



## **Public Participation Plan**

**Morningside Acres Cleanup Site  
5001, 5015, & 5021 Rainier Avenue South  
Seattle, WA**

### **Toxics Cleanup Program**

Washington State Department of Ecology

Northwest Region Office

Shoreline, Washington

September 2024

## Publication Information

This document is available on the Department of Ecology's [Morningside Acres cleanup site page](#).<sup>1</sup>

### Cover photo credit

- Image courtesy of SouthEast Effective Development

### Related Information

- Cleanup Site ID: 12408
- Facility Site ID: 4321

## Contact Information

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Shoreline, WA 98133-9716  
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**Website:** [Washington State Department of Ecology](#)<sup>2</sup>

## ADA Accessibility

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

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<sup>1</sup> [https:// apps.ecology.wa.gov/cleanupsearch/site/12408](https://apps.ecology.wa.gov/cleanupsearch/site/12408)

<sup>2</sup> <https://ecology.wa.gov/About-us/Contact-us>

# Department of Ecology's Region 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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**Morningside Acres Cleanup Site  
5001, 5015, & 5021 Rainier Avenue South, Seattle, WA**

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

**September 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 SouthEast Effective Development (SEED), the party responsible for the cleanup of the Morningside Acres Site (Site). 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.

### Toxics Cleanup Program

Northwest Region Office  
15700 Dayton Ave N  
Shoreline, WA 98133

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

Kristen Forkeutis, Outreach Specialist  
[Kristen.Forkeutis@ecy.wa.gov](mailto:Kristen.Forkeutis@ecy.wa.gov)  
425-240-4353

### SouthEast Effective Development (SEED)

SouthEast Effective Development (SEED)  
5117 Rainier Ave S #1928  
Seattle, WA 98118

Katie Kang, Director of Real Estate Development  
[kkang@seedseattle.org](mailto:kkang@seedseattle.org)  
206-760-4266

## 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>3</sup>
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please contact Laura Busby at 360-280-5088 or [laura.busby@ecy.wa.gov](mailto:laura.busby@ecy.wa.gov) and Jill Krumlauf at 360-790-5771 or [jill.krumlauf@ecy.wa.gov](mailto:jill.krumlauf@ecy.wa.gov). You may also visit the [Public Participation Grant website](#).<sup>4</sup>

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<sup>3</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>4</sup> <https://ecology.wa.gov/about-us/payments-contracts-grants/grants-loans/find-a-grant-or-loan/public-participation-grants>

# 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](#)<sup>5</sup> 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>6</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 [Contaminated Sites List](#)<sup>7</sup>, 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, [Washington's cleanup process](#)<sup>8</sup> includes multiple steps (see Figure 1 and Appendix A), with opportunities for the public to review and comment on cleanup documents. 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>9</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>5</sup> <https://www.ecology.wa.gov/mtca>

<sup>6</sup> <https://apps.ecology.wa.gov/publications/publications/9406.pdf>

<sup>7</sup> <https://apps.ecology.wa.gov/cleanupsearch/reports/cleanup/contaminated>

<sup>8</sup> <https://ecology.wa.gov/MTCA-process>

<sup>9</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

# Site Information

## Site background

SouthEast Effective Development (SEED) is a non-profit community development corporation focused on improving the economic and cultural health of Southeast Seattle since 1975. “SEED's mission is to improve the quality of life in Southeast Seattle by creating partnerships and inspiring investments in housing, arts, and economic development – with a special focus on residents with fewer opportunities and resources.”<sup>10</sup>



Figure 2: Aerial view of site

SEED will redevelop the Site, located at 5001, 5015, and 5021 Rainier Avenue South, into a mixed-use building. It will combine affordable housing and commercial spaces, transforming a contaminated site into a vibrant economic development hub. The project will provide new construction of a multi-family apartment building with approximately 100 units, focused on anti-displacement and affordability. Some highlights include:

- 100% affordable rent units targeting less than 60% of the area median income (AMI)
- A mix of studio, one-bedroom, two-bedroom, and three-bedroom apartments
- Jazz Night School (JNS) and Life Enrichment Bookstore (LEMS) will own commercial spaces on the ground floor

The need for an environmental cleanup at this Site arises from the historical uses at the property. The North (5001 Rainier Ave S), Middle (5015 Rainier Ave S), and South Parcels (5021 Rainier Ave S) of this Site have different histories. The North Parcel was used for at least two generations of gas stations from 1927 to the early 1970s. The Middle Parcel was used as a lumberyard office from approximately 1926 to 1965, an insurance agent office from 1966 to 1980, and a convenience store from 1980 until the present. The South Parcel was used, at different times, by an automotive maintenance and repair facility, automobile and boat dealerships, a plumbing supply business, a pool hall, a fitness center, and a bookstore, which is the current tenant. These prior operations on the Site have resulted in areas of petroleum and

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<sup>10</sup> Seattle SouthEast Effective Development (SEED), 2024, <https://www.seedseattle.org/about-us/>

chlorinated solvent contamination to soil and groundwater, the extent of which will be determined in the remedial investigation.

