

# Grand Street Commons Cleanup Site



Proposed Grand Street Commons affordable housing development

## Comments accepted:

April 12 – May 11, 2021

## Submit comments

Online at:

<http://bit.ly/Ecology-GrandStreetCommons-Comments>

Or by mail to:

Sandra Matthews Site Manager  
Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
[Sandra.Matthews@ecy.wa.gov](mailto:Sandra.Matthews@ecy.wa.gov)  
Phone: 425-649-7206

## Document review locations:

**Washington Department of Ecology  
Northwest Regional Office**  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
*Please call for an appointment:*  
425-649-7239

## Documents available online at:

<http://bit.ly/Ecology-GrandStreetCommons>

## Site Information:

Facility Site ID: 97763114  
Cleanup Site ID: 3018  
<http://bit.ly/Ecology-GrandStreetCommons>

## Cleanup process moving forward

The Department of Ecology (Ecology) is overseeing a cleanup of the future Grand Street Commons affordable housing development in the Judkins Park neighborhood of Seattle, being done by Grand Street Commons LLC (GSC). As part of that process, Ecology is making investigation and cleanup plan documents available to the public for review and comment.

We would like your comments on the following documents:

- **Prospective Purchaser Consent Decree (PPCD) Amendment:** directs GSC to implement the cleanup at the Site.
- **Remedial Investigation / Feasibility Study Report (RI/FS):** describes contamination at the Site, evaluates cleanup alternatives, and recommends a preferred cleanup alternative.
- **Draft Cleanup Action Plan (CAP):** Ecology's plan that describes the cleanup work to address contamination at the Site.
- **State Environmental Policy Act (SEPA) – Determination of Non-Significance:** Ecology's determination that the cleanup work is not likely to harm the environment.

## Online public meeting

In consideration of public health and safety, Ecology will hold an *online* public meeting to provide more information and answer questions. **Registration required.**

**Wednesday, April 28, 2021**

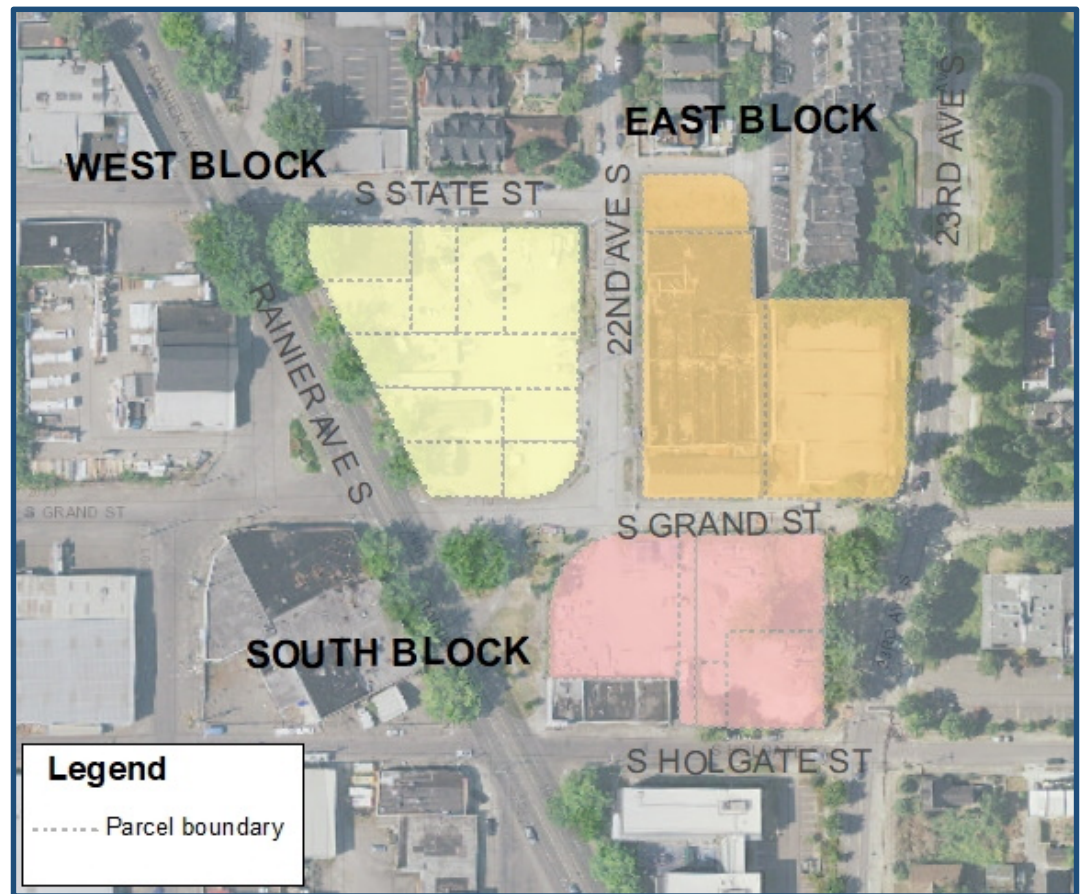
- 6:30 – 7:00 pm: presentation
- 7:00 – 7:30 pm: question and answer session

