



Response to Comments

Prospective Purchaser Consent Decree and Public Participation Plan

Holly Park Cleanup Site Seattle, WA

Toxics Cleanup Program

Washington State Department of Ecology

Northwest Regional Office

Shoreline, Washington

May 2024

Publication Information

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<https://apps.ecology.wa.gov/cleanupsearch/site/4040>

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- Department of Ecology

Related Information

- Clean-up site ID: 4040
- Facility site ID: 9747316

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¹ 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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DEPARTMENT OF
ECOLOGY
State of Washington

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Public Outreach Summary

The Holly Park cleanup site (Site), located in Seattle is continuing Washington State's [formal cleanup process](#)² as directed under the Model Toxics Control Act ([MTCA](#)³). Community Roots Housing and HomeSight are addressing contamination at the Site under a legal agreement called a Prospective Purchaser Consent Decree (PPCD) with Ecology.

The Washington State Department of Ecology is overseeing a cleanup of the Holly Park Cleanup Site in the Othello neighborhood. The PPCD requires Community Roots Housing and HomeSight to address contamination at the site.

Ecology invited input on the following documents:

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

The Department of Ecology's public involvement activities related to this Site's 30-day comment period (April 22 – May 21, 2024) included:

- **Postcard and Fact Sheet:**
 - US mail distribution of a postcard providing information about the cleanup documents and the public comment period, to approximately 4372 addresses including neighboring businesses and other interested parties.
 - Email distribution of the postcard and a fact sheet to 47 people, including interested individuals, local/county/state/federal agencies, neighborhood associations, and interested community groups.
 - The postcard and fact sheet were available digitally through Ecology's [cleanup site webpage](#)⁴.
- **Legal Notices:**
 - Publication of one paid display ad in *The Seattle Times*, dated April 19, 2024
- **Site Register:**
 - Publication of 4 notices in Ecology's Toxics Cleanup Site Register:
 - Comment Period Notice:
 - April 18, 2024
 - May 2, 2024
 - May 16, 2024
 - Response Summary Notice:
 - May 30, 2024

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

³ <https://ecology.wa.gov/mtca>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/4040>

- Visit [Ecology’s Site Register website](#)⁵ to download PDFs.
- **Online and In-Person Open House:**
 - Ecology hosted an open house at the [UW Commons](#)⁶ on Wednesday, May 8th, 2024 at 5:30 p.m., with an accompanying [online presentation](#)⁷ through the Zoom meeting application. Interpretation was available in Spanish, Chinese, Vietnamese, and Tagalog. Ecology, HomeSight, and Community Roots Housing presented details on the Holly Park site, the review documents, and then answered questions.
- **Websites:**
 - Ecology announced the public comment period, posted the fact sheet and postcard, and made the review documents available on Ecology’s [Holly Park webpage](#)⁸ and Ecology’s [Public Inputs & Events webpage](#)⁹.
- **Document Repositories:**
 - Ecology made the documents at the New Holly Branch of the Seattle Public Library at 7058 32nd Ave S Ste 104, Seattle, WA 98118. Documents were also available at the Northwest Regional Office in Shoreline, WA.

Comment Summary

From April 22 – May 21, 2024, Ecology solicited public comments on a Prospective Purchaser Consent Decree and Public Participation Plan for the Holly Park cleanup site.

Ecology received 6 comments during the 30-day comment period.

Table 1: List of Commenters

	First Name	Last Name	Agency/Organization/Business	Submitted By
1	Chris	Walter	N/A	Individual
2	Mahamoud	Gaayte	N/A	Individual
3	Geoffrey	Liu	N/A	Individual
4	Sandra	Hunt	N/A	Individual
5	Jennifer	Rice	N/A	Individual
6	Macy	McCollum	N/A	Individual

⁵<https://apps.ecology.wa.gov/publications/UIPages/PublicationList.aspx?IndexTypeName=Program&NameValue=Toxics+Cleanup&DocumentTypeName=Newsletter>

⁶ <https://cele.uw.edu/programs/othello-uw-commons/>

⁷ <https://apps.ecology.wa.gov/cleanupsearch/document/141427>

⁸ <https://apps.ecology.wa.gov/cleanupsearch/site/4040>

⁹ <https://10ecology.wa.gov/Events/Search/Listing>

Next Steps

Ecology has reviewed and considered the public comment received on the Prospective Purchaser Consent Decree and Public Participation Plan. Based on Ecology’s evaluation of the comment, no changes were necessary in the documents, and they are being finalized.

