

## **Public Participation Plan**

**Spic N Span Cleaners  
Seattle, WA**

### **Toxics Cleanup Program**

Washington State Department of Ecology

Northwest Regional Office

Shoreline, Washington

February 2024



## Publication Information

This document is available on the Department of Ecology's website at:

<https://apps.ecology.wa.gov/cleanupsearch/site/3502>

### Cover photo credit

- Spic N Span Cleaners Site, Google Maps

### Related Information

- Cleanup site ID: 3502
- Facility site ID: 54766547

## Contact Information

### Toxics Cleanup Program

Augie Nuszer, Public Outreach Specialist  
(425) 533-5537, [Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@ecy.wa.gov)

Zak Wall, Site Manager  
(425) 758-5231, [Zak.Wall@ecy.wa.gov](mailto:Zak.Wall@ecy.wa.gov)

15700 Dayton Ave N.  
PO Box 330316  
Shoreline, WA 98133  
Phone: (206) 594-0000

**Website**<sup>1</sup>: [Washington State Department of Ecology](http://www.ecology.wa.gov)

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

# Department of Ecology's Regional Offices

## Map of Counties Served



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

# Public Participation Plan

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## Spic N Span Cleaners Cleanup Site Seattle, WA

Toxics Cleanup Program  
Washington State Department of Ecology  
Northwest Regional Office  
Shoreline, WA

**February 2024**



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

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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 the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), the party responsible for cleanup costs. The purpose of the plan is to promote 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

### Toxics Cleanup Program Northwest Regional Office

Augie Nuszer  
Public Outreach Specialist  
(425) 533-5537  
[Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@ecy.wa.gov)

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15700 Dayton Ave N.  
PO Box 330316  
Shoreline, WA 98133  
Phone: (206) 594-0000

### Seattle Chinatown International District Preservation and Development Authority

409 Maynard Ave. South  
Suite P2  
Seattle, WA 98104  
Phone: (206) 624-8929

James Welles  
Senior Hydrogeologist

PBS Engineering and Environmental  
(206) 766-7605  
[James.Welles@pbsusa.com](mailto:James.Welles@pbsusa.com)

# 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 \(WAC\)](#).<sup>2</sup> 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 Confirmed and Suspected Contaminated Sites List for further assessment. The cleanup process can begin at any time after a release of a hazardous substance to the environment has been discovered.

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 the MTCA, the cleanup process generally includes multiple steps (see Figure 1 on page 8), with opportunities for the public to review and comment on cleanup documents. In addition, a partial cleanup (called an interim action) can occur at any time during the cleanup process. The public is provided an opportunity to review and comment on planned interim action work as well.

## State Environmental Policy Act

MTCA cleanups also require evaluation under the State Environmental Policy Act (SEPA; [Chapter 197-11 WAC](#))<sup>3</sup>. Under SEPA, the potential for significant adverse environmental impacts from a project or action must be evaluated by state and local agencies when making decisions. This evaluation is subject to public review and comment in parallel with cleanup documents.