## Site cleanup progress

Since 2005, environmental investigations and cleanup efforts have been conducted at the Site to understand and define the extent of contamination. This includes soil and groundwater sampling, indoor and outdoor air sampling, and a hazardous building materials survey. The Site was enrolled in the WA Dept of Ecology's [Voluntary Cleanup Program](#)<sup>11</sup> (VCP) on October 25, 2022. Since then, the owner has continued their efforts to characterize the Site and develop an initial cleanup approach.

Once SEED enters into a legal agreement, called a Prospective Purchase Consent Decree (PPCD), and acquires ownership of the Site, they will be responsible for cleaning up the Site under the direct supervision of Ecology.

## Contamination

Prior investigations have confirmed the presence of contaminants in the soil, soil gas, and groundwater of the Site (see site map on previous page). Contamination is related to historical automotive repair and parts washing facilities on the South Parcel, former gasoline service stations on the North Parcel, and historical underground storage tanks on the South and North Parcels associated with those businesses. The known contaminants include:

- Chlorinated Volatile Organic Compounds (CVOC)
- Total Petroleum Hydrocarbons (TPH)
- Volatile Petroleum Hydrocarbons (VPH)

These contaminants have been detected at concentrations above the state's cleanup levels, defined in the [Model Toxics Control Act \(MTCA\)](#).<sup>12</sup> MTCA is Washington's environmental cleanup law, and it requires contaminants to be cleaned up.

## Why this Site matters

Washington is in dire need of affordable housing across the state. Contamination, or even the suspicion of contamination, drives up the cost 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

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<sup>11</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program>

<sup>12</sup> <https://ecology.wa.gov/mtca>

decades. Supporting cleanups for affordable housing helps ensure the cleanup gets done while protecting the community's health and the environment.

SEED has applied for funding from Ecology's [Affordable Housing Cleanup Grant Program \(AHCGP\)](#),<sup>13</sup> which helps advance environmental cleanups for affordable housing developments. These grants can cover remedial action costs, including the 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 and lessen the impact of cleanup costs.

## Cleanup plans

In 2024, Ecology is finalizing a legal agreement [Prospective Purchaser Consent Decree, (PPCD)] with SEED, the party that will conduct the cleanup, in addition to this Public Participation Plan. This legal agreement requires SEED 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

### Columbia City Neighborhood, South Seattle

The Site is in southeast Seattle in the Rainier Valley District of Seattle, otherwise known as the Neighborhood of Nations (see Figure 3). The Site lies within the Columbia City neighborhood and is bordered by the Mt. Baker neighborhood to the north and the Hillman City neighborhood to the south.

This culturally and economically diverse community boasts a mixture of both residential and commercial zoning with multiple schools and technology learning centers. The median household income in this area is below the citywide average while the percentage of the population living below the poverty level is above the citywide average. The percentage of Black, Indigenous, and People of Color (BIPOC) in this area is well above the citywide average.

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<sup>13</sup> <https://ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Affordable-Housing-Cleanup-grants>



The percentage of residents speaking a language other than English at home is also well above the citywide average.

The Site is within Washington’s 9th Congressional District, 37th Legislative District, King County Council’s 2nd District, and Seattle’s City Council District 2.

