



Public Participation Plan

**Boathouse Inc Renton Skyway Site
12548 Renton Ave S, Seattle WA 98178**

Facility Site ID: 56652786

Cleanup Site ID: 567

Toxics Cleanup Program

Washington State Department of Ecology
Northwest Regional Office
Shoreline, Washington

December 2022



Publication Information

This document is available online at Ecology's [Boathouse Inc Renton Skyway](#)¹ Site Website

Related Information

- Cleanup site ID: 56652786
- Facility site ID: 567

Contact Information

Toxics Cleanup Program Northwest Regional Office

Meredith Waldref
Public Involvement Coordinator
425-229-3683
meredith.waldref@ecy.wa.gov

Sandra Matthews, LG, LHGS,
Site Manager
425-223-1999
sandra.matthews@ecy.wa.gov

15700 Dayton Ave N, Shoreline, WA
PO Box 330316
Shoreline WA 98133-9716
206-594-0000

Website²: [Washington State Department of Ecology](#)

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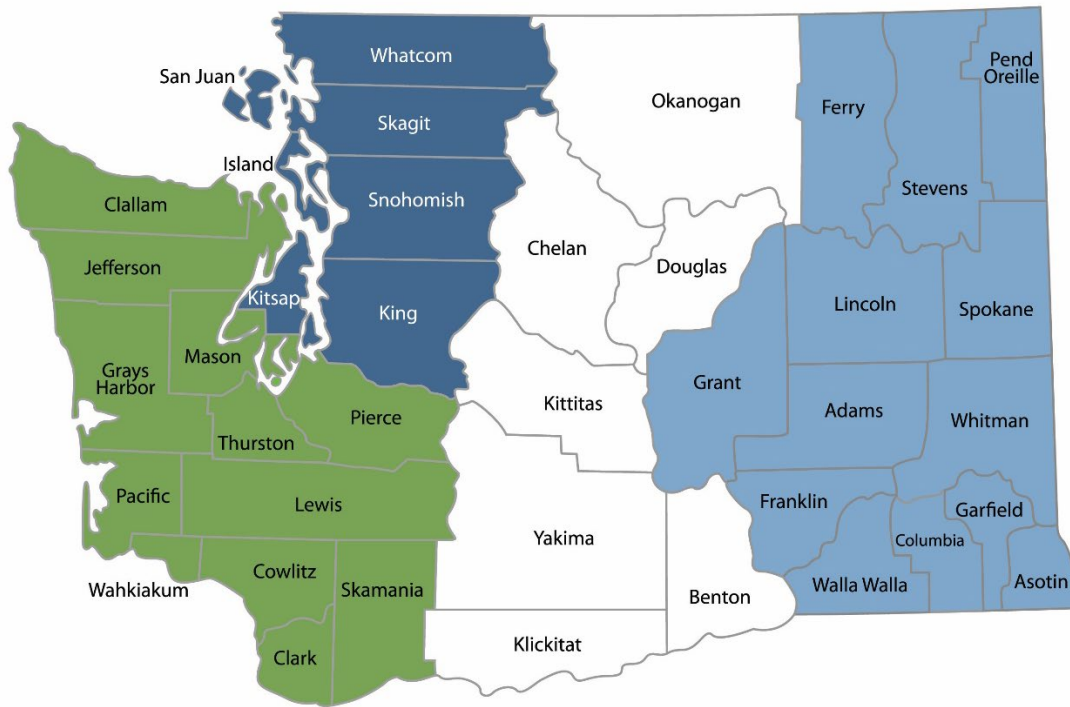
To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov. For Washington Relay Service or TTY call 711 or 877-833-6341. Visit Ecology's website for more information.

¹ <https://apps.ecology.wa.gov/cleanupsearch/site/567>

² www.ecology.wa.gov/contact

Department of Ecology's Regional Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400
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Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 46700 Olympia, WA 98504	360-407-6000

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Public Involvement in Contamination Cleanup

The Washington State Department of Ecology (Ecology) developed this public participation plan (plan) in cooperation with GardnerGlobal Inc, the party responsible for cleanup costs. The purpose of the plan is to promote meaningful community involvement during cleanup.