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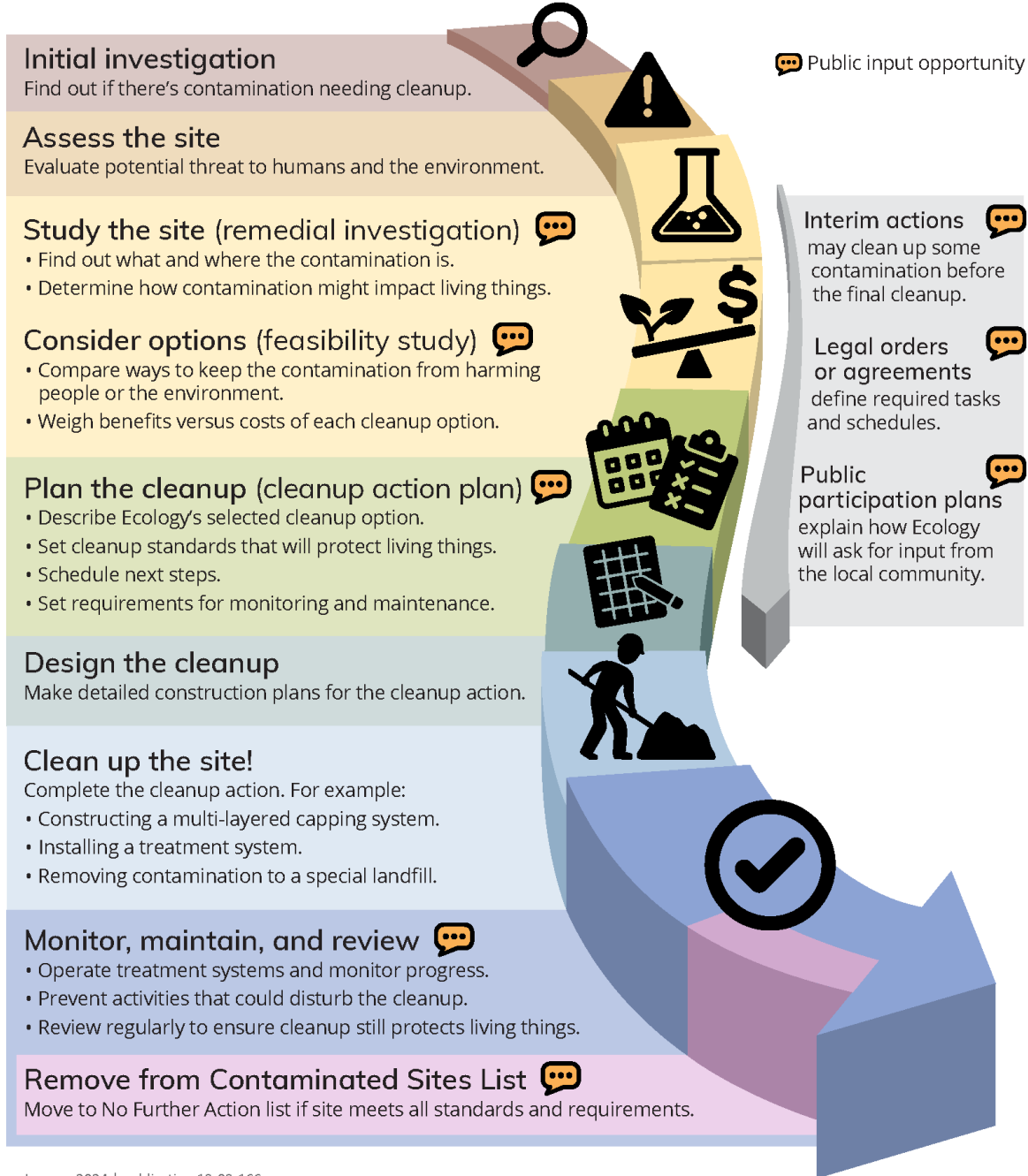
<sup>2</sup> <https://apps.ecology.wa.gov/publications/publications/9406.pdf>

<sup>3</sup> <https://apps.leg.wa.gov/wac/default.aspx?cite=197-11>



# Washington's Cleanup Process

Public participation plans and comment periods are only required for cleanups under a legal agreement with Ecology. Otherwise, all cleanups follow the same steps. The steps are defined by Washington's cleanup law, the Model Toxics Control Act.



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Figure 1: Steps in Washington's Cleanup Process<sup>4</sup>

<sup>4</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

# Site Information

## Site background

The Seattle Chinatown International District Preservation and Development Authority (SCIDpda) was formed in 1975 to preserve, promote, and develop the Seattle Chinatown International District (CID). SCIDpda's mission areas are affordable housing and commercial property management, real estate development, and community economic development and community engagement.