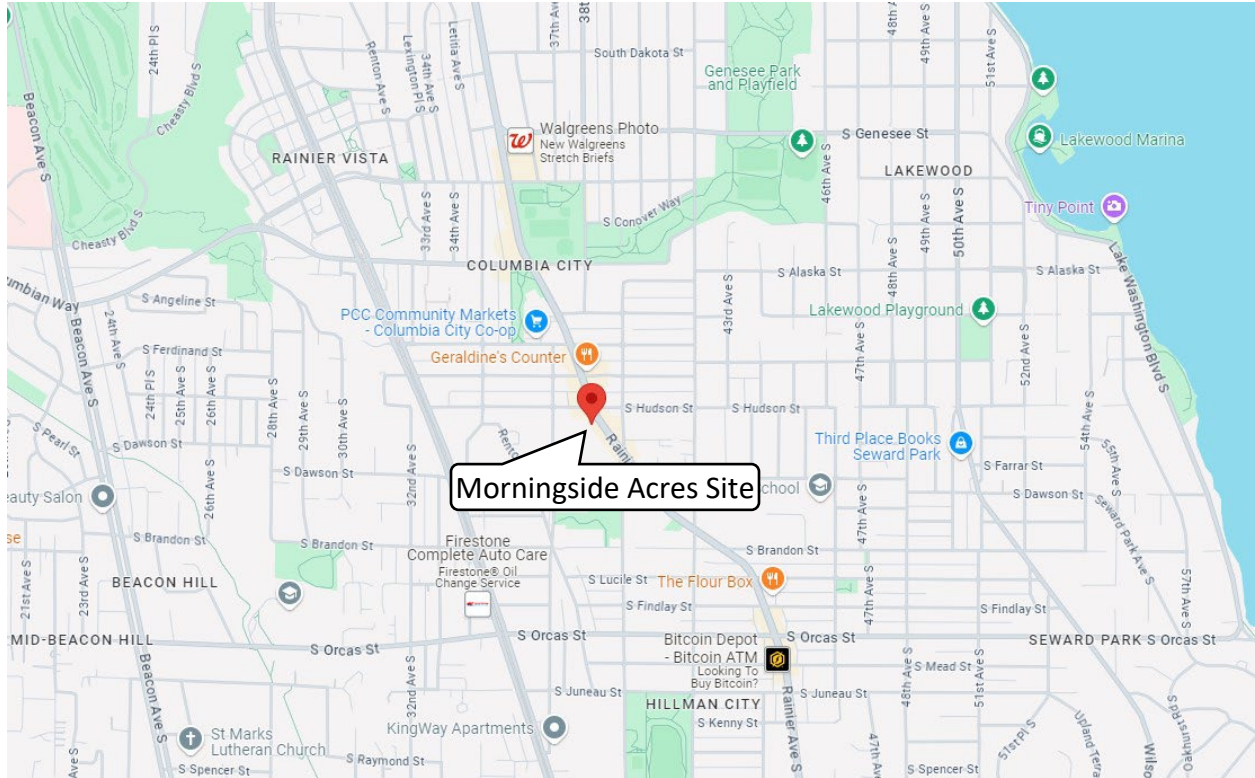


Figure 3: Map of the Morningside Acres cleanup Site in the Columbia City neighborhood

## Tribal engagement

Ecology invites the Duwamish Tribe, Muckleshoot Tribe, Snoqualmie, Stillaguamish Tribe, Suquamish Tribe, Tulalip Tribe, and Squaxin Island Tribe to engage with the cleanup process for this Site. Ecology will ensure these Tribes have ample opportunity to be involved throughout the process on a government-to-government basis.

## Environmental Justice

Ecology utilizes multiple resources to better understand the environmental and demographic information of the communities impacted by cleanup sites. The following environmental justice tools provide information that help our team plan for public outreach.

## Washington Environmental Health Disparity Map

The [Washington Environmental Health Disparity Map](#)<sup>14</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 8 for environmental health risk. (See Figure 4).

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 come into contact with.

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

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<sup>14</sup> <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>

