

**Plastic Sales & Service Inc Site  
Public Participation Plan  
2009**



**Plastic Sales & Service Inc Site, located at  
6860 and 6870 Woodlawn Avenue Northeast, Seattle, Washington**

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**Prepared by  
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**TABLE OF CONTENTS**

**1.0 INTRODUCTION..... 3**  
Steps in the Cleanup Process ..... 4  
Schedule and Sequence of Public Involvement Activities ..... 5  
Site Background .....6  
Site Map..... 7  
Cleanup Work to be Performed ..... 8  
**2.0 CONTAMINANTS OF CONCERN ..... 8**  
**3.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITY ..... 8**  
Goal of this Public Participation Plan..... 9  
Roles and Responsibilities ..... 10  
Public Outreach Activities ..... 10  
Formal Public Comment Period..... 10  
Public Meetings and Hearings ..... 11  
Information Repositories ..... 11  
Site Register and Public Events Calendar..... 12  
Mailing List..... 12  
Ecology Website ..... 13  
**4.0 PUBLIC PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE 13**  
**5.0 PUBLIC PARTICIPATION PLAN AMENDMENTS..... 13**  
**APPENDIX A – GLOSSARY ..... 14**

## 1.0 INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this public participation plan under the **Model Toxics Control Act (MTCA)**, to promote meaningful community involvement before cleanup work at the **Plastic Sales & Service Inc, Site**. This Site is located at 6860 and 6870 Woodlawn Ave NE., Seattle, WA 98115. It is listed in Ecology's known and suspected contaminated sites list, **Facility Site ID number 1948927**.

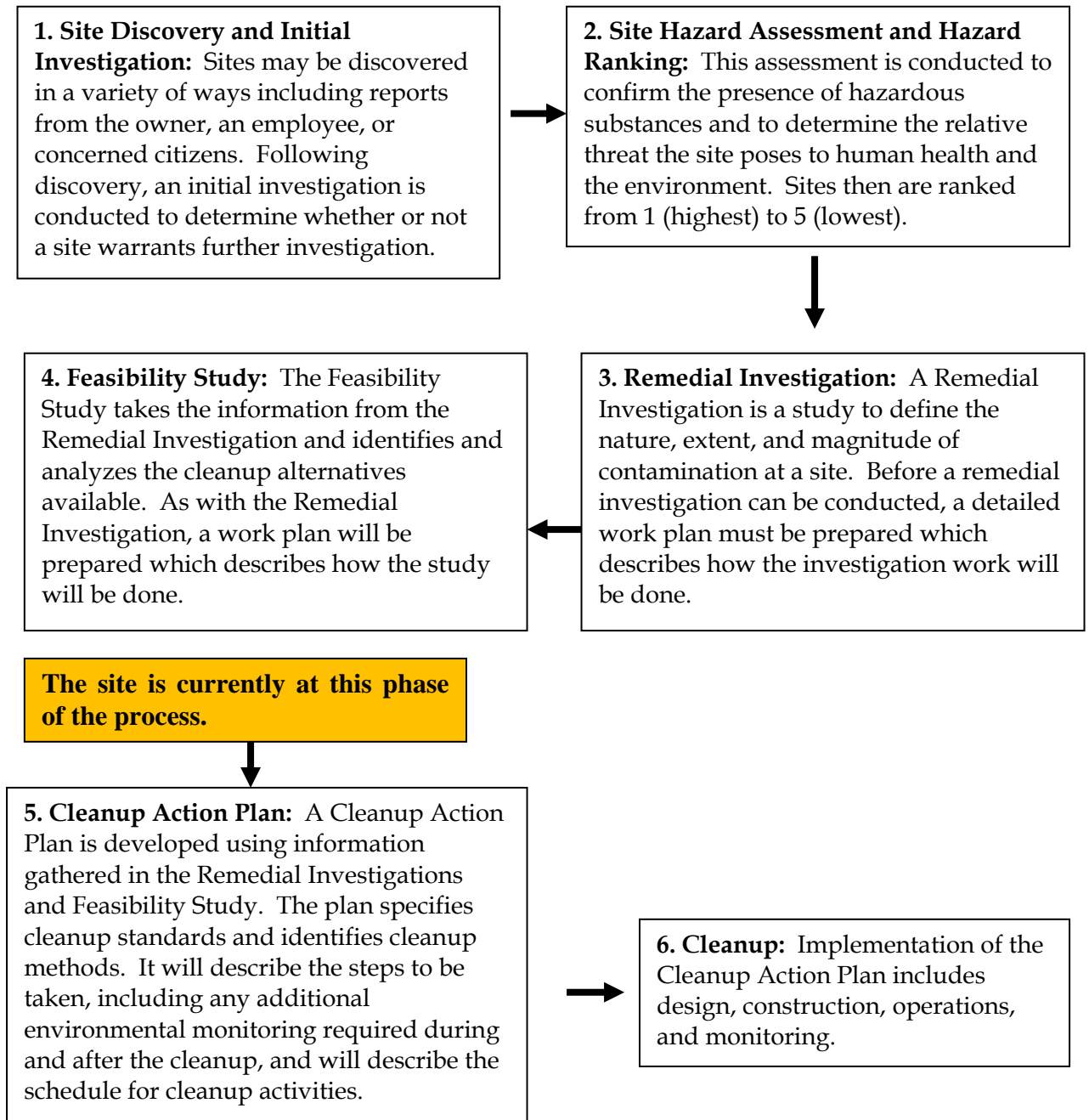
This **Public Participation Plan (Plan)** outlines and describes the tools and approaches that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved. This Plan aims at addressing potential community concerns regarding the remedial action and defines the types of public participation activities that will take place as a part of the cleanup process. It is based on Ecology's MTCA regulations (WAC 173-340-600 Public Participation). Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as the opportunity to provide input during the decision-making process.