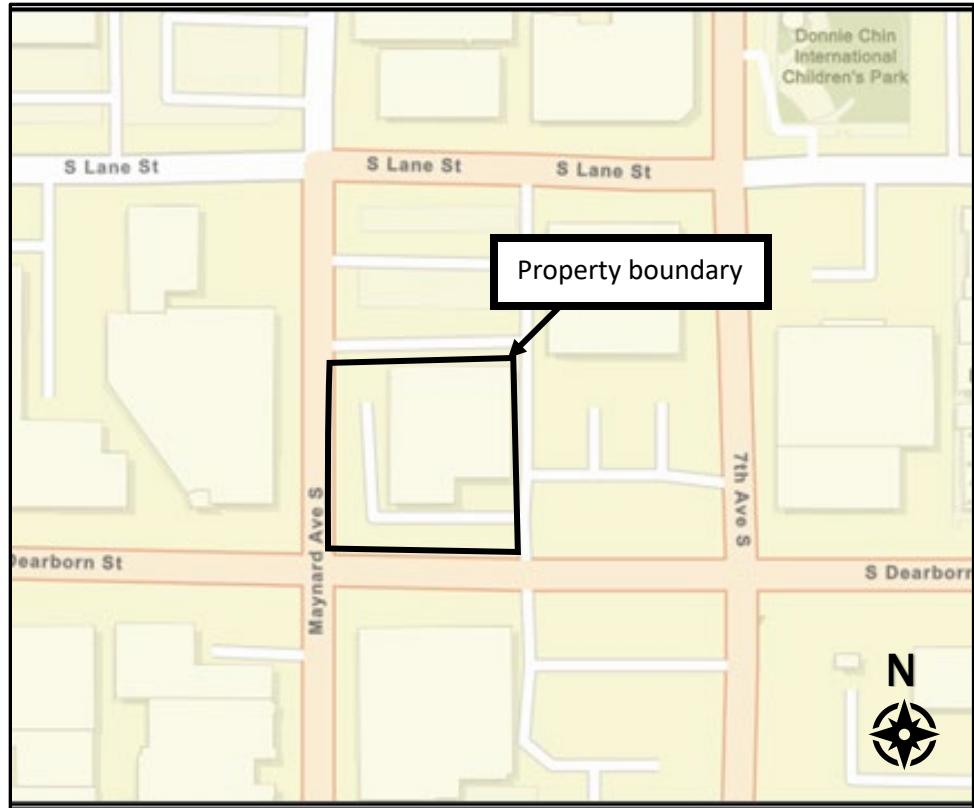


Figure 2: Aerial and map view of the cleanup site

SCIDpda is creating a community development project at 652 South Dearborn St., Seattle WA (site), in the heart of the CID. It will be comprised of affordable family-housing and will be a mixed-use building, with a community-use space on the ground floor. Some highlights include: up to 120 residential units, 100% affordable housing, and a community amenity on the first floor.

## Contamination and site cleanup progress

A dry cleaner operated at the property from 1963 until 2019. During this time, dry-cleaning solvents were released to soil, soil gas, and groundwater. The Site was first listed on Ecology's [Confirmed and Suspected Contaminated Sites List](https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated)<sup>5</sup> in May 1999, as required by the state's cleanup law, the Model Toxics Control Act ([MTCA](https://www.ecology.wa.gov/mtca))<sup>6</sup> Based on updates to MTCA in January 2024, this is now known as the Contaminated Sites List. Several environmental investigations and

<sup>5</sup> <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated>

<sup>6</sup> <https://www.ecology.wa.gov/mtca>

cleanup efforts have been conducted at the site, starting with the removal of two underground storage tanks in 1998 and the installation of a treatment system from 2001 to 2004. The site was enrolled in the [Voluntary Cleanup Program](#)<sup>7</sup> (VCP) from 2002 through 2008 and from 2012 until 2019.

The owner characterized the site and developed an initial cleanup approach while in the VCP. The owner installed and operated an additional treatment system from 2021 to 2022 to further address contaminants at the site. Sampling is ongoing to assess the effectiveness of this treatment system. Prior investigations have confirmed the following contaminants of concern are present in soils, soil gas, and groundwater at the Site:

- Chlorinated solvents
- Mineral spirits

The extent of the contamination will be determined in the remedial investigation.