Ecology will finalize the documents and proceed with the cleanup for this site. See graphic below and visit Ecology’s [cleanup process webpage](#)¹⁰ to learn more about Washington’s formal cleanup process.

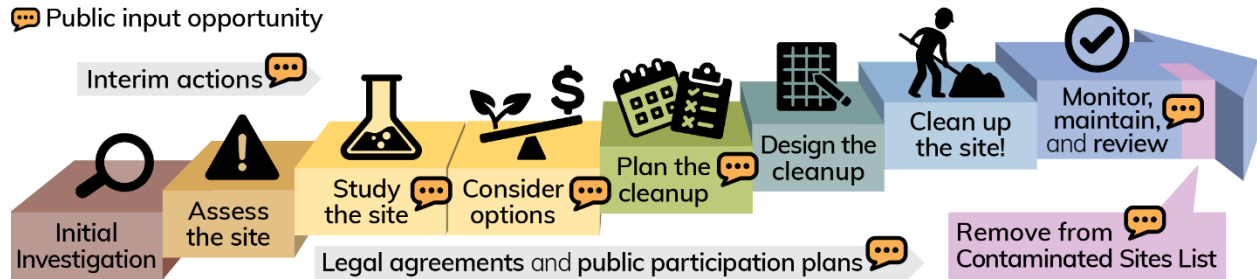


Figure 1: Washington's formal cleanup process

¹⁰ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Comments and Responses

The public comments are presented below, along with Ecology's response. Appendix A, page 13 contains the comment in its original format.

Comment from: Chris Walter

Please speed this process in anyway you can! It's already been 20 years since demolition and Othello desperately needs the housing. I am so excited to see this go up it's going to change this stop for the better in important ways. Thanks for all your hard work.

Response:

Thank you for your comment. We will be working with HomeSight and Community Roots Housing to move the cleanup forward as quickly as possible.

Comment from: Mahamoud Gaayte

I wasn't able to locate Somali Language in the translations. There's a large Somali speaking community in the neighborhood. I hope you put that in the consideration when putting information out in the future.

Thank you

Response:

Thank you for your comment. Based on your comment, we were able to create a [fact sheet in Somali](#) and have it at our May 8th open house. We also left copies at the New Holly Public Library for the public to have. Ecology uses the Environmental Protection Agency's [Environmental Justice Screening and Mapping Tool](#) (EJScreen) to evaluate translation needs for each community. While this nationwide tool provides valuable data, it sometimes lacks the neighborhood-level specificity needed to accurately identify distinct communities like the one you mentioned. Community feedback is very helpful for helping us address gaps like these, and we appreciate your contribution.

Comment from: Geoffrey Liu

Wow. I didn't know the history of this site and that it was contaminated. Let's clean it up real good and make use of it cause it's valuable \$\$\$ space close to transit and daily necessities.

This would be a good opportunity to build a large under-ground parking lot! I see Othello growing a lot in the next 10 or so years and attracting people from out of town. They're gonna need a space to park their cars and as a local I'd love to see us attract out-of-towners but also concerned about the traffic impact from people looking for parking spots!

Some public spaces in this huge lot would be nice too.

Response:

Thank you for your comment. One of the requirements for receiving grant funding is to provide affordable housing. The incorporation of additional community-oriented infrastructure, such as public spaces, are also considered in the process for determining which projects are awarded cleanup grants. Aside from the eligibility and scoring criteria for grant funding, Ecology is not involved in the design process for the planned development. Additional information can be found on [Community Roots Housing](#) and [HomeSight](#)'s webpages.