The plan describes ways Ecology will inform the public about contamination investigations and cleanup options throughout the cleanup process. Ecology encourages the public to learn about and get involved in decision-making opportunities. This plan identifies how and when the public can get involved during different stages of the investigation and cleanup of contamination.

Site contacts

To be included in the site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the site's history are welcome anytime.

Ecology

Northwest Regional Office
15700 Dayton Ave N, PO Box 330316
Shoreline WA 98133-9716
206-594-0000

Meredith Waldref
Public Involvement Coordinator
425-229-3683
meredith.waldref@ecy.wa.gov

Sandra Matthews, LG, LHGS
Site Manager
425-223-1999
sandra.matthews@ecy.wa.gov

PLP

GardnerGlobal, Inc.
1409 Post Alley
Seattle, WA 98101

Jaebadiah Gardner
206-623-1844
jsg@gardnerglobal.com

Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the contaminated site. These funds can be used to:

- Hire an expert to help interpret technical information³
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

³ Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the site.

For more information about public participation grants, please contact Faith Wimberley at 425-275-7285 or faith.wimberley@ecy.wa.gov. You may also visit the [Public Participation Grant website](#).⁴

Washington's Cleanup Laws

Ecology uses the Model Toxics Control Act (MTCA) and accompanying regulations for cleanup activities.

This plan is required under MTCA, a law that passed in 1989. MTCA provides guidelines for contaminated site cleanup in Washington State and sets standards to ensure the cleanup protects human health and the environment.

Model Toxics Control Act

MTCA began as a grassroots citizen's initiative in 1988, and started the process of systematically cleaning up contaminated sites in Washington. Under MTCA, a current or past property owner or operator may be held responsible for cleaning up contamination on, or coming from, their property to standards that are safe for human health and the environment.

Ecology enacts MTCA and oversees cleanups in the state and issues regulations and guidance governing those cleanups. The regulations are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#).⁵ Ecology investigates reports of property contamination, and if the contamination is seen as a significant threat to human health or the environment, the contaminated property is placed on the Hazardous Sites List, and the cleanup process begins.

Public participation is an important part of cleanup under the MTCA process. Participation needs are assessed at each cleanup site according to the level of public interest and the degree of risk posed by the contamination. Individuals who live near the site, community groups, businesses, government, other organizations, and interested parties have the opportunity to get involved by commenting on the cleanup process.

Under MTCA, the cleanup process generally includes five phases. Each phase includes an opportunity for the public to review and comment on cleanup documents.

