



Lakewood Community & Economic Development Department

Contaminated Properties Update

August 15th, 2024

The Washington State Department of Ecology (WADOE) Confirmed and Suspected Contaminated Sites List includes 14,275 properties listed statewide. This list includes sites which still require cleanup and sites which require no further action (NFA). There are 38 sites in Lakewood which still require cleanup. There are 73 sites in Lakewood listed as NFA.

Many of the contaminated sites that are located within Lakewood's borders are listed as 'Tacoma' addresses on the ecology.wa.gov contaminated sites map. Sites listed as Tacoma addresses were generally created before Lakewood was incorporated. All sites within the Lakewood that still require cleanup or have achieved NFA status are included in this report.

Six sites have updated cleanup or reporting actions in 2023-2024:

- Blue Tick Inc: Cleanup Started, VCP Receipt of Plan or Report
- Bob's Mobile Home Park: Cleanup Started, Groundwater Monitoring Report
- Ken's Tire Service: Cleanup Started, VCP Receipt of Plan or Report
- Lakewood Ford: Cleanup Started, VCP Receipt of Plan or Report
- Lakeview Gravel Pit: Cleanup Started, VCP Technical Assistance
- Mutual Materials: Cleanup Started

In 2023, the Department of Ecology requested Lakewood Ford to provide an updated status report.

- Lakewood Ford has made progress towards cleanup

One site was added to the contaminated sites report since the last update:

- Kendrick Landing: Cleanup Started, VCP Receipt of Plan or Report

One site was given a status of "No Further Action" since the last report:

- Unocal 3588: No Further Action

111 total sites within Lakewood:

- 73 properties in Lakewood have a status of 'No Further Action'.
- 38 properties in Lakewood are still listed as contaminated and require cleanup.

Cleanup of contaminated sites may take several years, depending on the extent of the contamination. Most sites are cleaned by private property owners, rather than by public agencies.

This report includes site types, site locations, site statuses, cleanup processes, responsible parties, what has been done, what the City is obligated to do, and what the City can do to clean up contaminated sites.

Types of Contaminated Sites and Oversight

There are two main types of contaminated sites to consider:

Superfund: Uncontrolled or abandoned sites or properties where hazardous waste or other contamination is located. A contaminated site is generally considered a "Superfund site" if the federal government is or plans to be involved in cleanup efforts. There are two such sites that touch incorporated Lakewood: [American Lake Gardens](#) (now listed as No Further Action) and [Lakewood Ponders Corner](#).

USTs: Underground storage tank (UST) sites contamination from petroleum products or Superfund hazardous substances released from underground storage tanks. Tacoma Pierce County Health Department (TPCHD) works with the Washington State Department of Ecology (WADOE), property owners and local jurisdictions on these sites. Lakewood has several UST contaminated sites.

95% of all sites statewide have some type of petroleum contamination.

Brownfields:

Brownfields have a presence of a potentially hazardous substance, pollutant, or contaminant that may complicate real property expansion, development or reuse. Washington State Department of Ecology is the lead agency (WADOE).