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## Background

The Grand Street Commons Site (Site) is approximately located at 1750 22<sup>nd</sup> Ave S in the Judkins Park neighborhood of Seattle. The Site consists of 17 King County parcels totaling about 3.3 acres, divided into three areas: the West Block, the East Block, and the South Block (see figure).

Grand Street Commons, LLC purchased this area to be redeveloped as a transit-oriented mix of affordable and market rate housing near the planned Judkins Park Link Light Rail Station. The development will include approximately 314 units of affordable housing as well as 420 market rate apartments. The redevelopment will include some retail space and underground parking.



*Aerial image of Grand Street Commons cleanup site.*

The Site has been used for manufacturing, commercial dry cleaning and vehicle repair and painting. Over the last several decades, businesses operating there released hazardous substances into soil and groundwater.

Belshaw Brothers, Inc. (BBI) operated a commercial facility that produced bakery and restaurant equipment from 1924-2000's. The facility included a paint building, welding shop, an on-site foundry used for aluminum parts casting, warehouses, production buildings, and an unpaved parking lot. At least three underground storage tanks (USTs) released petroleum products to the soil that migrated to and impacted shallow groundwater at the Site.

The parcel in the northwest corner of West Block was occupied by multiple commercial and light industrial facilities from the early 1950s to the present. Penthouse Drapery Cleaners (Penthouse) occupied this parcel for a commercial dry cleaning operation from the 1980's through the mid-1990's. From 1998-2020 Seattle Collision Center, which operated a vehicle repair and painting business, occupied the former Penthouse property. In 2018 Penthouse performed an independent cleanup through Ecology's Voluntary Cleanup Program (project #NW2278) by conducting an interim action. Electrical Resistance Heating (ERH) was used to remove some of the chlorinated solvents from soil and groundwater on the West Block.

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## Contaminants of concern

The RI summarized the nature and extent of the contamination on the site. Operations from the former drycleaner and former manufacturing led to contaminated soil and groundwater in many areas of the Site. Some contaminants also released vapors into the air. During the remedial investigation, the following contaminants of concern (COCs) were identified for soil and shallow groundwater at the Site above the state Cleanup levels:

- **Soil:** Total Petroleum hydrocarbons (TPH) in the gasoline range (TPH-G), diesel-range hydrocarbons (TPH-D), cadmium, lead, and tetrachloroethene (PCE)
- **Groundwater:** PCE, trichloroethene (TCE), vinyl chloride (VC), 1,4-dioxane, gasoline range (TPH-G), diesel-range hydrocarbons (TPH-D), benzene, xylenes, and arsenic

## Previous investigations and cleanup work

Partial cleanup actions were conducted at the Site:

- BBI's cleanup actions in the east-central portion of the West Block that consisted of UST removals and implementation of a dual phase extraction remediation system to address the petroleum hydrocarbons contamination.
- Penthouse Drapery cleanup actions in the northwest portion of the West Block included the implementation of an electrical resistance heating system to address the chlorinated solvents contamination.

These partial cleanups did not fully investigate the releases at the Site and did not remediate contaminated soil, shallow groundwater, and soil gas at the Site to applicable MTCA Method A cleanup levels for unrestricted land use.