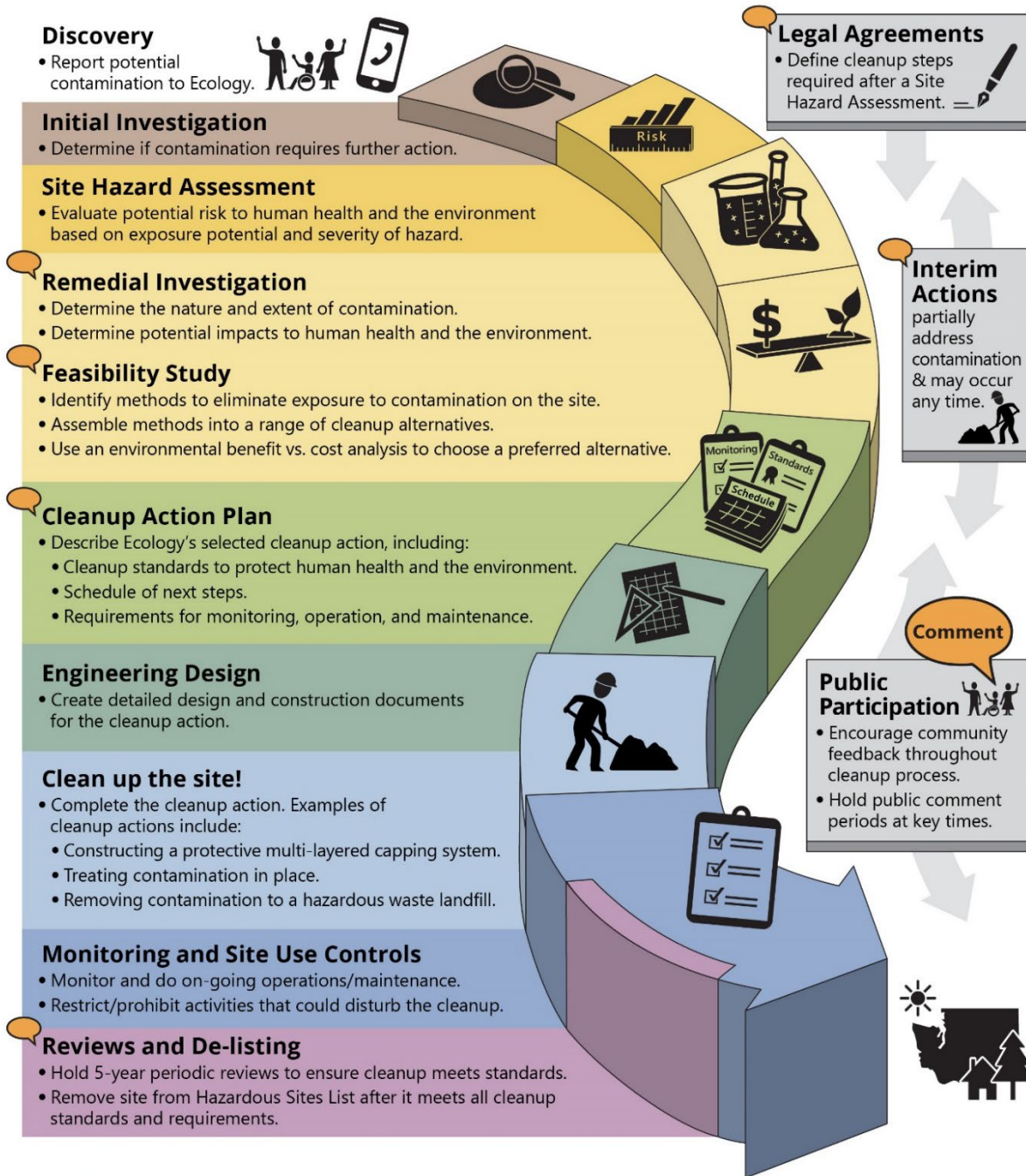
State Environmental Policy Act

The State Environmental Policy Act (SEPA) is followed during review and development of cleanup plans.

⁴ ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants

⁵ <https://fortress.wa.gov/ecy/publications/publications/9406.pdf>

Washington's Formal Cleanup Process



 **Washington's Cleanup Law**
Model Toxics Control Act (MTCA)

MTCA defines the cleanup process. This public-initiated environmental law directs upland cleanups (on land or in groundwater) and sediment cleanups (in freshwater or marine environments). Ecology enacts MTCA and regulates the cleanup process.

September 2019
Ecology Publication 19-09-166

Figure 1: Steps in Washington's Cleanup Process⁶

⁶ <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

Site Information

Land use

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.

How the site became contaminated

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.

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.



Figure 2 Aerial view of site and surrounding area. Site boundary outlined in orange



Figure 3 Boathouse Inc Renton Skyway Cleanup Site

Contamination

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](#)⁷). MTCA requires these contaminants to be cleaned up.

Why this site matters

This site cleanup is made possible in part by funding from Ecology’s [Affordable Housing Cleanup Grants](#)⁸. 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.

The Community

The site is in an area of unincorporated King County known as Skyway-West Hill. The area is south of Seattle and north of Renton. The site is located on Renton Ave. S. which is an arterial running through the Skyway Business District. The 106 bus line runs along Renton Ave S. The business district is surrounded by residential neighborhoods and is close to schools and a park.

Demographics:

Ecology will reach out to cultural community organizations as part of our outreach and provide information in other languages as appropriate following federal guidance.⁹ The data below was generated for a quarter-mile area around the site using the Environmental Protection Agency’s [Environmental Justice Screening and Mapping Tool](#) (EJSCREEN)¹⁰ to inform our process.

