Public Commenting*.



3190 160th Avenue SE  
Bellevue, WA 98008-5452

**Midway Land Fill Site:**

Ecology Seeks Public Comment

Public Comment Period

October 5 – November 4, 2005