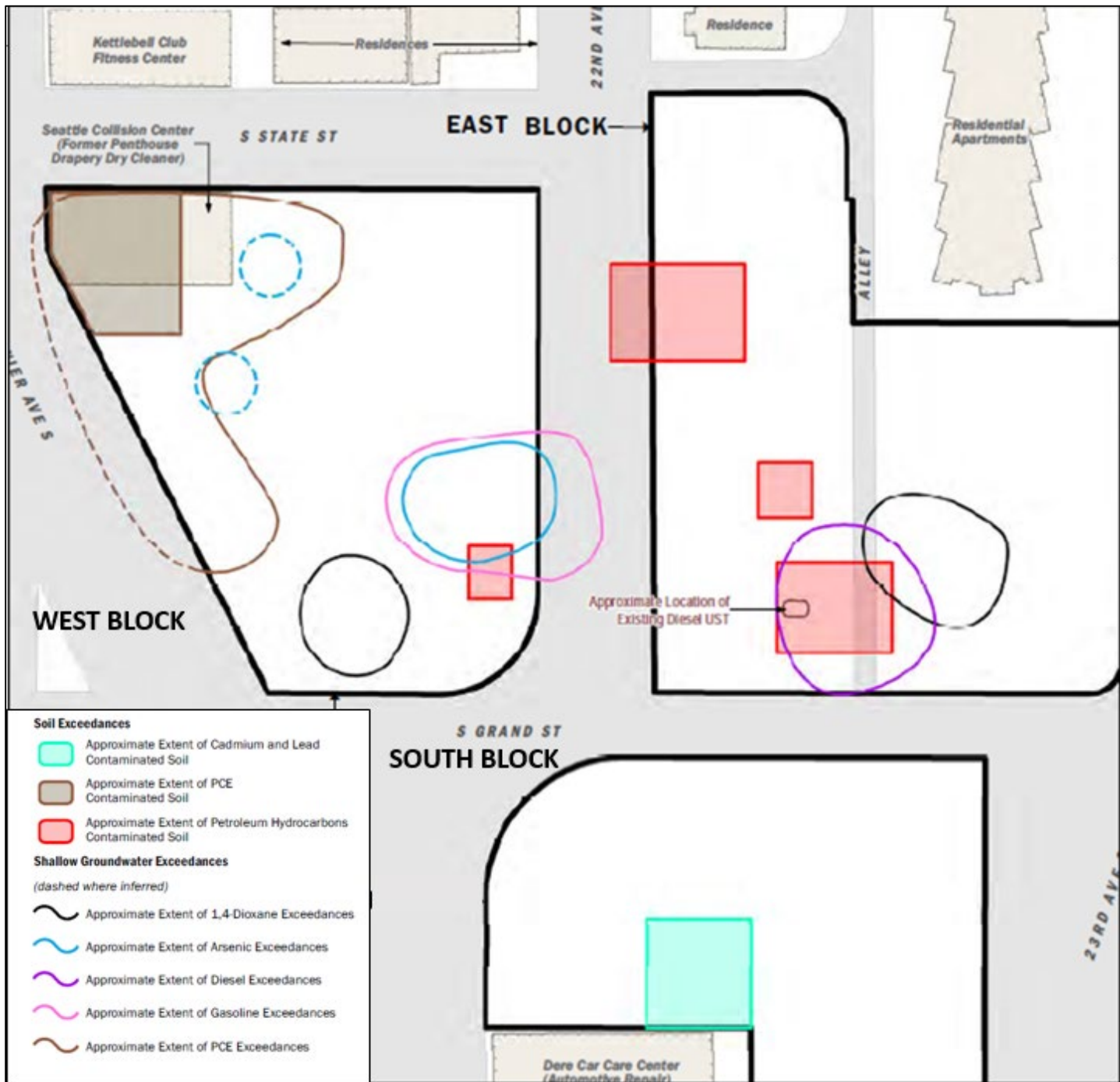
## Proposed cleanup actions

The FS developed five cleanup alternatives that were evaluated for the Site based on permanence, effectiveness, protectiveness, implementability, short- and long-term risk, public concerns, and cost. From that evaluation, a preferred alternative was identified and developed into a draft CAP. The preferred alternative consists of the following actions to clean up the contaminated areas of the Site. (See corresponding figure on page 4).

- Excavation and disposal of PCE -contaminated soil in the northwest portion of the West Block to an approximate depth of 30 feet below ground surface (bgs).
- Performing *in situ* treatment of chlorinated solvent -contaminated shallow groundwater using chemical reduction on the West Block and Rainier Ave S to achieve proposed cleanup levels.
- Excavation and disposal of petroleum hydrocarbon-contaminated soil on the East and West Blocks to an approximate depth of 15 feet bgs.
- Performing *in situ* treatment of petroleum hydrocarbon -, and 1,4 dioxane-contaminated shallow groundwater using chemical oxidation on East and West Blocks to achieve proposed cleanup levels.
- Excavation and disposal of gasoline-contaminated soil beneath a portion of 22nd Ave S to an approximate depth of 10 feet bgs.
- Capping of cadmium- and lead-contaminated soil at the South Block.

### Proposed cleanup actions, continued.

- Post-treatment groundwater sampling to monitor natural attenuation of shallow groundwater until proposed cleanup levels are achieved.
- Implementation of institutional controls (environmental covenant to restrict soil disturbance and/or prohibit groundwater use until proposed cleanup levels are achieved).



Proposed cleanup plan showing the extent of contamination at the Site. Graphic credit: Aspect Consulting 2020.