## Why this site matters

This site cleanup is made possible in part by funding from Ecology's [Affordable Housing Planning Grants](#)<sup>8</sup>. SCIDpda intends to apply to Ecology for an [Affordable Housing Cleanup Grant](#)<sup>9</sup> in early 2024. 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 large cost leaves little incentive for developers to build affordable housing.



Figure 3: Spic N Span Cleaners Historical Signage

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

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<sup>7</sup> [www.ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program](http://www.ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program)

<sup>8</sup> <https://ecology.wa.gov/about-us/payments-contracts-grants/grants-loans/find-a-grant-or-loan/affordable-housing-planning>

<sup>9</sup> <https://ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Affordable-Housing-Cleanup-grants>

of the AHCGP is to expedite the cleanup and redevelopment of contaminated sites into affordable housing use and lessen the impact of cleanup costs.

## Cleanup plans

In 2024, Ecology is finalizing a legal agreement (Prospective Purchaser Consent Decree, (PPCD)) with SCIDpda, the party responsible for the cleanup costs, in addition to this Public Participation Plan. This legal agreement requires the liable parties to:

- Investigate and characterize the site in a Remedial Investigation
- Perform a Feasibility Study to evaluate cleanup options
- Provide a detailed description of the selected cleanup action in a Cleanup Action Plan (CAP)
- Implement the selected cleanup action during site redevelopment.

All legal agreements will be issued for public review and comment. We welcome informal comments, questions, or information about the site’s history anytime. To be included in the formal site record, comments about these documents or the cleanup process must be submitted online or in writing during the formal comment periods.

## Area community

### Neighborhood

The Site is in the Chinatown International District (CID) neighborhood of the City of Seattle. Lumen Field is close to the Site to the west, and this area is surrounded by a mixture of residential, commercial, and industrial uses.

The Site is within Washington’s 9<sup>th</sup> Congressional District, 37<sup>th</sup> Legislative District, King County Council’s 8<sup>th</sup> District, and Seattle’s City Council District 2.

The CID includes areas that are part of Seattle’s thriving downtown, providing thousands of jobs. The neighborhoods’ median household income is below citywide average while around half of the population lives at or below the poverty line.

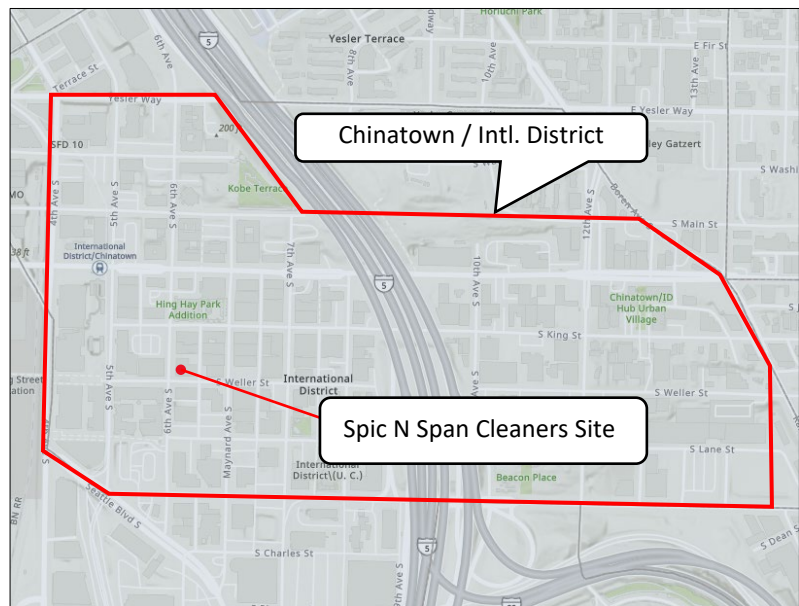


Figure 4: Map of Spic n Span Cleaners Site location

## Tribal Engagement

Ecology invites the federally recognized Muckleshoot Tribe, Snoqualmie Tribe, Tulalip Tribe, Squaxin Island Tribe, Stillaguamish Tribe, and Suquamish Tribe to engage with any decision-making process for this site, and Ecology will ensure these Tribes have ample opportunity to be involved throughout the process on a government-to-government basis. We will also engage with the Duwamish Tribe.

