

# Boathouse Inc Renton Skyway Cleanup Site



Boathouse Inc Renton Skyway Cleanup Site (12548 Renton Ave. S., Seattle)

## Comments accepted

July 18 – August 16, 2022

## Submit comments

Online at:

<https://bit.ly/Ecology-Boathouse-Comments>

Or by mail to:

Sandra Matthews, Site Manager  
 WA Department of Ecology  
 PO Box 330316  
 Shoreline, WA 98133-9716  
 425-223-1999  
[sandra.matthews@ecy.wa.gov](mailto:sandra.matthews@ecy.wa.gov)

## Document review locations

<https://bit.ly/Ecology-Boathouse>

Skyway Library  
 12601 76<sup>th</sup> Ave S  
 Seattle, WA 98178  
 206-772-5541

**Department of Ecology  
 Northwest Regional Office**

15700 Dayton Ave N  
 Shoreline, WA 98133

Please call for an appointment:  
 206-594-0000

## Site info

Facility Site ID: 56652786  
 Site Cleanup ID: 567

## Cleanup process moving forward

The Department of Ecology (Ecology) is overseeing a cleanup of the Boathouse Inc Renton Skyway Site in the Skyway neighborhood, being done by GardnerGlobal, Inc (GG). Ecology is providing funding for this cleanup through their new Affordable Housing Cleanup Grant Program. This program ensures sites are “cleaned up properly while promoting community engagement and ensuring affordable housing in the process.”

We would like your comments on the following documents:

- **Prospective Purchaser Consent Decree (PPCD):** legal agreement that directs the purchaser to implement cleanup at the site, and provides the purchaser a settlement of liability.
- **Public Participation Plan:** document explains how people can participate in the cleanup process.

## 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, August 3, 2022**

6:30 – 7:00 p.m. presentation

7:00 – 7:30 p.m. question and answer session

Visit <https://bit.ly/Ecology-Boathouse> for registration and login details.

訊息中文版: <https://bit.ly/Ecology-Boathouse>

Información en español: <https://bit.ly/Ecology-Boathouse>

Thông tin bằng tiếng Việt: <https://bit.ly/Ecology-Boathouse>

Impormasyon sa Tagalog: <https://bit.ly/Ecology-Boathouse>

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Xog ku qoran Af Soomaali: <https://bit.ly/Ecology-Boathouse>

## Background

The Boathouse Inc. Renton Skyway site (site) is a former retail store and dry cleaning facility located in Skyway, a neighborhood in unincorporated King County, Washington. The property is approximately 0.48 acres and zoned for community business use.

A dry cleaning facility, Ken’s Skyway Cleaners, operated at the site from 1982 until 2002. Hazardous chemicals used in the dry cleaning business contaminated soil and groundwater.

GG is in a purchase and sale agreement to redevelop this Site as the Skyway Towncenter project (Project) This mixed-use, multi-family housing project will have the following:

- Approximately 250 total units
- At least 50 affordable rental units (20% of the total units)
- 30,000 square feet of commercial, office, and community space



Aerial view of site, present day.

The affordable units will be available for rent at 60%-80% of the area median income (AMI). The AMI is calculated annually by the Department of Housing and Urban Development for each county. Design elements for this space will be selected using community input and work from local artists. If you have questions or comments on the redevelopment of this property, please comment here. <https://bit.ly/SkywayTowncenter>

## Contamination

Solvent-impacted groundwater has been confirmed on the property and the adjacent parcel to make up the site. The extent of the contamination will be determined in the remedial investigation. Municipal groundwater wells for the Skyway Water District (approximately 9,890 users) and the City of Renton (approximately 62,100 users) are located within 2 miles of the Site.

Investigations found the following contaminants in soil and groundwater:

- Tetrachloroethene (PCE)
- trichloroethene (TCE)
- cis-1,2-dichloroethene (DCE)
- vinyl chloride (VC)

All of these contaminants were found at levels above the state’s cleanup law, the Model Toxics Control Act ([MTCA](#)<sup>1</sup>). MTCA requires these contaminants to be cleaned up.