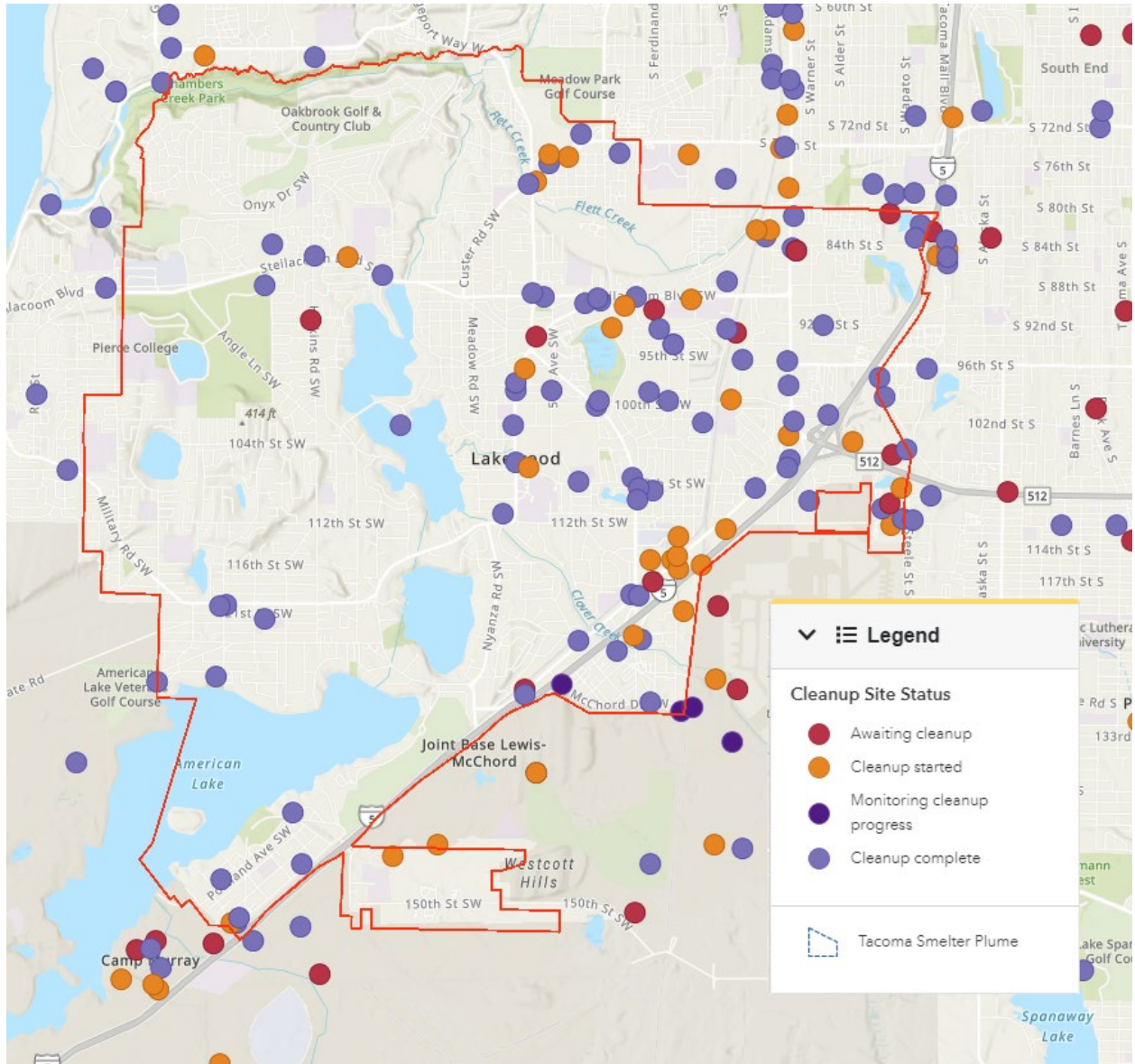
The term 'Brownfield' has no regulatory meaning. A municipality may declare a site a brownfield site under several conditions:

- The site is currently abandoned, derelict, or blighted
- Contamination or possible contamination due to the history of the site is affecting development efforts (e.g. the site was formerly a gas station and the status of the underground storage tanks is unknown, causing developers to balk on potential redevelopment projects)
- The municipality has a path to ownership for the property; and,
- Redevelopment is planned for the site

The brownfield program is intended to assist government entities in revitalizing brownfield sites through competitive grants. This program is not intended for use by private investors.

Contaminated Sites Map:

The following EPA Confirmed and Suspect Contaminated Sites are accessible online via this web link: [Lakewood Contaminated Sites](#)



Priority Contaminated Sites:

The following is an update on the three contaminated sites within the Downtown Subarea as of August 15, 2024. These sites are high priority due to potential for redevelopment in the Downtown Subarea.

Priority Contaminated Sites Update				
Site	Parcel Numbers	Property Usage	Environmental Background	Status/Notes
BC Olson, 9152 Gravelly Lake Dr SW	5130001350	Commercial office, building remains	Heating oil released during removal of associated underground storage tank	Awaiting Cleanup
Ken's Tire, 9601 Gravelly Lake Drive SW	0219022143	Automotive service facility	UST removed from site with follow- on investigation of dry-well and oil- water separator. Confirmed presence of petroleum products, petroleum related constituents, and halogenated solvents in soil. Suspected in groundwater.	July 13, 2023: Cleanup complete, awaiting NFA status
Lakewood Towne Center	4002240010 4002240090 4002300090	Previously Lakewood Mall; area has since subdivided and been redeveloped to power center	Multiple dry cleaners operated in the mall. Groundwater contamination confirmed with chlorinated solvents, and soil contamination by same suspected.	May 22, 2023 - WADOE accepted the application to the standard process of the Voluntary Cleanup Program (VCP) for the Lakewood Towne Center Facility (Site). The agreement is effective as of 4/18/2023.