Ecology, The Lutheran Retirement Home of Greater Seattle operating as the Hearthstone Retirement living (The Hearthstone), Plastic Sales & Service Inc, Karkrie, LLC, and Ruben and Patricia Rael (also known as the **potential liable persons or PLPs**) have negotiated a legal agreement called an **Agreed Order (AO)**. It formally describes their working relationship and outlines the scope of work to be done to study the contamination, and choose a means to remediate or clean up the site. The PLPs will complete the remedial action outlined in the Agreed Order. The remedial action tasks at this Site are to complete the **Remedial Investigation (RI)**, develop a **Feasibility Study (FS)**, prepare a **Draft Cleanup Action Plan (DCAP)**, and conduct an interim cleanup action for the site.

Following the completion of the draft RI/FS report and DCAP, additional public involvement activities may be scheduled. The public involvement activities will be tailored based on the public comments received for this site and MTCA requirements. This will include public notifications and comment periods where appropriate.

## Steps in the Cleanup Process

The MTCA rules detail each step in the cleanup process to ensure that cleanups are thorough and protective of human health and the environment. The chart below defines these steps and how they apply to the project site. Legal documents such as “**Agreed Orders**” or “**Consent Decrees**” further define some of the steps and associated time frames. The cleanup process is complex. During the process, issues often arise that need more scrutiny or evaluation, and may lead to changes in the scope or timing of the project. At the same time, it is in everyone’s interest to complete a cleanup as quickly as possible.



## Schedule and Sequence of Public Involvement Activities-

Activity	Public Participation/ Communications Activity
Agreed Order prepared for public notice	<ul style="list-style-type: none"> <li>• Community/interest group briefings if necessary</li> <li>• Fact Sheet mailed</li> </ul>
30 Day Public Comment Period	<ul style="list-style-type: none"> <li>• Public comment period - draft Agreed Order including Public Participation Plan (PPP)</li> <li>• Review and evaluate public comments</li> <li>• Prepare a responsiveness summary if Ecology decides it is necessary</li> <li>• Revise Agreed Order and PPP if Ecology decides revisions are necessary</li> </ul>
Updates/Public Notifications	<ul style="list-style-type: none"> <li>• As needed.</li> </ul>
30 Day Public Comment Period	<ul style="list-style-type: none"> <li>• Fact Sheet for Draft Final Remedial Investigation and Feasibility Study Report, and Interim Action Plan.</li> <li>• Prepare a responsiveness summary if necessary</li> <li>• Revise the RI/FS Report and Interim Action Plan if Ecology decides revisions are necessary.</li> </ul>

