

# Morningside Acres Cleanup Site



Morningside Acres site location

## Comments accepted

October 7, 12:00 am –  
November 7, 11:59 pm, 2024

## Submit comments

**Online at:** [www.go.ecology.wa.gov/  
MorningsideAcresComments](http://www.go.ecology.wa.gov/MorningsideAcresComments)

### By mail or email to:

Zak Wall, Site Manager  
WA Department of Ecology  
PO Box 330316  
Shoreline, WA 98133-9716  
425-758-5231  
[Zak.Wall@ecy.wa.gov](mailto:Zak.Wall@ecy.wa.gov)

## Document review locations

[www.go.ecology.wa.gov/  
MorningsideAcres](http://www.go.ecology.wa.gov/MorningsideAcres)

Seattle Public Library  
Columbia Branch  
4721 Rainier Ave S  
Seattle, WA 98118

## Site info

Facility Site ID: 4321  
Site Cleanup ID: 12408

## Public Outreach Contact

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

## Documents ready for public review and comment

The Department of Ecology (Ecology) is overseeing a cleanup of the Morningside Acres Site (Site) in the Columbia City neighborhood of South Seattle. SouthEast Effective Development (SEED), a non-profit community development corporation based in South Seattle, is cleaning up this Site. We invite you to comment 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.

## Questions? Join us for an open house!

Drop-in during this two-hour open house for a conversation about this cleanup site. Phone interpretation available in Chinese, Vietnamese, Spanish, Somali, Amharic, and Arabic. All ages welcome!

**Tuesday, October 22, 2024**

5:30 pm–7:30 pm

**In-person:** L.E.M.S Bookstore  
5023 Rainier Ave S, Seattle  
*Light food will be provided!*

**Online:** Register and Join Zoom:  
[www.go.ecology.wa.gov/MorningsideAcres](http://www.go.ecology.wa.gov/MorningsideAcres)



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## 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>1</sup>

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



Aerial view of the cleanup Site



Existing convenience store  
5015 Rainier Ave S



Former auto repair operations  
5021 Rainier Ave S

The need for a PPCD 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 chlorinated solvent contamination to soil and groundwater, the extent of which will be determined in the remedial investigation.

<sup>1</sup> Seattle SouthEast Effective Development (SEED), 2024, <https://www.seedseattle.org/about-us/>

## 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>2</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 the 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 page four). 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>3</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 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>4</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.

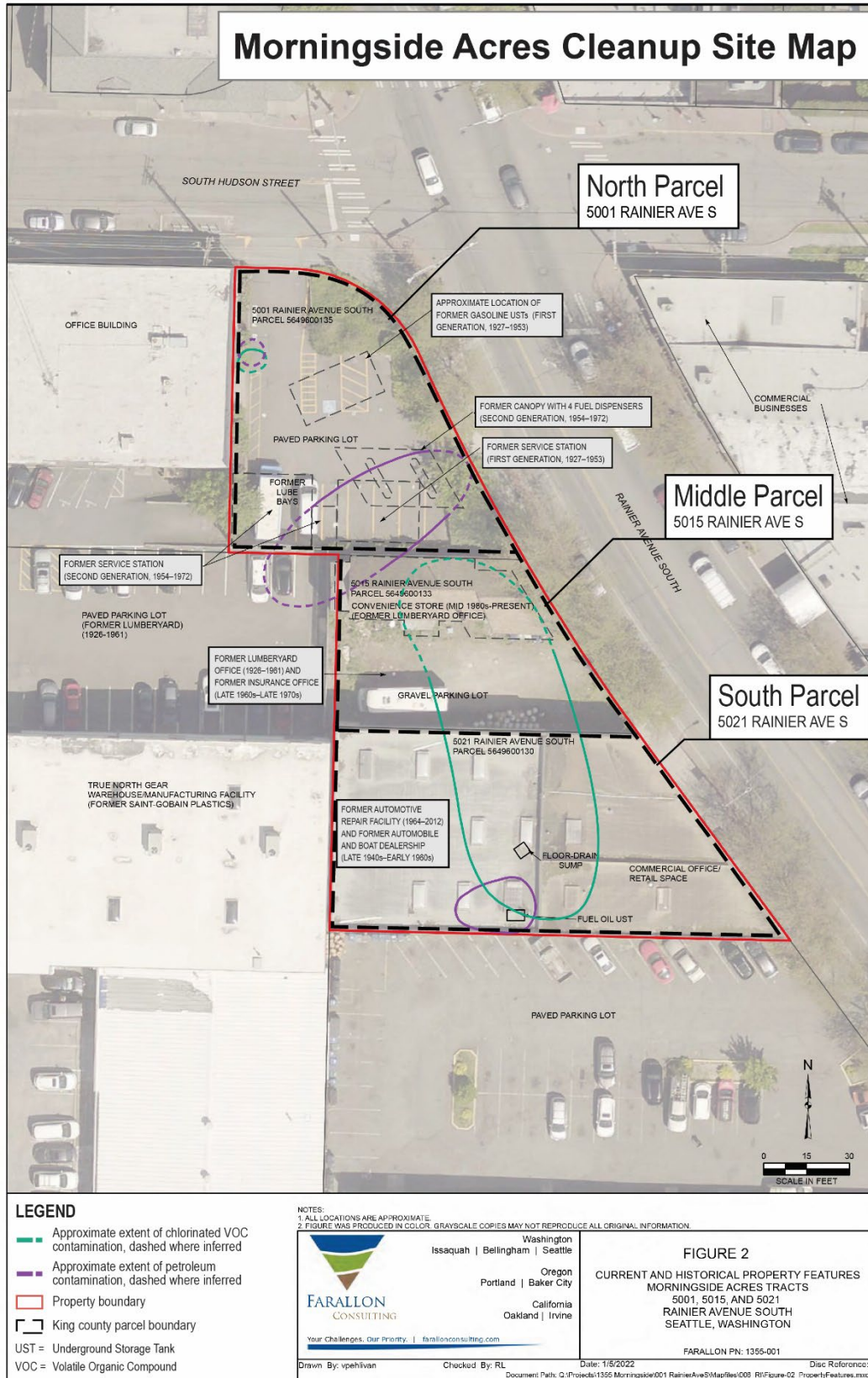
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<sup>2</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program>

