



Morningside Acres Cleanup Site

Public Comment Period: Oct 7, 12:00 am – Nov 7, 11:59 pm, 2024
Prospective Purchaser Consent Decree & Public Participation Plan

Online Open House: October 22, 2024



Welcome to our online open house.

Join

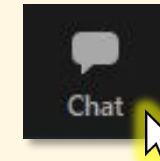
Connect Audio & Join



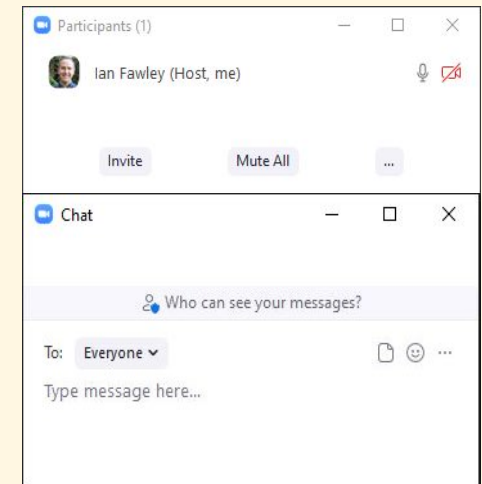
Tip Try your computer audio *first*.

If you'd like, you can test your speaker and microphone *before* joining.

Participate



Question?
Need help?
Chat with us!



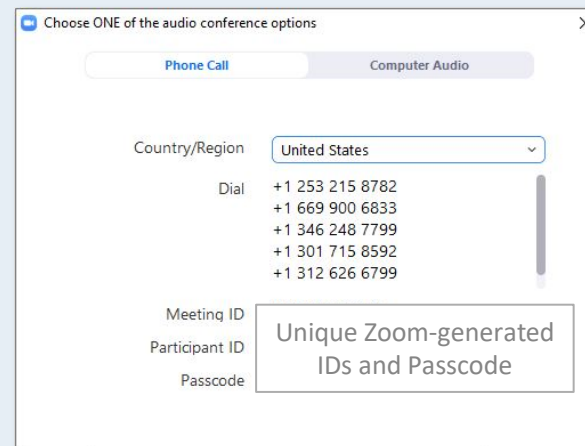
Turn on the Chat box and Participant list from your toolbar.

Audio

A Best Option: Use computer for audio

B If selecting "Phone Call"...

- Dial: **253 215 8782 (Tacoma)**
- Enter Zoom Meeting ID **828 0282 3148** followed by "#"
- Enter your unique Zoom Participant ID, followed by "#"
- (If you do not enter the Participant ID, you will be prompted to enter the Passcode.)



Online Open House Flow



1. Review the silent, looping slideshow. Slides will advance every 30 seconds, for a total of six and a half minutes.
2. Ask questions in the chat or raise your hand to be unmuted.
3. We will answer your questions one by one.



Ecology Staff Available Today

Zak Wall (in-person)

Site Manager

Kristen Forkeutis (in-person)

Community Outreach Specialist

David Unruh (online)

Site Manager

Sandra Matthews (online)