## Environmental Justice

### Washington Environmental Health Disparity Map

The [Washington Environmental Health Disparity Map](#)<sup>10</sup> evaluates environmental health risk factors in communities.

Ecology does not interpret rankings as absolute values, and we do not use them to diagnose a community health issue or to label a community. Environmental health disparity is ranked on a scale of 1-10 (low to high) and is relative to other locations in the state. The census tract for the Site ranks 10 for environmental health risk. (See Figure 5).

The Washington State Department of Health mapping tool model was “specifically adapted from CalEnviroScreen – a cumulative environmental impacts assessment mapping tool developed by CalEPA and used in California. – It estimates a cumulative environmental health impact score for each census tract reflecting pollutant exposures and factors that affect people’s vulnerability to environmental pollution.

The model is based on a conceptual formula of Risk = Threat \* Vulnerability, where threat and vulnerability are based on several indicators.

The threat is represented by indicators that account for pollution burden, which is a combination of environmental effects and environmental exposures in communities. Environmental effects include indicators that account for adverse environmental quality generally, even when population contact with an environmental hazard is unknown or uncertain. Environmental exposures include the levels of certain pollutants that populations encounter.

Vulnerability is represented by indicators of socioeconomic factors and sensitive populations for which there is clear evidence that they may affect susceptibility or vulnerability to an increased pollution burden. Indicators in socioeconomic factors measure population characteristics that modify the pollution burden itself. Sensitive populations refer to those who are at greater risk due to intrinsic biological vulnerability to environmental stressors. In the model, threat is multiplied by vulnerability in order to reflect the scientific literature that indicates population characteristics often modify and amplify the impact of pollution exposures

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<sup>10</sup> <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>

on certain vulnerable populations. The rankings help to compare health and social factors that may contribute to disparities in a community.”