<sup>3</sup> <https://ecology.wa.gov/mtca>

<sup>4</sup> <https://ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Affordable-Housing-Cleanup-grants>





Cleanup Site contamination and current and historical property features

Adapted from: *Final Remedial Investigation and Feasibility Study Report and Draft Cleanup Action Plan* (Figure 2, p. 74), Nov 14, 2023, Farallon Consulting.

## What happens next?

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

## Ecology’s cleanup process

MTCA is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology enacts MTCA and oversees cleanups. The [MTCA cleanup process](#)<sup>5</sup> is completed in steps (see graphic below) over a variable timeline.



**有關清理工作的中文信息** 中文资讯如需查看本文件的中文普通话译本，请访问

[www.go.ecology.wa.gov/MorningsideAcres](http://www.go.ecology.wa.gov/MorningsideAcres)，访问 Seattle Public Library 的 Columbia 分馆（地址：4721 Rainier Ave S, Seattle, WA 98118），或拨打 425-240-4353 并稍等口译员加入通话。

**Thông tin bằng tiếng Việt** Để có bản dịch của tài liệu này bằng tiếng Việt, hãy truy cập

[www.go.ecology.wa.gov/MorningsideAcres](http://www.go.ecology.wa.gov/MorningsideAcres), đến Seattle Public Library, Chi Nhánh Columbia (4721 Rainier Ave S, Seattle, WA 98118) hoặc liên hệ số 425-240-4353 và đợi thông dịch viên tham gia cuộc gọi.

**Información en español** Para obtener una traducción al español de este documento, vaya a

[www.go.ecology.wa.gov/MorningsideAcres](http://www.go.ecology.wa.gov/MorningsideAcres), visite la Seattle Public Library Columbia Branch (4721 Rainier Ave S, Seattle, WA 98118) o llame al 425-240-4353 y espere a que un intérprete se una a la llamada.

**Macluumad Soomaali ku Qoran** U turjumida dhukumiintigan Soomaali, booqo

[www.go.ecology.wa.gov/MorningsideAcres](http://www.go.ecology.wa.gov/MorningsideAcres), booqo Seattle Public Library Columbia Branch (4721 Rainier Ave S, Seattle, WA 98118), ama soo wac 425-240-4353 oo sug inuu turjubaan kusoo biiro wacitaanka.

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المعلومات باللغة العربية للحصول على ترجمة لهذه الوثيقة باللغة العربية، انتقل إلى [www.go.ecology.wa.gov/MorningsideAcres](http://www.go.ecology.wa.gov/MorningsideAcres) أو تفضل بزيارة فرع مكتبة (Seattle Public Library Columbia (4721 Rainier Ave S, Seattle, WA 98118) أو اتصل على الرقم التالي: 425-240-4353 وانتظر حتى ينضم مترجم فوري إلى المكالمة.

<sup>5</sup> <https://ecology.wa.gov/mtca-process>

Toxics Cleanup Program  
PO Box 330316  
Shoreline, WA 98133

## Morningside Acres Cleanup Site

### Documents ready for public review and comment

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Aerial view of the Site

#### ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-240-4353, email [kristen.forkeutis@ecy.wa.gov](mailto:kristen.forkeutis@ecy.wa.gov), or visit [ecology.wa.gov/Accessibility](http://ecology.wa.gov/Accessibility). For Relay Service or TTY call 711 or 877-833-6341.