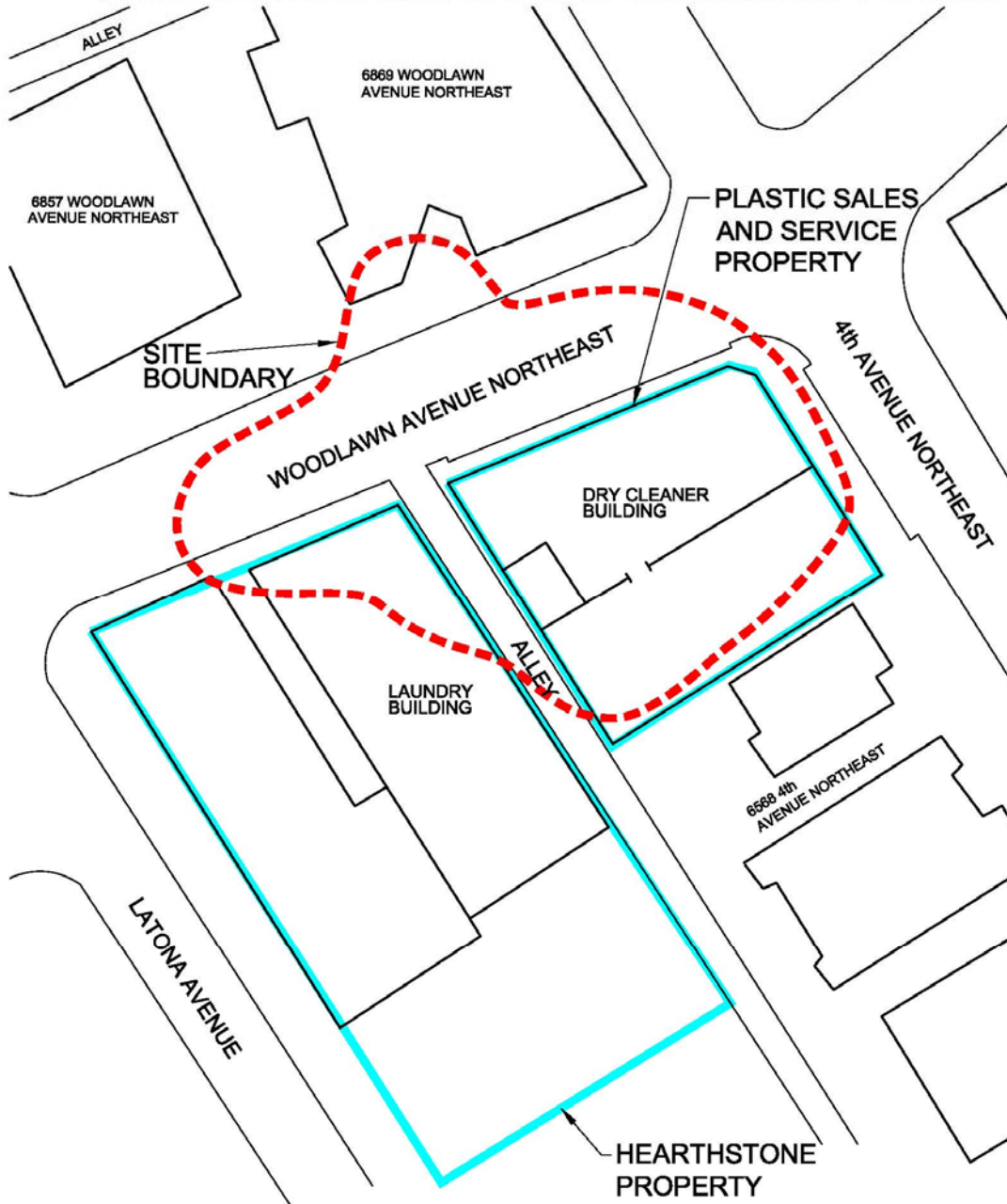
## Site Background

The Site is located north of downtown Seattle in the Greenlake neighborhood. One building is currently on the site, the Dry Cleaner Building next to the Former Laundry Building which was demolished in early 2009. The Former Sunshine Laundry and Dry Cleaning Company operated on the Site from the 1930s to 1970s. Now Hearthstone owns the former Laundry Building Property and Karkrie LLC owns the Dry Cleaner Building Property. Plastic Sales & Service Inc currently operates in the Dry Cleaner Building.