Active Contaminated Sites:

Status of active Lakewood Contaminated Sites			
Site Name	Address	Area	2024 Status
BG Olson	9152 GLD SW	Downtown	Awaiting Cleanup*
Kens Tire	9601 GLD SW	Downtown	Cleanup Started
Lwd Towne Center	Main St & 59th Ave	Downtown	Cleanup Started
Flying B 18	11747 Pacific Hwy	Lakewood Station	Awaiting Cleanup*
Kendrick Landing	4610 114th St SW	Lakewood Station	Cleanup Started
Kwang Property	11536-11533 Pac Hwy	Lakewood Station	Cleanup Started*
Lakeview Auto Wrecking	11528 Pacific Hwy	Lakewood Station	Cleanup Started*
Lakewood Ford	11517 Pacific Hwy	Lakewood Station	Cleanup Started
Tyee Cleaners	4924 115th St Ct SW	Lakewood Station	Cleanup Started*
WA DOT Lakeview	11211 41st Ave SW	Lakewood Station	Cleanup Started*
WA DOT MP 126.5	I-5 ROW MP 126.5	Lakewood Station	Cleanup Started*
Al's Automotive	7901 Steilacoom Blvd	Other	Cleanup Started*
Blue Tick Inc	8141 Durango St SW	Other	Cleanup Started
BNSF Right of Way	7109 146th St SW	Other	Awaiting Cleanup*
Boral Stone Products	10920 S Steele St	Other	Cleanup Started
BP 11258	10302 STW	Other	Cleanup Started
Cascade Demolition Landfill	2410 104TH STREET CT S	Other	Awaiting Cleanup
Dirk's Truck Repair	2421 110th St SW	Other	Awaiting Cleanup*
Gais NW Bakery	8203 Durango St SW	Other	Cleanup Started*
Lakes Auto Salvage	4034 100th St SW	Other	Cleanup Started
Lakewood Ponders	15 & New York Ave	Other	Cleanup Complete-Active O&M/Monitoring
Mutual Materials	5915 75th St W	Other	Cleanup Started*
Ponders Auto Parts Inc	12828 Pacific Hwy	Other	Awaiting Cleanup*
Rhine Demolition Landfill	2602 S 80TH ST	Other	Awaiting Cleanup
Schnitzer Pick-n-Pull	2416 112th St S	Other	Cleanup Started*
Tacoma Dry Cleaners	7502 Custer Rd W	Other	Cleanup Started
Texaco 1465	7717 Bridgeport Way	Other	Cleanup Started*
Woodworth & co	2800 104th Street Ct S	Other	Cleanup Started
CPTC	4500 Steilacoom Blvd	Public Institution	Cleanup Started*
CPTC Bldg 22	4500 Steilacoom Blvd	Public Institution	Awaiting Cleanup
CPTC Bldg 25	4500 Steilacoom Blvd	Public Institution	Cleanup Started*
CPSD Hanger Bldg	9219 Lakewood Drive	Public Institution	Cleanup Started*
Lakewood Area Community	9106 Hipkins Rd SW	Residential Area	Awaiting Cleanup*
Tillicum Mobil	8202 Berkely Ave SW	Tillicum	Cleanup Started*
Bob's MHP	7109 146th St SW	Woodbrook	Cleanup Started
Lakeview Gravel Pit	47th Ave SW & 121st	Woodbrook	Cleanup Started
PSE Transformer	7517 146th St SW	Woodbrook	Cleanup Started*
WA DOT Bridgeport	12320 Bridgeport	Woodbrook	Cleanup Started*

**No EPA update in the past 5 years*

Sites Requiring No Further Action (NFA):