EJ Screen data for the quarter-mile area around the site shows a diverse community with a significant immigrant population. 17% of the people 5 years and older speaks English “less than very well.” Of the languages spoken at home, Vietnamese ranks the highest at 19%, followed by

⁷ www.ecology.wa.gov/mtca

⁸ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Brownfields/Affordable-housing>

⁹ Guidance to Environmental Protection Agency Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 69 Fed. Reg. § 35602 (June 15, 2004).

¹⁰ <https://ejscreen.epa.gov/mapper/index.html>

Spanish at 10%, and Chinese at 8%. In addition to these communities, the Duwamish and potentially other tribes have interest in the area, and will be included in outreach efforts.

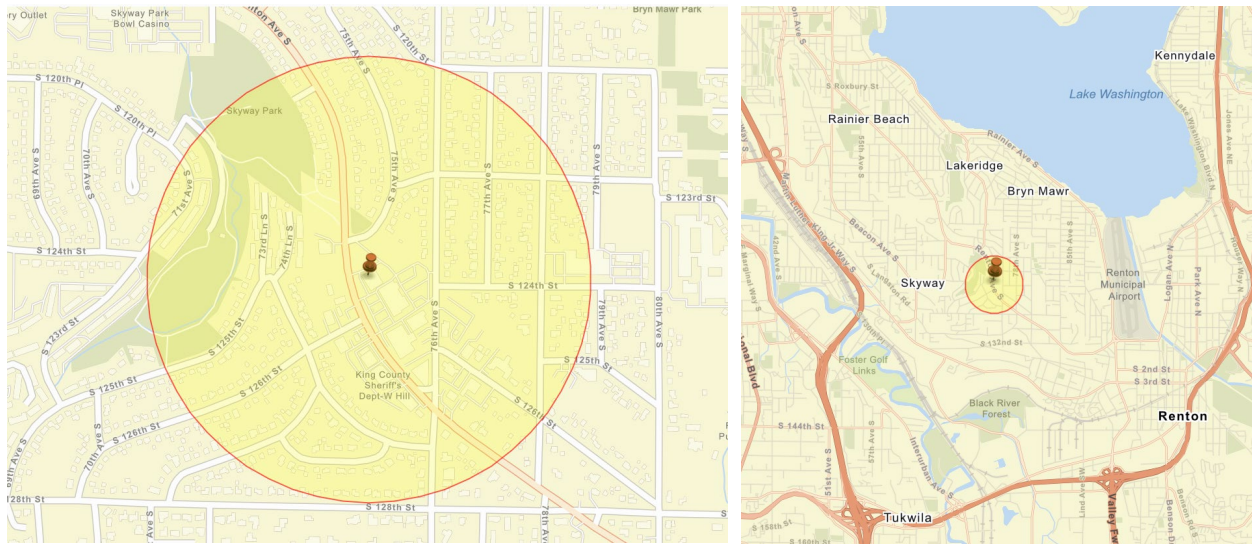


Figure 4 US EPA's EJ Screen Tool maps showing a quarter-mile area around the Site at small and large scales

	2015 - 2019 ACS Estimates	Percent
Population by Race		
Total	1,615	100%
Population Reporting One Race	1,565	97%
White	584	36%
Black	369	23%
American Indian	11	1%
Asian	460	28%
Pacific Islander	0	0%
Some Other Race	142	9%
Population Reporting Two or More Races	50	3%
Total Hispanic Population	92	6%
Total Non-Hispanic Population	1,523	
White Alone	579	36%
Black Alone	369	23%
American Indian Alone	4	0%
Non-Hispanic Asian Alone	460	28%
Pacific Islander Alone	0	0%
Other Race Alone	61	4%
Two or More Races Alone	50	3%

Figure 5 A chart showing a demographic overview of a quarter-mile area around the Site from the US EPA EJ Screen Tool

Language needs

Based on census data, information from King County planning documents, and stakeholder input, the non-English languages most widely spoken in the quarter-mile area around the Site are: **Amharic, Chinese (Simplified Chinese-written) (Cantonese-spoken), Somali, Spanish, Tagalog, and Vietnamese.** When appropriate, Ecology will provide outreach in these languages.