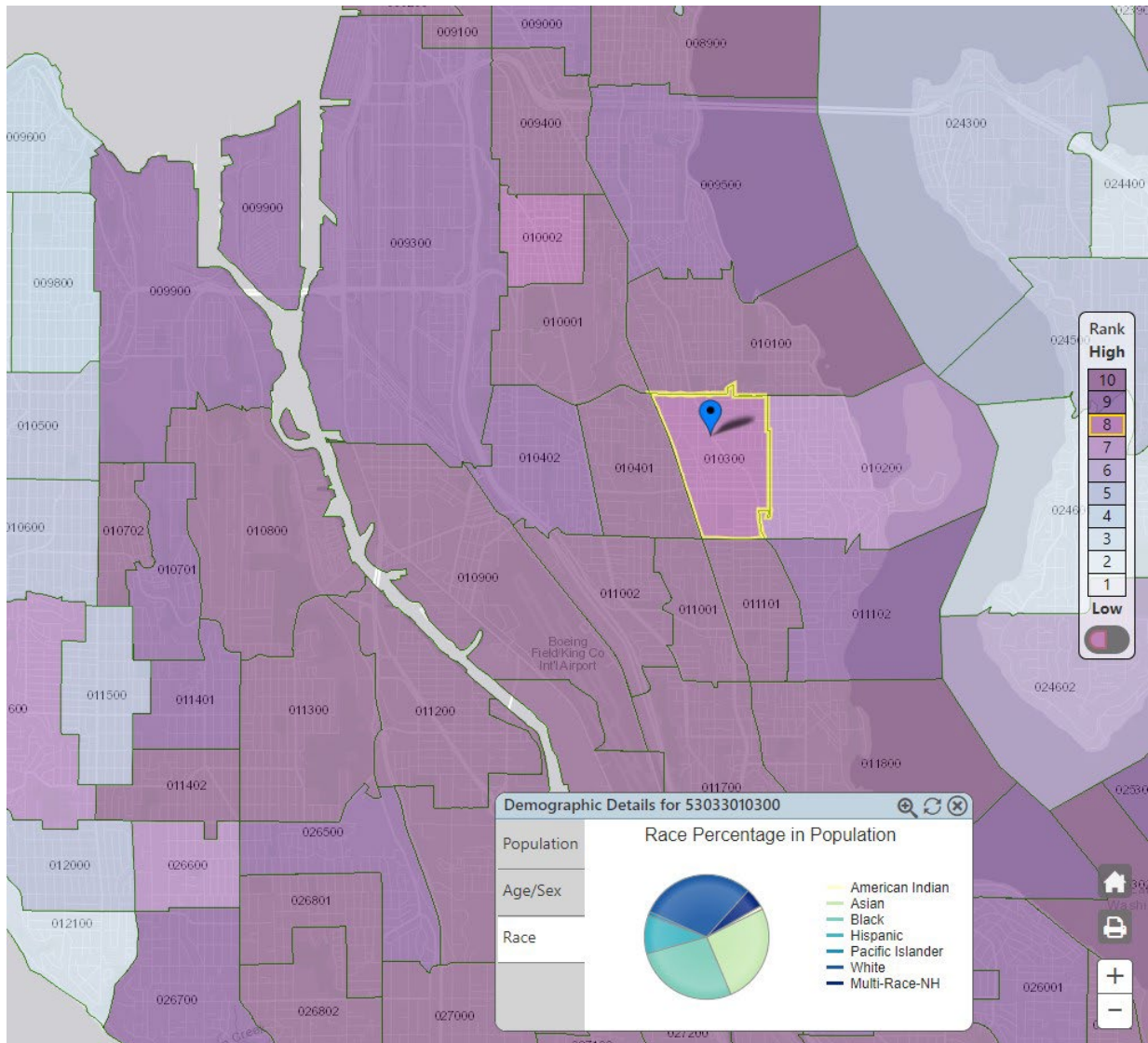


Figure 4: Washington Environmental Health Disparities Map for Census Tract 53033010300

## EJScreen

The [Environmental Justice Screening and Mapping Tool \(EJScreen\)](https://ejscreen.epa.gov/mapper/index.html)<sup>15</sup> has been developed by the Environmental Protection Agency (EPA). It is based on nationally consistent data and an approach that combines environmental and demographic indicators in maps and reports. Ecology uses this information to tailor its communications to the needs of communities through various means. These include developing language translations and identifying the need for interpreters. Ecology translates materials like fact sheets into languages that are spoken by 5% or more of the local community and considers accommodations when socio-economic indicators are above the EPA 80<sup>th</sup> percentile in-state threshold.

<sup>15</sup> <https://ejscreen.epa.gov/mapper/index.html>

The data below was generated for a half-mile area around the Site using the EJScreen. See Appendix A for the “EPA EJScreen Community Report” and Figure 5 for the screened area.