## SEPA Determination of Non-Significance

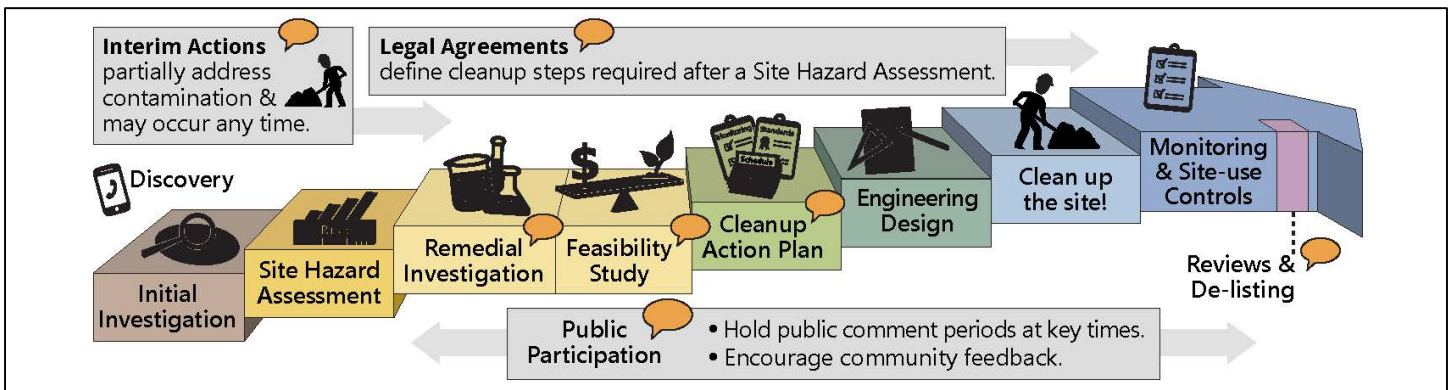
SEPA (the State Environmental Policy Act), requires consideration of the environmental impacts of projects. Ecology evaluated the project work and the cleanup described in the draft CAP and determined that it is not likely to have a significant adverse impact on the environment.

### What happens next?

Ecology will consider and respond to comments received, and may change the documents based on your comments. Implementation of the cleanup action (construction) will occur after the Cleanup Plan is finalized.

After completing the excavation and in-situ portion of cleanup action, GSC will be able to begin construction on the redevelopment of their market rate and affordable housing project. They plan to complete the project by 2023, when the new East Link light rail station is scheduled to open nearby.

### Ecology's Cleanup Process



#### Español:

El Departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Grand Street Commons. Para obtener este documento, o más información sobre este sitio, en español favor de llamar al 360-407-6097 o [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov)

#### Tiếng Việt:

Bộ Môi Sinh thông báo khung thời gian để công chúng góp ý cho công tác làm sạch môi trường tại địa điểm Grand Street Commons. Nếu quý vị muốn nhận tài liệu hoặc cần thêm thông tin về địa điểm bằng tiếng Việt, xin liên lạc Liêm Nguyễn 360-407-6955, điện thư: [Lngu461@ecy.wa.gov](mailto:Lngu461@ecy.wa.gov)

#### 訊息中文版:

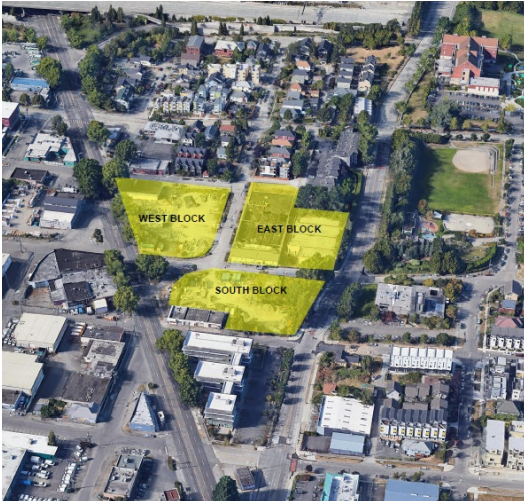
華盛頓州生態管理署將為 Grand Street Commons 的清理工作主辦一個公眾建議徵詢期。如要获取更多信息，或要求有关文件的本文翻译版，请联系林昊，(425) 649-7187, [sunny.becker@ecy.wa.gov](mailto:sunny.becker@ecy.wa.gov)



## Toxics Cleanup Program

3190 160<sup>th</sup> Ave SE Bellevue, WA 98008

# Comments Invited – Grand Street Commons Cleanup Site



*Aerial view of the Grand Street Commons Site*

## Public comment period

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**Accommodation Requests:** To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 425-649-7000 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.