Comment from: Sandra Hunt

Given the resources the government is providing to get this project going and the release from responsibility being promised, the number of affordable units and the formula for calculating affordable rentals and condos needs to be spelled out. The percent of affordable units listed in the executive summary does not seem to match what is in the 45 page document. Also, it feels like it needs to be much clear about control of water runoff and air contamination during cleanup and construction. We should not have to dig into the RCWs listed in order to understand what is being promised. Given there is a healthcare facility, a school, and apartment buildings right there in addition to a community garden to the south west and a large park to the east where the water seems to flow, much more information should be spelled out for how the cleanup process will carried out to keep us all safe.

Finally, I agree wholeheartedly with the previous commenter that Somali language and outreach at minimum needs to be provided. There is a whole apartment building directly across the street of Afghan refugees who should also have materials provided to them in Dari. And are you sure you have translated the Chinese into the most common dialect of Chinese spoken by residents in the area? Are you using Seattle housing authority data to determine the languages needed to adequately garner public comment?

Response:

Thank you for your comment. Ecology's response is provided in three parts: (1) general definitions of the requirements and responsibilities under the planned Prospective Purchaser Consent Decree (PPCD); (2) protection of human health and the environment during cleanup and construction; and (3) public outreach considerations for local community populations.

(1) Requirements and responsibilities under the planned Prospective Purchaser Consent Decree (PPCD), and definitions of terms.

It should be noted that the parties entering into a PPCD are not released from responsibility. Instead, as stated on Page 3 of the PPCD, the objectives of the decree are to:

- a) resolve the potential liability of Community Roots Housing (CRH) for contamination at the Holly Park Site arising from prior releases or threatened releases of hazardous substances in advance of their purchase and
- b) to facilitate the implementation of a remedial action at the site, so that it may be redeveloped and reused as an affordable housing development.

Affordable housing is defined in [RCW 43.185A.010](#) as residential housing for rental occupancy, which requires payment of monthly housing costs (including utilities other than telephone) of no more than thirty percent of the household income.

According to page 3 of the draft [PPCD](#) for the Holly Park Cleanup Site:

“The planned redevelopment will provide approximately 230 residential units, of which 171 units (approximately 74%) will be affordable rental housing. The project is located near the Othello Light Rail station in Seattle and will include 22,000 square feet of community-serving Black, Indigenous, and people of color (BIPOC)-owned commercial space that will provide access to economic opportunity through homebuyer education and assistance, small business incubation, youth and family support programs, financial services, and community gathering space.”

Additionally, page 10 of the PPCD also states, *“In addition to the required remediation throughout the Site, the Property will be remediated to residential cleanup levels and redeveloped with market rate and dedicated rental units restricted for affordable housing for a minimum of 30 years, and affordable ownership pathway condominiums...”*

2) Protection of human health and the environment during cleanup and construction

Section XXII (page 27) of the PPCD requires Community Roots Housing (CRH) to follow all federal, state, and local regulations, including the need for permits. However, RCW 70.A.305.090(1) may exempt CRH from certain local permit procedures, though substantive permit requirements must still be met. Additionally, water runoff and air contamination during construction would be addressed in the Cleanup Action Plan.

Furthermore, Exhibit C of the PPCD states that CRH conduct a remedial investigation under the Model Toxics Control Act (WAC 173-340). This investigation will assess exposure risks to site contaminants, with identified pathways addressed during the site cleanup.

(3) Public outreach considerations for local community populations.

Thank you for your comment. We use community feedback as one of our tools to refine our language needs, so we appreciate your observations.

- **Somali Language and Outreach:** We took steps to provide materials in Somali, and we will continue to ensure that this community is adequately informed and engaged in future outreach. Please see the above response to Mahamoud Gaayte for more details.
- **Dari Translations:** While we currently do not have a Dari fact sheet, we recognize the importance of this and will consider it for future outreach to better support the Afghan refugee community.
- **Chinese Dialects:** See below for information out the data source we use to identify language needs. There are many spoken dialects in China, but they all share the same writing system. While the spoken forms can vary significantly, there is only one written form in Chinese, which is what we translated our fact sheet into.

- **Data Sources:** We use multiple data sources, including the Environmental Protection Agency’s [Environmental Justice Screening and Mapping Tool](#) (EJScreen), to assess language needs. This tool uses the most up to date census data available to give an accurate view of language needs for each community. We recognize that there is always more we can do, so in future outreach for this site we may incorporate Seattle Housing Authority data to better determine the languages required for effective outreach and public comment.