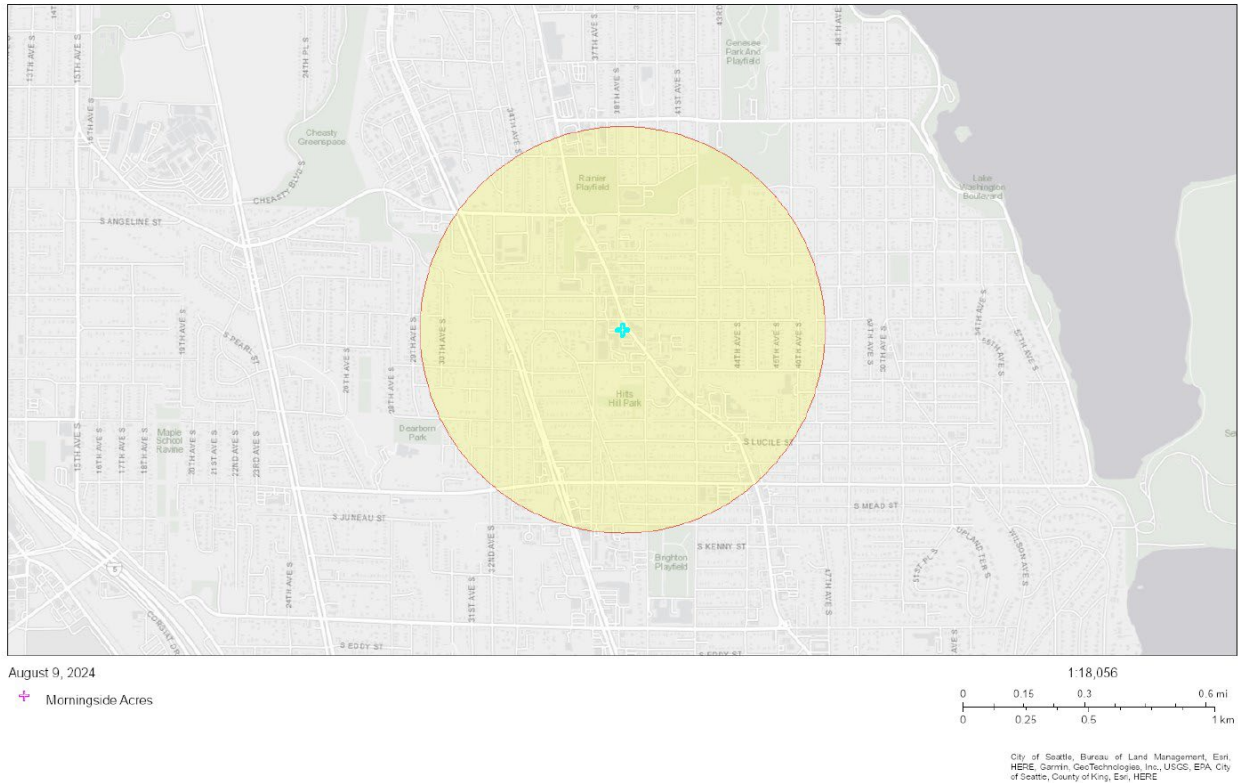


Figure 5: EPA EJScreen generated map of the outreach impact for the Morningside Acres Site

The data reveals a diverse and linguistically isolated population. The Chinese language meets the EPA 5% threshold for translations or interpretation. Community research also shows that multiple languages in addition to Chinese are widely spoken in this area and will therefore be considered for translation and interpretation needs. Additionally, the EPA “Limited English Speaking Households” socio-economic indicator falls at the 84<sup>th</sup> percentile in the state. This information further validates the need to support community language needs.

Ecology will plan our public outreach to consider this community’s needs. 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>16</sup>

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

<sup>16</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).



## 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 include addresses within at least a half-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 at least a half-mile radius of the Site and relevant local, state, and federal government contacts. This list receives 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 Kristen Forkeutis at 425-240-4353 or [Kristen.Forkeutis@ecy.wa.gov](mailto:Kristen.Forkeutis@ecy.wa.gov).

## Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Contaminated Site Register](#).<sup>17</sup> To receive the *Contaminated Site Register* by email, please [subscribe online](#),<sup>18</sup> or contact Sarah Kellington at [sarah.kellington@ecy.wa.gov](mailto:sarah.kellington@ecy.wa.gov) or 360-280-3167.

## Newspaper display ads or legal notices

When MTCA requires, we will announce public comment periods and events for this Site in ads or notices published in [The Seattle Times](#).<sup>19</sup> Additional ads or notices may be placed in *The Seattle Medium*, *The South Seattle Emerald*, *The Stranger*, and *The Facts*.

## 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 Kristen Forkeutis, Outreach Specialist, by phone at 425-240-4353 or email at [Kristen.Forkeutis@ecy.wa.gov](mailto:Kristen.Forkeutis@ecy.wa.gov).

## Ecology's website and social media platforms

We maintain a website for the [Morningside Acres site](#).<sup>20</sup> The website provides Site information, and you may download cleanup documents.

We will also publish notice on our [Public Input & Events Listing](#).<sup>21</sup>

We may also share information about cleanup sites through [news releases, our ECOconnect blog, and social media](#).<sup>22</sup>

## Places to see print documents

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

### Seattle Public Library, Columbia Branch

4721 Rainier Ave S  
Seattle, WA 98118  
Phone: 206-386-1908

### Washington Department of Ecology

Northwest Region Office  
15700 Dayton Ave N  
Shoreline, WA 98133

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<sup>17</sup> <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data>

<sup>18</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>19</sup> <https://www.seattletimes.com/>

<sup>20</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/12408>

<sup>21</sup> <https://ecology.wa.gov/Events/Search/Listing>

<sup>22</sup> <https://ecology.wa.gov/about-us/who-we-are/news>

To schedule an appointment with Ecology, 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).

## **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 may hold comment periods longer than 30 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 Kristen Forkeutis, Outreach Specialist, at 425-240-4353 or [Kristen.Forkeutis@ecy.wa.gov](mailto:Kristen.Forkeutis@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 the 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 ten people request it. 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.

## 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 our [ADA website](#).<sup>23</sup> 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 Kristen Forkeutis, Outreach Specialist, at 425-240-4353 or [Kristen.Forkeutis@ecy.wa.gov](mailto:Kristen.Forkeutis@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.

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<sup>23</sup> <https://ecology.wa.gov/About-us/Accessibility-equity/Accessibility>

# Appendices

## **Appendix A. MTCA Cleanup Process**

The cleanup process is defined in the Model Toxics Control Act (MTCA), Washington's cleanup law. See the attached, accessible PDF for details.