Hearthstone plans to build a four story building at the Former Laundry Building Property. Ecology anticipates that the interim action plan required by the Agreed Order will put forth a proposal for addressing contamination located at the Laundry Building Property in conjunction with construction of the new building.

Plastic Sales & Service Inc submitted a draft RI/FS report under Ecology's Volunteer Cleanup Program (VCP) in 2007. Ecology and PLPs agreed to transfer this site from VCP into Ecology's formal oversight under an Agreed Order. The PLPs collected additional data to further define the extent of the contamination at this site based on Ecology's comments.

**PLASTIC SALES AND SERVICE INC SITE MAP**  
(SHOWING APPROXIMATE SITE BOUNDARIES , AS CURRENTLY KNOWN TO ECOLOGY)



6860 AND 6870 WOODLAWN AVENUE NORTHEAST  
SEATTLE, WASHINGTON

## **Cleanup Work to be Performed**

The proposed work tasks under this Agreed Order are to complete the remedial investigation (RI) and Feasibility Study (FS), prepare a Draft Cleanup Action Plan (DCAP), and conduct an interim cleanup action. These documents will be reviewed and revised as necessary for approval by Ecology. With Ecology's approval, the next step will be public review of the draft RI/FS report and draft interim action plan. After this public review, the draft CAP will be developed and submitted for public review. Future actions may include a new proposed legal agreement for implementation of the CAP.

### **2.0 CONTAMINANTS OF CONCERN**

While the investigation at the site is ongoing, the known contaminants of concern in soil, soil vapor, and groundwater are:

- tetrachloroethene (PCE)
- trichloroethene (TCE)
- cis-1,2-dichloroethene
- trans-1,2-dichloroethene
- vinyl chloride

### **3.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITY**

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup process for this site. This section addresses how Ecology will keep the public informed about site activity and provide opportunities for being involved in the cleanup.

Ecology will continue to use a variety of tools to facilitate public participation in the planning and cleanup of this site. These tools are:

- Formal comment periods and responsiveness summaries.
- Fact sheets.
- Public meeting (if requested by 10 or more persons).
- Information repositories.
- Site register notices.
- Web tools including a web-based Events calendar.

Ecology will consider and implement constructive input provided by the community whenever possible.

Ecology urges the public to become involved in the remedial action process. Information will be provided regularly to provide many opportunities to review materials and provide



comments. This plan is intended to be a flexible working document that will be updated as community concerns emerge and/or more information becomes available during the cleanup process. To arrange for a briefing with project staff, ask questions or provide comments on the plan or other aspects of the cleanup, please contact one of the persons listed below. This public participation plan will be a working document as the project processes.

**For technical questions, please contact:**

Sunny Becker, Site Manager  
Washington State Department of Ecology  
Toxics Cleanup Program – Northwest Regional Office  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Phone: 425-649-7187  
E-mail: hlin461@ecy.wa.gov

**For Community Involvement questions, please contact:**

Nancy Lui, Community Outreach  
Washington State Department of Ecology  
Toxics Cleanup Program – Northwest Regional Office  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Phone: 425-649-7117  
E-mail: nlui461@ecy.wa.gov

**Goal of this Public Participation Plan**

MTCA states that public participation plans are intended to encourage coordinated and effective public involvement tailored to the public’s needs at a particular facility. The goals of this plan are:

- To identify people and organizations with an interest or potential interest in the site.
- To promote public understanding and to identify community concerns related to the:
  - Agreed Order
  - Remedial Investigation
  - Feasibility Study
  - Draft Cleanup Action Plan
- To encourage interactive communication and collaboration between Ecology, the PLPs, and the community.

- To meet the public participation requirements under MTCA.

## **Roles and Responsibilities**

Ecology maintains overall responsibility and approval authority for the activities outlined in this plan in accordance with MTCA requirements. Ecology conducts public comment periods as required by MTCA, which include receiving comments, making decisions, and preparing responsiveness summaries if necessary.