We strive to make our public participation efforts as inclusive as possible and welcome your input about how to best reach the nearby community.

Environmental Justice:

The [Washington Environmental Health Disparity Map](#)¹¹ shows environmental risk based on threat and vulnerability. Environmental risk is ranked on a scale of 1-10 (low to high) Boathouse Inc Renton Skyway sits close to two census tracts. Both tracts were researched for health risks to sensitive populations to better inform the outreach needs for the site. Tract 026001 has a risk rating of 2 (low) while track 026100, to the west, has a risk rating of 10 (highest).

This disparity between the two tracts furthers the need for offering translations of the site’s outreach materials to make sure as many people in the area as possible have access to the information about this site’s comment period. The EPA’s EJ Screen Tool provides further detail to some of the environmental challenges facing residents in the area.

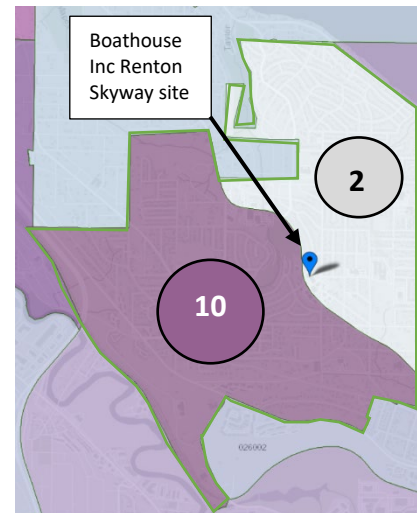


Figure 6 Washington Environmental Health Disparity map for the census tracts on either side of the Boathouse Inc Renton Skyway cleanup area showing a high risk area to the west of the cleanup site.



EJScreen Report (Version 2.0)
 .25 miles Ring Centered at 47.492037,-122.239895
 WASHINGTON, EPA Region 10
 Approximate Population: 1,615
 Input Area (sq. miles): 0.20

Selected Variables	Percentile in State
Environmental Justice Indexes	
EJ Index for Particulate Matter 2.5	84
EJ Index for Ozone	84
EJ Index for 2017 Diesel Particulate Matter*	89
EJ Index for 2017 Air Toxics Cancer Risk*	85
EJ Index for 2017 Air Toxics Respiratory HI*	85
EJ Index for Traffic Proximity	79
EJ Index for Lead Paint	93
EJ Index for Superfund Proximity	94
EJ Index for RMP Facility Proximity	88
EJ Index for Hazardous Waste Proximity	91
EJ Index for Underground Storage Tanks	93
EJ Index for Wastewater Discharge	98

Figure 7 Chart showing environmental justice rankings for a quarter-mile area around the site

¹¹ <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>

Based on federal guidance, any score greater than the 80th percentile should be considered significant. Most variables, except for the EJ Index for Traffic Proximity at 79th, indicate the area and our outreach should include efforts to accommodate and mitigate environmental justice issues. We strive to make our public participation efforts as inclusive as possible and welcome your input about how to best reach, include, and accommodate the nearby community.

Public Participation Activities

Members of the public may ask questions, submit informal comments, or share site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

However, to be included in the formal site record, comments about the site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public is invited to review site documents before they become final. This is the most direct and influential way to learn more about the site and be involved in the cleanup's decision-making.

How we share information with the community

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses surrounding the site. The mailing list area will vary depending on the type of contamination and where it's located, but the list will at least include addresses within a 1/4-mile radius of the site and other interested organizations and individuals. These notices will provide general information about the site, contact information for submitting comments, and times and locations of public meetings or hearings or how to request one if not yet scheduled.

Ecology may also develop documents outside of comment periods to keep the community updated on the site's status. These informational documents will be available online and at document repositories. Print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

Comment period notices and other site announcements may also be posted in various locations throughout the community (for example, local businesses, schools, libraries).

Postal mailing list

Ecology maintains a mailing list that includes addresses within a half-mile radius of this site and relevant local, state, and federal government contacts.

These people receive public comment notices when draft documents are available.