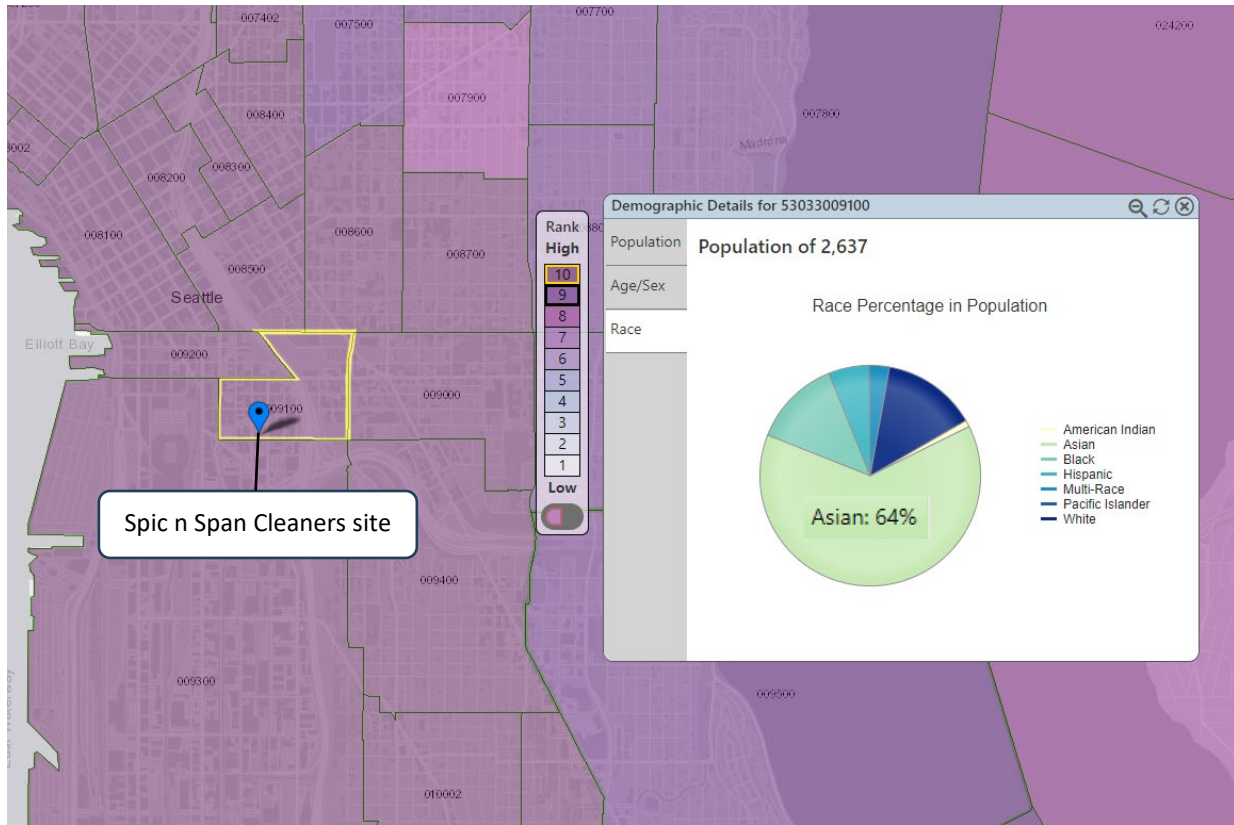


Figure 5: Washington Environmental Health Disparities Map for the CID

## Environmental Justice

The data below was generated for a 0.25-mile area around the site using the Environmental Protection Agency’s [Environmental Justice Screening and Mapping Tool](https://ejscreen.epa.gov/mapper/index.html) (EJScreen)<sup>11</sup>. The data reveals a diverse population with 34% of households speaking limited English. Reaching underserved populations within the project area is a priority.

<sup>11</sup> <https://ejscreen.epa.gov/mapper/index.html>

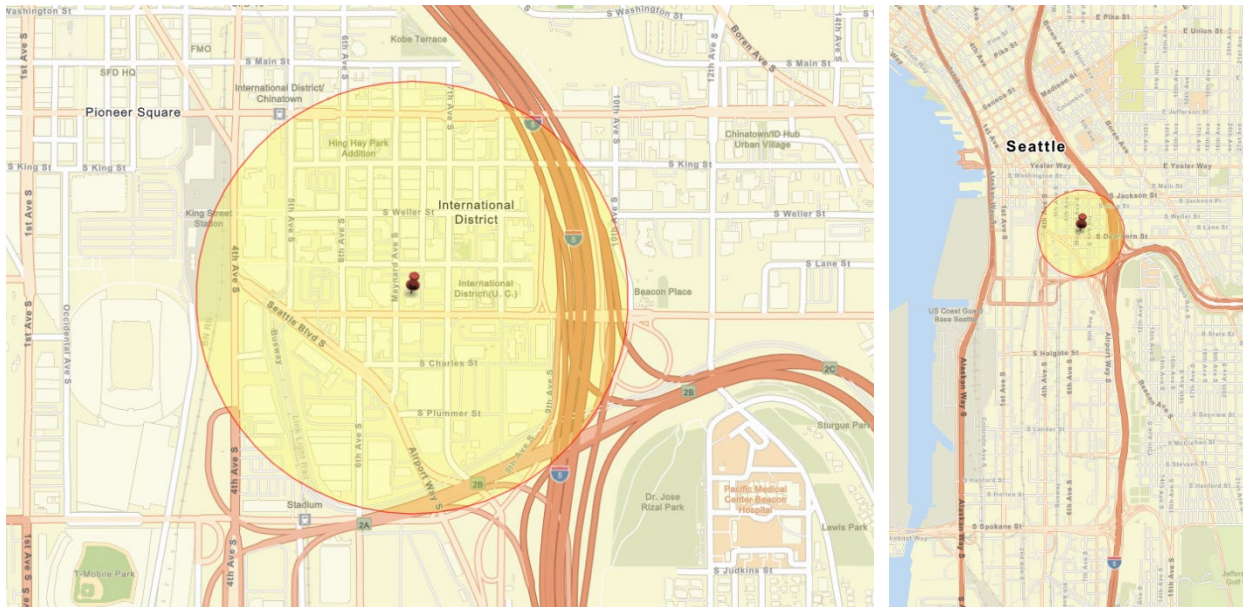


Figure 6: EPA EJScreen generated maps of the outreach impact area for this project