## **Public Outreach Activities**

A 30-day public comment period will be scheduled for each major phase of the project. A formal public notice for each of the comment periods will include the following:

- A fact sheet will be distributed to the impacted community and surrounding areas.
- A newspaper advertisement will be placed in the local area newspaper.
- A notice will be published in Ecology's Site Register and Ecology's Public Calendar.
- All public documents will be available on Ecology's website for public review.
- A public meeting will be held if 10 or more people request a meeting during the public comment period.

## **Formal Public Comment Period**

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions, which Ecology presents as draft documents. Comment periods usually last for 30 days and are required at key points during the investigation and cleanup process before final decisions are made.

During a comment period, the public can comment in writing through letters or email. Verbal comments are taken if a public hearing is held. After a formal comment period, Ecology reviews all comments received and may respond in a document called a Responsiveness Summary.

During the public comment period, please send your written comments to:

Sunny Becker, Site Manager  
Washington State Department of Ecology  
Toxics Cleanup Program – Northwest Regional Office  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008  
Phone: 425-649-7187  
E-mail: hlin461@ecy.wa.gov

Ecology will consider the need for changes or revisions to draft documents based on input from the public comments. If significant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

## **Public Meetings and Hearings**

Public meetings may be held at key points during the cleanup process. Ecology may also offer public meetings for actions expected to be of particular interest to the community. If ten or more people request a public meeting or hearing during the 30 day comment period, Ecology will hold a public meeting for the purpose of taking oral comments on draft documents.

## **Information Repositories**

Information repositories are convenient places where the public can go to read and review site information (see below). The information repositories are often at libraries or community sites to which the public has access. During the comment period, the site documents will be available for review at each repository that is listed below. Documents remain at the repositories for the entire duration of the project.

The entire site file is available for review at Ecology's Northwest Regional Office by appointment. For special accommodations or translation assistance, please contact Nancy Lui at nlui461@ecy.wa.gov or at 425-649-7117 and please indicate you would like assistance with the "**Plastic Sales & Service Inc**" site. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability, call 877-833-6341.

The information repositories will be located at:

**Greenlake Public Library**

7364 E. Green Lake Dr. N.

Seattle, WA 98115

206-684-7547

Hours: Monday and Tuesday 1 pm – 8 pm

Wednesday – Thursday 10 am – 8 pm

Friday and Saturday 10 am – 6 pm

Sunday 12 pm – 5 pm

Friday and Saturday 10 am-6 pm

Sunday Closed

**Washington State Department of Ecology**

3190 160th Ave. S.E.

Bellevue, WA 98008

Call for an appointment: Sally Perkins

425-649-7190

425-649-4450 FAX

E-mail: [sper461@ecy.wa.gov](mailto:sper461@ecy.wa.gov)

Hours: Tuesday – Thursday, 8 am–Noon and 1–4:30 pm

**Site Register and Public Events Calendar**

Ecology’s Toxics Cleanup Program uses the **Site Register** and web-based Public Involvement Calendar to announce all of its public meetings and comment periods as well as additional site activities. To receive the Site Register in electronic or hard copy format, contact Linda Thompson at 360-407-6069 or by email at [ltho461@ecy.wa.gov](mailto:ltho461@ecy.wa.gov). The Public Involvement Calendar is available on Ecology’s website at <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>

**Mailing List**

Ecology has compiled and maintains a list of interested parties, organizations and residents living near the cleanup site. This list will be used to disseminate information via mail (fact sheets, site updates, public notices, etc.). If you are not on the mailing list for this site and wish to be added, please contact Nancy Lui at [nlui461@ecy.wa.gov](mailto:nlui461@ecy.wa.gov) or at 425-649-7117. In the subject line, please indicate “**Plastic Sales & Service Inc Site**” mailing list.

## **Ecology Website**

Information on the cleanup is available online at Ecology's Website:

[http://www.ecy.wa.gov/programs/tcp/sites/plasticSales/plasticSales\\_hp.html](http://www.ecy.wa.gov/programs/tcp/sites/plasticSales/plasticSales_hp.html)

### **4.0 PUBLIC PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE**

Additionally, citizen groups living near contaminated sites may apply for public participation grants during open application periods. These grants help citizens receive technical assistance in understanding the cleanup process and create additional avenues for public participation.