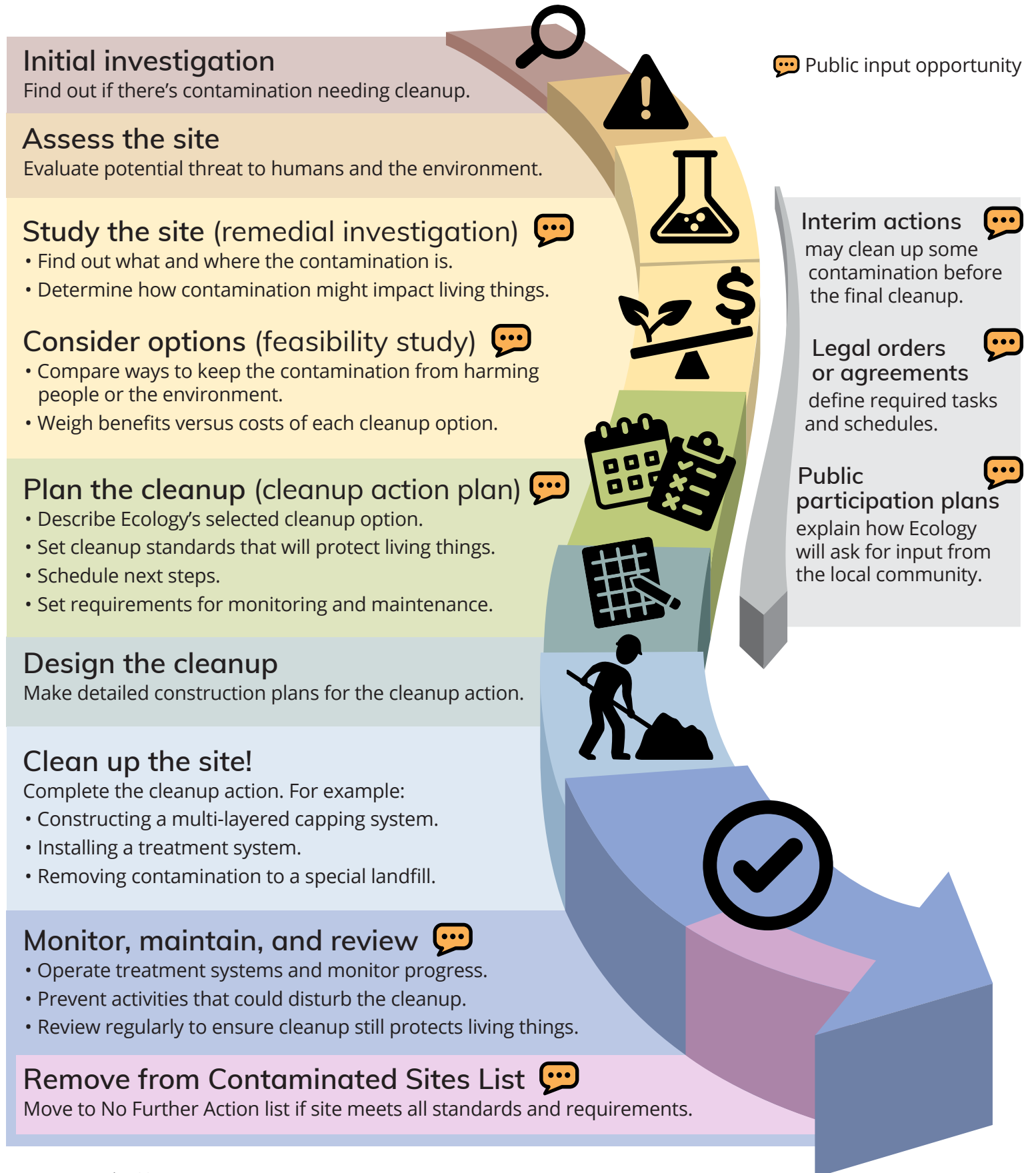
## **Appendix B. EPA EJScreen Community Report**

EPA's EJSCREEN report for a half-mile radius of the Morningside Acres Site.

# 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.



# EJScreen Community Report

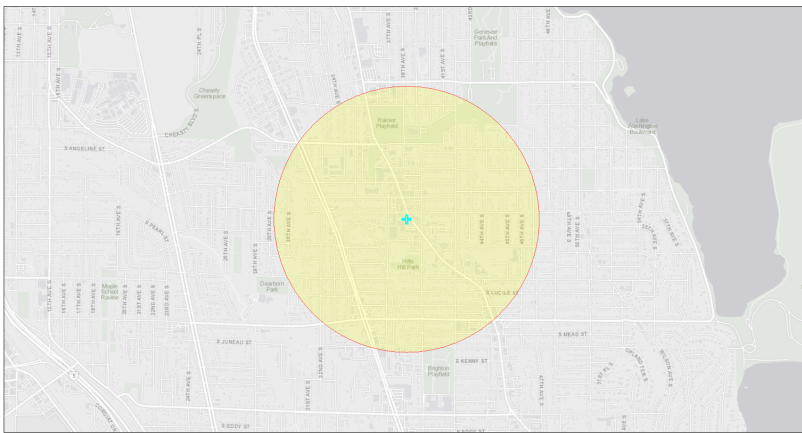
This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

## Seattle, WA

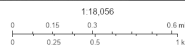
.5 miles Ring Centered at 47.556654,-122.284672