Your input is invaluable, and we are committed to making our outreach as inclusive and effective as possible. Thank you for helping us improve our efforts.

Comment from: Jennifer Rice

This neighborhood needs legitimate, job -creating businesses that serve and engage all its residents. This development seems like it's recreating more of what already exists at that intersection.

Restaurants, bars, neighborhood shops would be nice, in addition to low-income services.

230 residential units needs to have 230+ parking spaces. Is there a parking covenant in the plan?

Providing housing opportunities for historically disadvantaged communities by keeping those opportunities in low-income neighborhoods is hurting the homeowners (many of whom were redlined into the neighborhood to begin with)who already live here by impacting their ability to build equity. Sprinkle these types of developments all over, including east of Rainier Ave and stop massing them along arterials.

If you must build them on massive arterials, please get the SPD to enforce traffic laws. As it is they don't bother.

Response:

Thank you for your comment. Ecology only has authority over the cleanup of the contamination, and we are not involved in design considerations for future development at this site, other than those described above in our response to Geoffrey Liu. We also have no ability to influence the Seattle Police Department’s traffic management policies. Some potentially helpful resources are included below:

- City Planning – City of Seattle (<https://www.seattle.gov/city-planning>)
- Seattle Department of Transportation (<https://www.seattle.gov/transportation/>)
- Washington State Department of Transportation (<https://wsdot.wa.gov/>)
- Seattle Housing Authority (<https://www.seattlehousing.org/>)

Comment from: Macy McCollum

Thank you for cleaning the site and bringing affordable housing to the neighborhood.

Response:

Thank you for your support, we will work to clean up the site as quickly as possible.

Appendices

Appendix A. Public comments in original format

Chris Walter

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Jennifer Rice

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Public Comment Form

1 Comment

2 Review

3 Your Copy

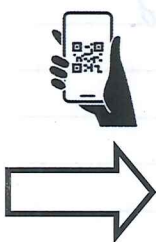
Commenting open: April 22, 12:00 AM PT—May 21, 2024 11:59 PM PT.

Holly Park Cleanup Site: Legal Agreement and Public Participation Plan

Please note that this comment form is for the purpose of submitting a comment to the Washington State Department of Ecology. Commenter contact information is optional. Contact information is necessary if you want to receive future notices or responses related to this topic.

The Department of Ecology invites you to review and comment on the Prospective Purchaser Consent Decree (legal agreement) and the Public Participation Plan related to the cleanup of the Holly Park site in the Othello neighborhood. These documents and more details on the cleanup site are located on the site's webpage. Scan the QR code or follow the link.

Información en Español incluida
有關的信息, 已被翻譯成中文
Có thông tin bằng tiếng Việt
Macluumaad af Soomaali ah ayaa la socda
Impormasyon sa Tagalog dito



Contact Information

All fields are optional unless otherwise indicated.

Submitted by: (Check one and write name)

- Individual (add name below) Organization: _____
- Agency: _____ Other _____
- Business: _____

First Name

Macy

Last Name

McCollum

Address

7168 44th Ave S

City/Town

Seattle

Country

United States

State/Province

Washington

ZIP

98118

Email

mmccoll1412@gmail.com

Please write comment clearly
on other side:

Public Comment Form

1 Comment

2 Review

3 Your Copy

Your Comment

Comments are due by **May 21, 2024 at 11:59 p.m.**

To make a comment, please enter comment(s) in the text area. To submit attachments please visit Ecology's online comment form at www.bit.ly/Ecology-HollyPark-Comments.

Any information (e.g., personal or contact) you provide on this comment form or in an attachment may be publicly disclosed and posted on the Internet.

To submit comments for a group please visit our "Commenting Tips" webpage at <https://ecology.wa.gov/About-us/Get-involved/Public-input-events/Commenting-tips>

Next Steps: After the close of the comment period, Ecology will review and consider all comments received as we finalize the documents and respond accordingly.

Thank you for cleaning the site and bringing affordable housing to the neighborhood.