**NOTE:** 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.

### **5.0 PUBLIC PARTICIPATION PLAN AMENDMENTS**

The Plan was developed by Ecology and complies with the MTCA regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended if necessary. Amendments may be submitted to Ecology's site manager, Sunny Becker, for review and consideration. Ecology will determine final approval of the Plan as well as any amendments.

## APPENDIX A – GLOSSARY

**Cleanup:** The implementation of a cleanup action, or interim action.

**Cleanup Action:** Any remedial action, except interim actions, taken at a site to eliminate, render less toxic, stabilize, contain, immobilize, isolate, treat, destroy, or remove a hazardous substance that complies with WAC 173-340-350 through 173-340-390.

**Chemicals of Concern (COCs):** Hazardous substances that are of particular concern at this site.

**Comment Period:** A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members to review and comment on proposed cleanup action alternatives and proposed plans.

**Consent Decree:** A legal document approved and issued by a court which formalizes an agreement reached between the state and potentially liable persons (PLPs) on the actions needed at a site. A decree is subject to public comment. If a decree is substantially changed, an additional comment period is provided.

**Containment:** A container, vessel, barrier, or structure, whether natural or constructed, which confines a hazardous substance within a defined boundary and prevents or minimizes its release into the environment.

**Contaminant:** Any hazardous substance that does not occur naturally or occurs at greater than natural background levels.

**Environment:** Any plant, animal, natural resource, surface water (including underlying sediments), ground water, drinking water supply, land surface (including tidelands and shorelands) or subsurface strata, or ambient air within the state of Washington or under the jurisdiction of the state of Washington.

**Facility:** Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly-owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed or, placed, or otherwise come to be located.

**Facility Site ID #:** Site specific number assigned by Ecology for the Ecology known and suspected contaminated sites database.

**Feasibility Study:** The Feasibility Study takes the information from the Remedial Investigation and identifies and analyzes the cleanup alternatives available.

**Interim Action:** Any remedial action that partially addresses the cleanup of a site. It is an action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility; an action that corrects a problem that may become substantially worse or cost substantially more to address if the action is delayed; an action needed to provide for completion of a site hazard assessment, state remedial investigation/feasibility study, or design of a cleanup action.

**Model Toxics Control Act (MTCA):** Refers to RCW 70.105D approved by voters in the state of Washington in November 1988. The implementing regulation is WAC 173-340 and was amended in 2001.

**Public Notice:** At a minimum, adequate notice mailed to all persons who have made a timely request to Ecology and notice to persons residing in the potentially affected vicinity of the proposed action; mailed to appropriate news media; published in the local (city or county) newspaper of largest circulation; and the opportunity for interested persons to comment.

**Public Participation Plan:** A plan prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public's needs at a particular site.

**Remedial Investigation:** A Remedial Investigation is a study to define the nature, extent, and magnitude of contamination at a site.

**Responsiveness Summary:** A compilation of all questions and comments into a document open for public comment and Ecology's responses. The responsiveness summary is mailed, at a minimum, to those who provided comments, and its availability is published in the Site Register.

**Site Discovery and Initial Investigation:** Sites may be discovered in a variety of ways including reports from the owner, and employee, or concerned citizens. Following discovery, an initial investigation is conducted to determine whether or not a site warrants further investigation.

**Site Hazard Assessment and Hazard Ranking:** This assessment is conducted to confirm the presence of hazardous substances and to determine the relative threat the site poses to human health and the environment. Sites then are ranked from 1 (highest) to 5 (lowest).

**Site Register:** Publication issued every two weeks of major activities conducted statewide related to the study and cleanup of hazardous waste sites under the Model Toxics Control Act. To receive this publication, please call (360) 407-7200.

**Underground Storage Tank (UST) area:** An area at a property that contains underground storage tank or tanks and connected underground piping for the storage and containment of liquids and are defined in the rules adopted under Chapter 90.76 RCW.