Lakewood Contaminated Sites requiring No Further Action		
Cleanup Site Name	Address	NFA Given
Shell Station 121589	8223 Steilacoom Blvd	2/15/1990
Washington Tree Service	9716 26th Ave S	9/30/1991
Mcchord Custom Cleaners	12923 Bridgeport Way SW	12/19/1991
Villa Plaza Firestone 31H8	1051 Gravelly Lake Dr	10/22/1993
Lake Steilacoom	Lake Steilacoom Sediments	8/24/1994
Exxon Station 7142	12315 Bridgeport Way SW	5/17/1995
Sutherland Distributing Co.	9818 Sales Rd S	6/29/1995
Interstate Distributor Co	8311 Durango St SW	12/28/1995
Qwest Juniper	6330 111th St SW	11/12/1996
FUDS Tacoma Sto Sites USGS	8914 Lakeview Ave SW	8/14/1997
Tvetens Lakewood Inc	10002 Bridgeport Way SW	10/1/1997
BP Service Station	10801 Bridgeport Way	1/16/1998
Dobashi Market Deli	6101 Steilacoom Blvd Sw	4/29/1998
Arco 4266	7718 Bridgeport Way W	8/20/1998
Fort Steilacoom Park Shop	8802 Dresden Ln SW	9/21/1998
I5 at SR 512 Corporate Park	11000 34th Ave S	11/9/1998
Taco Bell	10619 Pacific Hwy SW	2/2/1999
Arca Systems	9314 47th Ave SW	4/28/1999
Rental Mart	10712 Bridgeport Way SW	5/18/1999
8810 Forest Rd	8810 Forest Rd	2/23/2000
Lakewood City North American Lake Park	9222 Veterans Dr SW	12/21/2000
Tucci & Sons Mcchord Plant	11102 Steele St S	4/11/2001
Texaco Star Mart	10117 S Tacoma Way	8/10/2001
Holroyd Co Lakewood	7216 Lakewood Dr W	1/21/2003
Hickey 12411 & 12507 Pac Hwy SW	12411 & 12507 Pac Hwy SW	5/29/2005
Lucky Leos Carwash	4920 109th St SW	11/25/2005
Thornewood Castle	8602 Thornewood Ln	3/19/2007
Reids Automotive Inc	3512 S 84th St	5/14/2008
Fleet Forklift	10029 S Tacoma Way	7/7/2011
AAA Loans & Gun Shop	12831 Pac Hwy SW	8/17/2012
Bennies BP	9202 Washington Blvd SW	8/29/2012
Big Brothers & Big Sisters Bingo	8200 Tacoma Mall Blvd	8/29/2012
Contractors Building Supply Inc	9516 39th Ave Ct SW	8/29/2012
European Motors Co	5911 Steilacoom Blvd SW	8/29/2012
Griffen Galbraith Fuel Co	10202 Lakeview Blvd SW	8/29/2012
Jenco Development	2310 104th Ct S	8/29/2012
Landscaping by Pat Boring	7517 Grange St W	8/29/2012
Mountain View Memorial Park	4100 Stelacoom Blvd SW	8/29/2012
Northwest Bottling Co	3318 S 92nd St	8/29/2012
Northwest Building Corp	4700 100th St SW	8/29/2012