Affordable Housing Group Lead

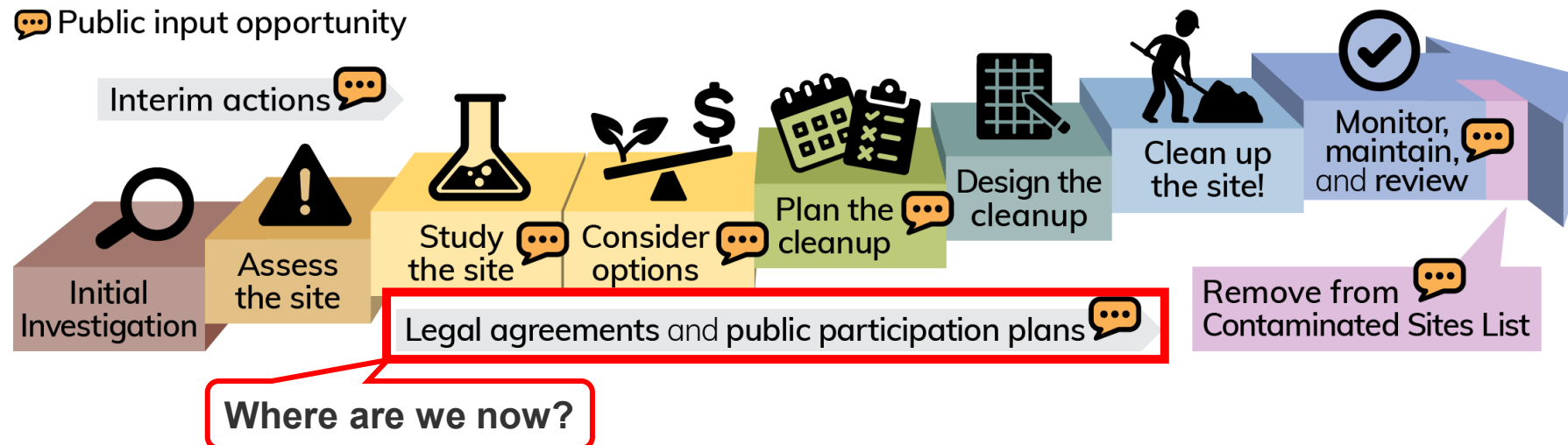
Derek Threet (online)

Washington Attorney General's Office

Assistant Attorney General, Ecology Division

Washington's Cleanup Process

- The Model Toxics Control Act (MTCA) is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment.
- WA Dept of Ecology (Ecology) enacts MTCA and oversees cleanups.
- The MTCA cleanup process is completed in steps over a variable timeline.



Cleanup Site Location

Site Name:

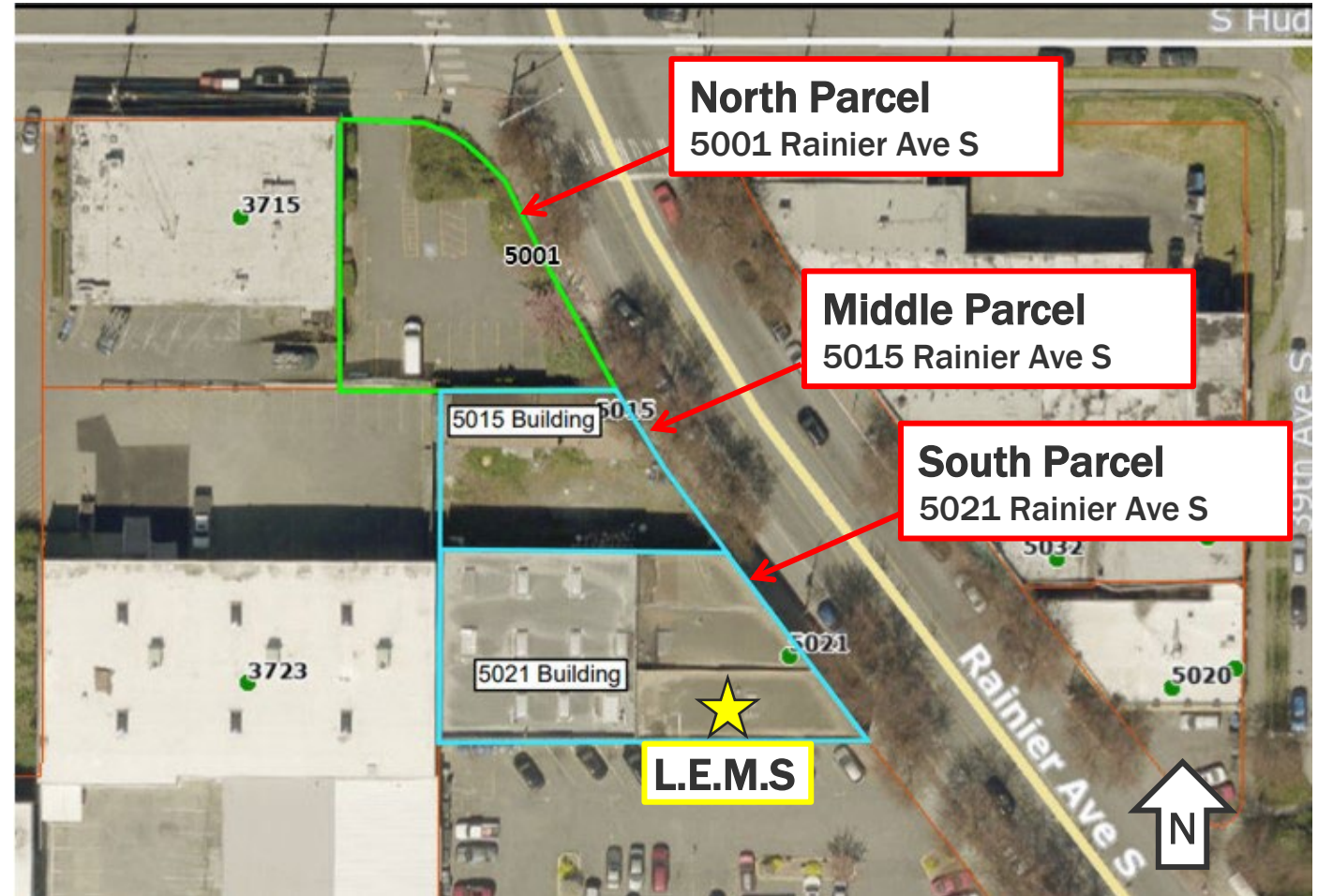
Morningside Acres

Site Address:

5001, 5015, 5021 Rainier Ave S
Seattle, Washington

Facility Site ID: 4321

Site Cleanup ID: 12408



Site Background

- **Ecology is overseeing the cleanup** of the Morningside Acres cleanup 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.**
- **SEED will redevelop this contaminated Site** into a mixed-use building, combining affordable housing and commercial spaces. 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

SouthEast Effective Development (SEED)



- SEED is non-profit community development corporation. We focus to improve the economic and cultural health of Southeast Seattle since 1975.
- SEED's mission is to create partnerships and inspire investments in housing, arts, and economic development, with a special focus on residents with fewer opportunities and resources.

AFFORDABLE HOUSING

- Developed safe, thriving and affordable housing for residents.
- Currently 1,135 units of housing in 12 buildings under operation
- Award winning history of cleaning up polluted sites in Rainier Valley

SEEDARTS

- Building community by presenting diverse arts experiences and nurturing local artists.
- Operating Rainier Arts Center, Columbia City Gallery, SEEDArts Studios, and public art programs.



Contamination

- Prior investigations have confirmed the presence of contaminants in the soil, soil gas, and groundwater of the Site.
- Contamination is related to historical uses at the property:
 - Automotive repair and parts washing facilities
 - Former gasoline service stations
 - Underground storage tanks
- The known contaminants include:
 - Chlorinated Volatile Organic Compounds (CVOC)
 - Total Petroleum Hydrocarbons (TPH)



Existing convenience store
5015 Rainier Ave S



Former auto repair operations
5021 Rainier Ave S

Affordable Housing & Contaminated Sites

- Washington is in dire need of affordable housing.
- Contamination drives up the cost of affordable housing development, leaving little incentive for developers.
- Many contaminated sites are left vacant or underused.
- This project will clean up a contaminated site and develop affordable housing in the Columbia City neighborhood.



What happens next?



Oct 7-Nov 7, 2024

2024-2025

2025

- Hold public comment period with an open house event
- Respond to public comments
- Finalize documents
- Study the Site and consider options for cleanup

How to Comment

October 7
(12:00 a.m.)
to
November 7, 2024
(11:59 p.m.)



Comment Online

[https://go.ecology.wa.gov/
MorningsideAcresComments](https://go.ecology.wa.gov/MorningsideAcresComments)



Contact Site Manager

Zak Wall

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Thank you

Zak Wall, Site Manager

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Kristen Forkeutis, Outreach Specialist

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Reminder:

A digital PDF of this presentation will be available on Ecology's webpage:

<https://go.ecology.wa.gov/MorningsideAcres>