Ecology will reach out to cultural and community organizations as part of our outreach and provide information in other languages as appropriate following federal guidance.<sup>12</sup> The non-English languages most widely spoken in the area are Chinese (32%) and Vietnamese (9%). When appropriate, Ecology will provide outreach in Chinese and Vietnamese. We strive to make our public participation efforts as inclusive as possible and welcome your input about how to best reach 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

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<sup>12</sup> 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).

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 one-mile radius of this site to help reach the bulk of Chinatown International District neighborhood residents 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 Augie Nuszer, Public Outreach Specialist, at (425) 533-5537 or email [Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@ecy.wa.gov).

## Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Site Register](#).<sup>13</sup> To receive the *Site Register* by email, please [subscribe online](#),<sup>14</sup> or contact Sarah Kellington at [sarah.kellington@ecy.wa.gov](mailto: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 Seattle Times*. For this site we may publish in these publications as well: *The Chinese Post*, *The International Examiner*, and *Northwest Asian Weekly*. We will also publish notice on our [Public Input & Events Listing](#).<sup>15</sup>

## 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, please contact Augie Nuszer, Public Outreach Specialist, at (425) 533-5537 or email [Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@ecy.wa.gov).

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<sup>13</sup> [ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data](https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data)

<sup>14</sup> [https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic\\_id=WAECY\\_118](https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_118)

<sup>15</sup> [ecology.wa.gov/Events/Search/Listing](https://ecology.wa.gov/Events/Search/Listing)



## Ecology's website and social media platforms

We maintain a website for the [Spic N Span Cleaners site](#).<sup>16</sup> 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](#).<sup>17</sup>

## Document repositories

During public comment periods when review locations are accessible, you can find print documents at the following locations:

Intl. District/Chinatown Branch-Seattle Public Library  
713 8<sup>th</sup> Ave South,  
Seattle, WA 98104  
(206) 386-1300

Washington Department of Ecology  
Northwest Regional Office  
15700 Dayton Ave N.  
Shoreline, WA 98133  
Phone: (206) 594-0000

To schedule an appointment, please contact the Northwest Region Office Central Records staff at (206) 594-0016 or [nwro\\_public\\_request@ecy.wa.gov](mailto:nwro_public_request@ecy.wa.gov).

When locations listed above are not accessible, please contact Ecology for document review assistance: Augie Nuszer (425) 533-5537 or [Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@ecy.wa.gov)

## 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 for 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 may hold comment periods longer than 30 days.

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<sup>16</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/3502>

<sup>17</sup> [ecology.wa.gov/About-us/Get-to-know-us/News](https://ecology.wa.gov/About-us/Get-to-know-us/News)

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 Augie Nuszer, Public Outreach Specialist, at (425) 533-5537 or email [Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@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.

Following a comment period, we publish all the input we received and respond to significant comments and questions, as appropriate. 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 in-person and online 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.

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.

## Public Participation Grants

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

- Hire an expert to help interpret technical information<sup>18</sup>
- Conduct activities that enhance the public's understanding of the cleanup process

For information about public participation grants, contact Jill Krumlauf at (360) 790-5771 and [jill.krumlauf@ecy.wa.gov](mailto:jill.krumlauf@ecy.wa.gov) or Laura Busby at (360) 280-5088 and [laura.busby@ecy.wa.gov](mailto:laura.busby@ecy.wa.gov). You may also visit the [Public Participation Grant website](#).<sup>19</sup>

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<sup>18</sup> 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.

<sup>19</sup> [ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants](http://ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants)

## 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](mailto: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 Augie Nuszer, Public Outreach Specialist, at (425) 533-5537 or email [Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@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.