PCFD 2 Station 2-1	5000 Stelacoom Blvd SW	8/29/2012
PCFD 2 Station 2-4	8310 87th Ave SW	8/29/2012
Pierce Transit	3701 96th St SW	8/29/2012
Shell Station 47	8401 S Tacoma Way	8/29/2012
Straight Line Auto Service	9126 Washington Blvd SW	8/29/2012
Top Auto Inc	11111 Bridgeport Way SW	8/30/2012
Car Pros	8021 S Tacoma Way	8/30/2012
Mcconaghy Construction	8903 Gravelly Lake Dr SW	8/30/2012
Unocal 6064	9810 Gravelly Lake Dr SW	8/30/2012
Cellular One SE 17	5717 SW 108th St	8/31/2012
Northwest Transmission	9724 Tacoma Way S	8/31/2012
Texaco 63-232-0398	11910 Pacific Hwy S	8/31/2012
American Lake VA Hospital	Veterans Dr American Lake	10/4/2012
Unocal 3588	11919 Pacific Hwy	6/6/2013
Oakbrook Chevron	7501 Stelacoom Blvd SW	12/10/2013
ARCO 4340	15408 Union Ave SW	1/16/2014
Villa Transmission & Auto Repair	9810 59th Ave SW	3/11/2014
Tillicum Automotive	14612 Union Ave SW	5/8/2014
Oregon Pacific Building Products Wash	9213 51st SW Lakewood Tacoma	9/26/2014
Eds Moving & Storage Inc	11104 26th Ave S	10/7/2014
Tri Star & Eagles Gas Station	10515 Pac Hwy SW	3/24/2015
Assoc Petroleum Products Inc UST	9822 47th Ave SW Bldg 18	4/30/2015
Fred L Powers	9642 Gravelly Lake Dr SW	6/19/2015
Mutual Materials Tacoma	5219 75th St	6/30/2015
Time Oil 01-340	5404 Stelacoom Blvd SW	6/30/2015
Lake City Elementary School	8800 121st St SW	7/19/2016
7 Eleven 230326198A	10822 Pacific Hwy SW	5/15/2017
7 Eleven Store #14469	12336 Pacific Hwy SW	7/30/2018
Unocal 7283	5429 100th St SW	9/12/2018
7 Eleven Store 2303-24449J	10649 108th Ave SE	7/23/2019
Shell 406	8306 Tacoma Mall Blvd	10/2/2019
Chevron	10202 GLD SW	7/20/2021
Swan Properties	8920 GLD SW	12/14/2021

^Site does not appear on the contaminated sites list; NFA = No Further Action; NFA means that the owner has met target cleanup levels for use, and the government does not consider the contamination worthy of attention. NFA does not necessarily mean ready for all uses. NFA status may change.

Cleanup Process

The variables that go into the cleanup process are unique to each site. The following are typical processes to follow.

1. A local government official identifies a Brownfield site that has redevelopment potential. What can you do?
 - Gather information about the history and past uses of the property;
 - Identify the property owner;
 - Work with the owner to encourage development, and to provide resources;
 - Encourage the owner to join the VCP and act as a liaison between the owner, agencies, and resources to assist in this process;
 - Ensure that the community supports this project through proper zoning and noticing as required;
 - Work with the owner through the cleanup process to ensure they complete the process;
 - Act as an ombudsman throughout the cleanup, and development processes.
2. What if the owner cannot be found or does not respond?
 - If property taxes are delinquent, government may repossess the property;
 - If the property is a public nuisance, the local government can take action to abate the hazards, and recover expenses plus fees and taxes from the owner, and failure to reimburse may allow the local government to foreclose;
 - Issue warnings to the property owner and/or civil citations with monetary penalties to the property owner (see more on what the City can do on page 8).

Depending on the amount and type of contamination, it could take many years to complete these projects. WADOE must have four quarters of reporting at levels below minimum cleanup in order to designate the property as NFA. This does not mean the property is completely useless. There are some situations where a property is allowed to be used, but there are restrictions on its use, and/or there is ongoing monitoring required.

Funding Options

*NOTE: Private property owners are not eligible for grants. The City could apply for grants, but would need to be the property owner or have intent to purchase the property. We are not recommending that the City do this due to potential legal implications. **These grants are for informational purposes only.** The majority of properties are cleaned up by private owners.*

The Remedial Action Grant Program has the following opportunities on a biennial basis:

- [Area-wide groundwater investigation grants](#): provide funding to local governments to investigate known or suspected areas of groundwater contamination caused by multiple releases of hazardous substances. These grants are intended to facilitate the cleanup and redevelopment of multiple properties located within the impacted areas by addressing issues that would be difficult to resolve on a site-by-site basis.
- [Safe Drinking Water Action Grants](#): to assist in providing safe drinking water to persons served by private wells or public water systems impacted by a contaminated site.
- [Oversight Remedial Action Grants](#): provide funding to local governments that investigate and clean up contaminated sites under an order or decree overseen by Ecology under MTCA or by the U.S. EPA under the federal cleanup law.

The next opportunity to apply for the above grant types will be in the **Spring of 2024 for funding in the 2025-2027 biennium**. The Guidance for the new biennium will be updated, but we do not expect large changes.