<sup>1</sup> [www.ecology.wa.gov/mtca](http://www.ecology.wa.gov/mtca)

## Why this site matters

This site cleanup is made possible in part by funding from Ecology’s [Affordable Housing Cleanup Grants](#)<sup>2</sup>.

Washington is in dire need of affordable housing across the state. Contamination, or even the suspicion of contamination, drives up the costs of housing development. The high cost leaves little incentive for developers to build affordable housing.

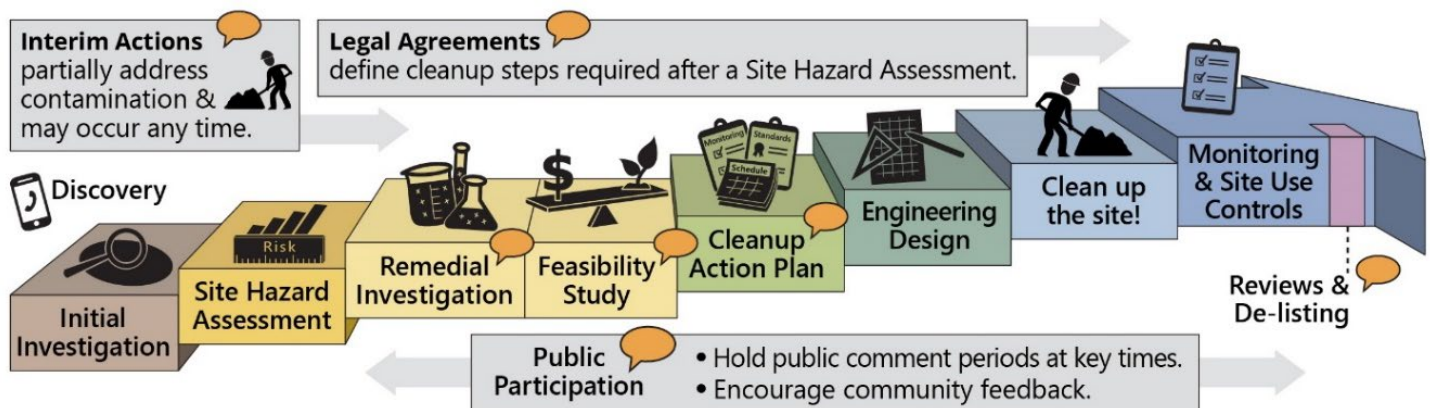
In addition to the usual risks of redevelopment, cleaning up contaminated sites can be a complex process with considerable risk. The cost and time associated with cleaning up a site is often poorly understood; as a result, many sites are left vacant or underused for years, even decades. Supporting cleanups for affordable housing helps make sure the cleanup gets done, protecting the community’s health and the environment.

Ecology developed the Affordable Housing Cleanup Grant Program (AHCGP) to help advance environmental cleanups for affordable housing developments. These grants can cover remedial action costs, including planning, investigative, and technical work needed to clean up contaminated sites. The purpose of the AHCGP is to expedite the cleanup and redevelopment of contaminated sites into affordable housing use and lessen the impact of cleanup costs.

## What happens next?

Ecology will consider all comments received and may amend the documents based on your comments. After that, the PPCD and Public Participation Plan will be finalized, and the formal cleanup will begin. A Remedial Investigation and Feasibility Study will then be completed. Results from the Remedial Investigation and Feasibility Study will lead to a Cleanup Action Plan. Drafts of the Remedial Investigation and Feasibility Study as well as the Cleanup Action Plan will be available for public review and comment. (See graphic below.)

## Washington’s formal cleanup process



<sup>2</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Brownfields/Affordable-housing>

Toxics Cleanup Program  
PO Box 330316  
Shoreline, WA 98133

## Comments Invited – Boathouse Inc Renton Skyway Cleanup Site



Aerial view of Boathouse Inc Renton Skyway cleanup site

### Public comment period

July 18 – August 16, 2022

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**Accommodation Requests:** To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 206-594-0000 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.