We will add additional individuals, organizations, and other interested parties to the mailing list as requested. If you would like to be added to the mailing list for this site, please contact

Meredith Waldref, Public Involvement Coordinator, by phone at 425-229-3683 or email meredith.waldref@ecy.wa.gov

Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Site Register](#).¹² To receive the *Site Register* by email, please [subscribe online](#),¹³ or contact Sarah Kellington at sarah.kellington@ecy.wa.gov or 360-407-7466.

Newspaper display ads or legal notices

We announce public comment periods and events in ads or notices published in *The Facts*, *The Seattle Medium*, *The Seattle Times* and *The South Seattle Emerald*. We will also publish notice on our [Public Input & Events Listing](#).¹⁴ Ecology may submit a notice to Rainier Avenue Radio to alert the community of upcoming public comment periods for this Site.

Email lists

Ecology maintains an email list to update interested persons about this site. If you would like to be added to the email list for this site, [subscribe online](#)¹⁵ or contact Meredith Waldref, Public Involvement Coordinator, by phone at 425-229-3683 or email meredith.waldref@ecy.wa.gov

Ecology's website and social media platforms

We maintain a website for the [Boathouse Inc Renton Skyway](#) site.¹⁶ The website provides site information, and you may download cleanup documents.

We may also share information about cleanup sites through [news releases, our ECOconnect blog, and social media](#).¹⁷

Document repositories

During public comment periods, documents will be made available at the Ecology Northwest Regional Office by upon request. Please contact NWRO Central Records at 206-594-0016 or nwro_public_request@ecy.wa.gov to schedule an appointment.

¹² ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data

¹³ https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_118

¹⁴ ecology.wa.gov/Events/Search/Listing

¹⁵ https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_247

¹⁶ [Boathouse Inc Renton Skyway - \(567\)](#)

¹⁷ ecology.wa.gov/About-us/Get-to-know-us/News

Documents are available on the Boathouse Inc Renton Skyway Cleanup Site website: <https://bit.ly/Ecology-Boathouse> and the King County Library – Skyway Branch (12601 76th Avenue S., Seattle, WA 98178).

Signs around the cleanup site

We may also install signs displaying information about project status, traffic impacts, and health risks around the cleanup site.

How to share information with us

At minimum, MTCA requires 30-day public comment periods for draft cleanup documents and 14-day comment periods SEPA documents. SEPA documents are often made available for public review with other cleanup documents. In that case, we combine the comment periods, and they last at least 30 days. We plan to hold comment periods for this site for 45-days.

We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To collaborate with us about this site, please contact Meredith Waldref, Public Involvement Coordinator, by phone at 425-229-3683 or email meredith.waldref@ecy.wa.gov

Public comment periods

Formal 30-day comment periods allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest, Ecology may extend the public comment period. When Ecology oversees SEPA determinations, we hold comment periods for at least two weeks and may extend to 30 days or more when other cleanup documents are concurrently available for review. We plan to hold comment periods for 45-days for this site.

Following a comment period, we publish all the input we received and respond to significant comments and questions. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, then they become final.

Public events

We hold public meetings, workshops, open houses, and public hearings based on community interest. If we have not scheduled a meeting, we will hold one if 10 people request it, and this may cause us to extend a public comment period so the meeting occurs during it. We plan to hold a public meeting for each upcoming comment period for this site in order to explain documents to the community and answer any questions.

Events are held at locations close to the site that meet Americans with Disabilities Act standards. Public meetings, workshops, open houses, and hearings are always announced in advance using a variety of methods.

Americans with Disabilities Act

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, contact the Ecology ADA Coordinator at 360-407-6831 or ecyadacoordinator@ecy.wa.gov, 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.

Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to Meredith Waldref, Public Involvement Coordinator, by phone at 425-229-3683 or email meredith.waldref@ecy.wa.gov

This plan includes information for the public regarding opportunities for public involvement and comment. The outreach activities discussed in this section reflect Ecology's current plans for keeping the public informed and providing ways for those interested in the site to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms described in this plan are insufficient, or should otherwise be modified, we will work to find solutions. New outreach activities or outreach tools established as a result can be implemented right away, with or without amending this plan.