Other grants that are available are:

- [Independent Remedial Action Grants \(IRAGs\)](#): An independent remedial action is a cleanup action completed voluntarily – that is, a cleanup not under an enforcement order, agreed order, or consent decree. IRAGs are available to help local governments offset costs of cleaning up sites independently.
- [Integrated Planning Grants \(IPG\)](#): Local Governments that own or are considering acquisition, cleanup and adaptive reuse of a brownfield property, or multiple properties within a defined area, may be eligible for a Standard IPG to facilitate remedial action and adaptive reuse of the property(s) following remediation. **There are no open applications at this time.**

[Washington State Department of Commerce Revolving Loan Fund](#) is available to local and regional governments, non-profit agencies and private businesses for cleanup and redevelopment.

[Liability for brownfields](#) fall to not only the current property owner, but also to previous property owners if they were responsible for the contamination. The City is obligated to ensure that any redevelopment and/or new tenants that take possession of property are protected, including patrons of those tenants when the City has been made aware of the contamination.

City Obligation

If the City is aware that a site is contaminated it is obligated to regulate reuse of these properties in order to protect the health of persons and the environment. This includes change of use, tenant improvements to existing structures, and redevelopment of the property. Storm water compliance officers are also responsible for working with property owners, WADOE and others when hazardous spills or leaks occur to ensure proper handling and cleanup.

What is the City Currently Doing?

- Updates to the contaminated sites report and analysis of properties
- Working with DOE to provide details on each site, and to assist in getting access to these sites for further evaluation (we are currently in the process of updating this information);
- Working with TPCHD on USTs, including site updates, and outreach to property owners;
- Working with DOE on hazardous spills (Public Works Engineering);
- Code enforcement through CSRT and in coordination with our Housing Program Manager and Building Official;
- Monitoring and regulating sites for redevelopment activities to ensure proper and safe management of land use, and redevelopment efforts.

What can the City do?

The City can legally do any and all of the following:

- 1) Identify and publish the problem properties on the City website;
- 2) Issue warnings to the property owner;
- 3) Issue civil citations with monetary penalties to the property owner;
- 4) Abate dangerous and nuisance conditions on the property, recovering costs from the owner.

All actions are based on the City's "police powers" granted by the Washington State Constitution, Article XI, Section 11, which states: *Any county, city, town or township may make and enforce within its limits all such local police, sanitary and other regulations as are not in conflict with general laws.*

Generally, the City bases many of its code provisions on state statutes; for example, the following:

- [Chapter 35.80](#) (Dangerous and Unfit Buildings) - [Chapter 15.05 LMC](#) (Adoption of International Codes)
- [Chapter 9.06](#) (Public Nuisances) - [Title 8 LMC](#) (Health and Safety)
- [RCW 46.55.240](#) (Junk Vehicles) - [Chapter 8.26 LMC](#) (Junk and Nuisance Vehicles)

Lakewood Water District Actions (LWD)

The Ponders Wellfield Treatment station was fully completed 2019/2020 to address requirements for this Superfund site.

The project included three main components:

- New booster pump station
- Two new stripping towers
- 4 granular activated carbon (GAC) filtration Vessels. These filters remove PFAS* contamination that has migrated to the wellfield.



Ponders Wellfield Treatment

Representatives from the 28th & 29th legislative districts secured \$5.6M in funding for the Scotts Wellfield filtration project. This site is just east of the railroad tracks off of 108th Street SW and west of Rainier Ave SW. Filtration was installed in 2022 to remove PFAS from the wells. The filtration facility is larger than the Ponders site. LWD continues to coordinate with the EPA the City of Lakewood, and other government entities to keep water quality high in our communities.



Scotts Wellfield Treatment

Recommendations and Next Steps

1. Update site evaluations, including an analysis of liability based on historical records and report to WADOE;
2. Obtain updated site access authorizations for each site and provide to WADOE;
3. Inform and work with TPCHD on UST/petroleum site status and progress;
4. Prioritize sites that are in our target areas for redevelopment, and that are most easily pushed toward NFA designation (*low hanging fruit*);
5. Develop recommended strategies; and
6. Secure the services of a specialized legal firm as a resource.

**What are PFAs? Polyfluoroalkyl substances that are man-made chemicals widely used for their properties, such as being resistant to heat, water, and oil. These chemicals came into mainstream use in the 1950s and have been used for non-stick cookware (ex. Teflon), stain resistant fabrics and carpeting, waterproof clothing (ex. Scotchgard, Gore-tex), personal care items like shampoo, and firefighting foams (ex. used near air bases and airports).*