Population: 7,924

Area in square miles: 0.79

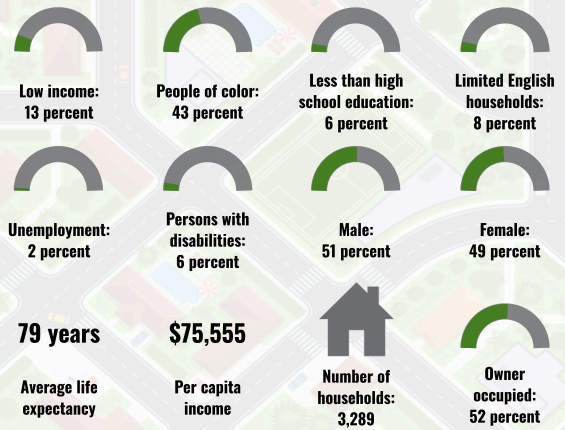


August 9, 2024  
Morningside Acres

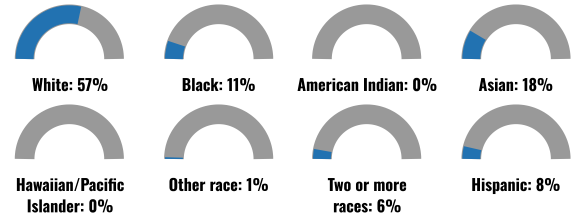


City of Seattle, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnology, Inc., USGS, EPA, City of Seattle, County of King, Esri, HERE

### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	73%
Spanish	3%
French, Haitian, or Cajun	1%
German or other West Germanic	1%
Other Indo-European	2%
Chinese (including Mandarin, Cantonese)	6%
Vietnamese	4%
Tagalog (including Filipino)	2%
Other Asian and Pacific Island	3%
Other and Unspecified	5%
Total Non-English	27%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

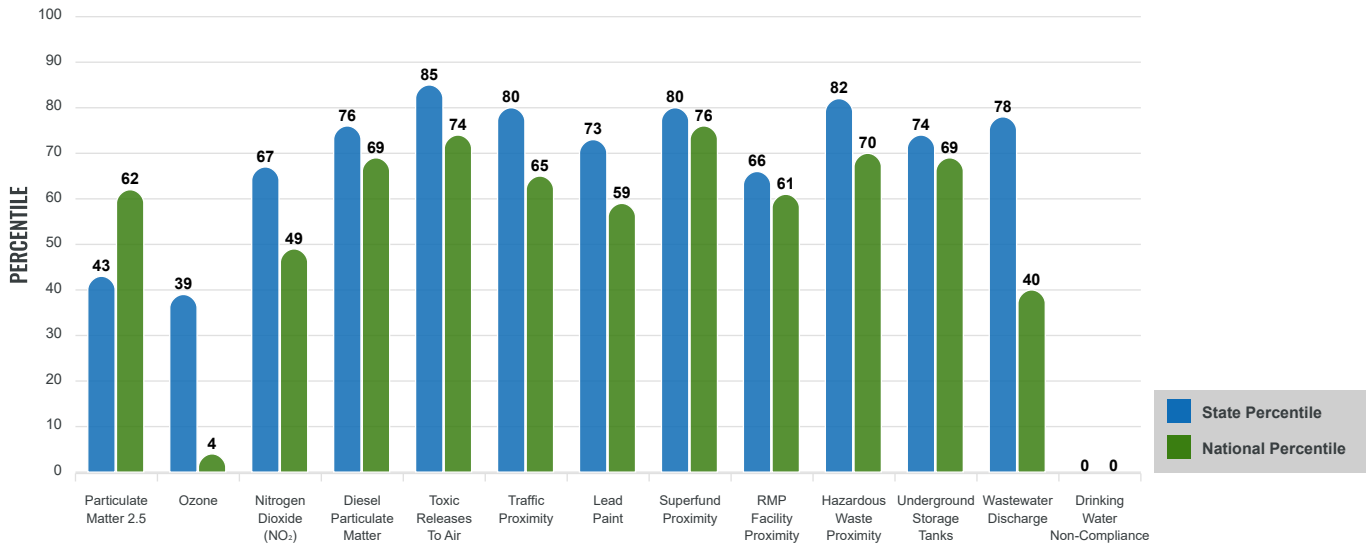
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

## EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

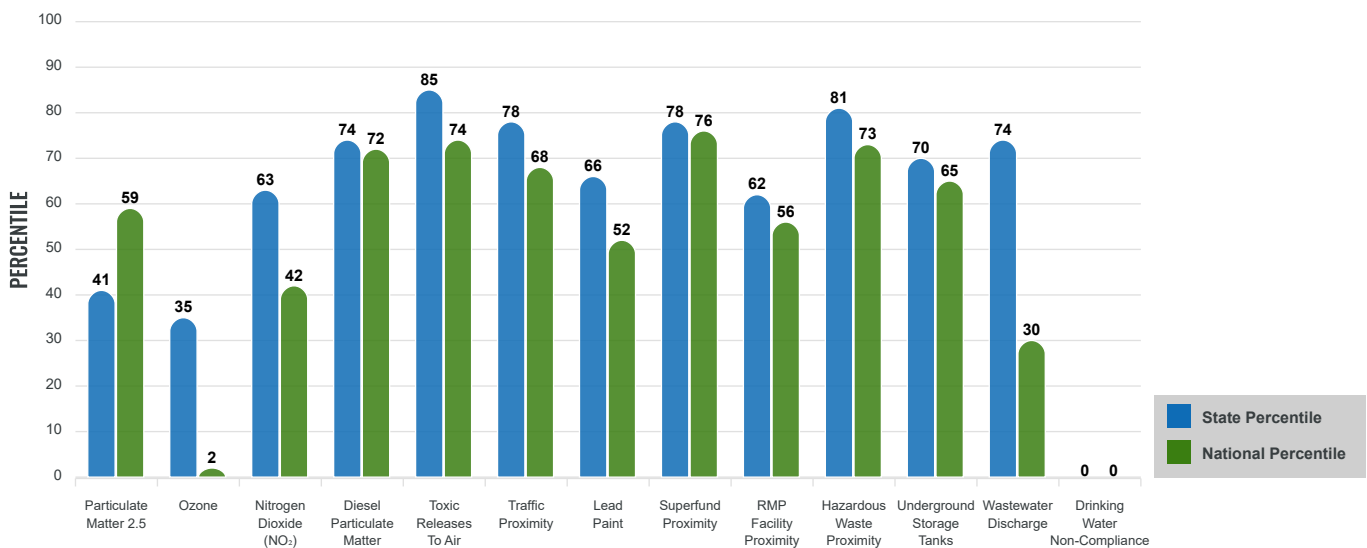
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low income, percent persons with disabilities, percent less than high school education, percent limited English speaking, and percent low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for .5 miles Ring Centered at 47.556654,-122.284672

Report produced August 9, 2024 using EJScreen Version 2.3



# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>ENVIRONMENTAL BURDEN INDICATORS</b>					
Particulate Matter 2.5 ( $\mu\text{g}/\text{m}^3$ )	8.91	9.51	36	8.45	72
Ozone (ppb)	50.9	51.8	32	61.8	3
Nitrogen Dioxide (NO <sub>2</sub> ) (ppbv)	7.3	6.3	67	7.8	46
Diesel Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	0.395	0.256	81	0.191	91
Toxic Releases to Air (toxicity-weighted concentration)	21,000	1,800	99	4,600	96
Traffic Proximity (daily traffic count/distance to road)	2,900,000	1,200,000	92	1,700,000	81
Lead Paint (% Pre-1960 Housing)	0.43	0.23	79	0.3	69
Superfund Proximity (site count/km distance)	1.2	0.53	91	0.39	93
RMP Facility Proximity (facility count/km distance)	0.54	0.51	65	0.57	65
Hazardous Waste Proximity (facility count/km distance)	12	2.9	96	3.5	92
Underground Storage Tanks (count/km <sup>2</sup> )	18	6.1	90	3.6	95
Wastewater Discharge (toxicity-weighted concentration/m distance)	8.8	300	82	700000	35
Drinking Water Non-Compliance (points)	0	1	0	2.2	0
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index USA	0.99	N/A	N/A	1.34	42
Supplemental Demographic Index USA	1.19	N/A	N/A	1.64	27
Demographic Index State	1.41	1.47	54	N/A	N/A
Supplemental Demographic Index State	1.15	1.37	41	N/A	N/A
People of Color	43%	33%	72	40%	61
Low Income	13%	23%	33	30%	24
Unemployment Rate	2%	5%	37	6%	38
Limited English Speaking Households	8%	4%	84	5%	82
Less Than High School Education	6%	8%	51	11%	40
Under Age 5	5%	5%	55	5%	56
Over Age 64	10%	17%	26	18%	24

\*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

## Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	1
Water Dischargers	2
Air Pollution	0
Brownfields	0
Toxic Release Inventory	1

## Other community features within defined area:

Schools	2
Hospitals	0
Places of Worship	10

## Other environmental data:

Air Non-attainment	No
Impaired Waters	No

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

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# EJScreen Environmental and Socioeconomic Indicators Data

## HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	19%	18%	56	20%	42
Heart Disease	4	4.8	28	5.8	15
Asthma	10.2	10.9	22	10.3	49
Cancer	5.2	6.5	19	6.4	24
Persons with Disabilities	6.5%	13.4%	9	13.7%	9

## CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	9%	11%	63	12%	60
Wildfire Risk	0%	12%	0	14%	0

## CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	4%	8%	41	13%	27
Lack of Health Insurance	3%	6%	23	9%	21
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access Burden	Yes	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

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