



RESPONSIVENESS SUMMARY

Terry's Salvage

January 9 – February 10, 2014 Public Comment Period

Removal from the Hazardous Sites List

**Prepared by
Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
Lacey, Washington**

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Site Information

Address: 1124 N Pacific Ave, Kelso

Site Manager: Guy Barrett

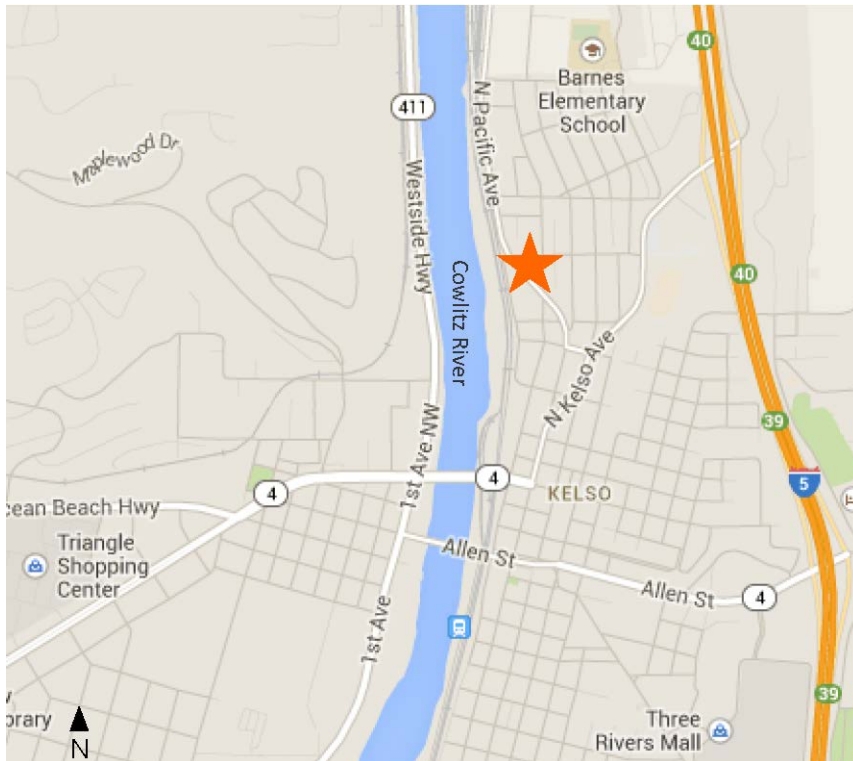
Public Involvement Coordinator: Diana Smith

Ecology held a public comment period on removing the Terry's Salvage site from the Hazardous Sites List from January 9 – February 10, 2014. The Hazardous Sites List includes sites that Ecology has assessed for their risk to human health and the environment. Sites must go through cleanup and meet state standards before they can be removed from the list.

Site Background

In the past, automobile salvage yard operations polluted the site with debris, petroleum hydrocarbons, heavy metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). In fall 2013, the city removed debris and 3,100 tons of contaminated soil. They refilled the site with clean soil.

Site Location



Terry's Salvage
1124 N Pacific Ave., Kelso

Comment #1: Sharon Cramer

January 18, 2014

Re: Facility Site ID #74599527

Dear Guy Barrett, Site Manager

We own the property at 1109 N. 2nd Ave. Kelso, WA. We have gone to great expense and two years of labor to remove this property from the rolls of chronically vacant, old houses in this neighborhood. We worked hard to remove the drug house next door and force the landlord to clean up the mess left behind. Our neighborhood is beginning to be a community of people living and working together for the benefit of all.

Now it seems we are to get 8 - 10 new "affordable" housing units on the newly cleaned property referenced above. This neighborhood is already inundated with apartment houses. It is a low income area with all that term suggests. Do we really need more housing when the area is saturated with the un and underemployed? Who will step up to rent or buy these new units? Where will these people work? Or are we looking at more state supported housing in an area already over endowed with this ilk?

There already exists a traffic problem on Redpath St. with cars parked on both sides of the street because of the existing apartments. A fire truck or ambulance would be hard pressed to get through in an emergency. Now you want to add 8 - 10 more units and no place for off street parking. This added congestion will all but cripple passage through Redpath St. The added danger for pedestrians alone will cause the city to expend more assets with police and ambulance services. This is unacceptable.

Please reconsider your plans for this property. A grocery store maybe, or a diner, some small business that will generate income for the city via taxes, etc and add to our community environment. If property values decline because of the influx of low income rentals then the city of Kelso loses money. The area is already low and fixed income properties that require more services from the city at a time when the income to the city is falling.

I thank you for your consideration in this matter and for allowing me to voice my opinion.

Signed,

Sharon Cramer

Ecology Response

Thank you for your comment and your interest in the cleanup process. The agreed order (legal agreement) between Ecology and the City of Kelso (city) requires the city to investigate and clean up contamination at the Terry's Salvage site. Ecology's role is to protect human health and the environment. The city has been working to ensure the site can be redeveloped.

In fall 2013, the city removed debris and 3,100 tons of contaminated soil. They refilled the site with clean soil. Prior to that, the city tore down the former garage building. The cleanup removed the threat to human health and these steps should greatly benefit the community.

While we appreciate your concerns about traffic and parking, we do not determine future use of properties after they are cleaned up to state standards. The grants we gave the city support investigating and cleaning up contaminated sites for reuse, but future use is determined by the property owner.

To create their redevelopment plan, the city did community outreach and held open houses to gather concerns and ideas about redevelopment. Now that cleanup is complete, the city is planning to eventually deed the property to the Lower Columbia Community Action Program for low to moderate income housing.

You can read more about the city's plan in the *Redpath Brownfield Integrated Cleanup & Redevelopment Plan*. You can contact Nancy Malone, nmalone@kelso.gov, at the City of Kelso for a copy. This plan says that parking will be provided with a shared off-street parking area on the north lot and driveways on the south lot. Any development will have to comply with the city's land use and other regulations.

You can contact Nancy Malone, the city's planning manager at nmalone@kelso.gov for more information about development, parking requirements, and traffic. We have also provided the city a copy of this responsiveness summary.

Comment #2: William Downey

6 February, 2014
RE: Site #745995227

I bought a residence on North 2nd Ave. three years ago. My intention was to remodel the home as a place to reside to live out my years. A nice neighborhood it seemed to be.

It would seem to me that the area already has more than its share of low cost housing. Maybe a couple of homes from "Habitat for Humanity" Or, zone the lot for single family dwellings.

Whatever human occupancy is built. It must have off street parking. Redpath Ave. is the main feeder street to and from I-5. A large number of vehicles already park on both sides of Redpath. Raining dark nights requires extra vigilance when driving after dark. Lack of adequate street lighting and people wearing dark clothing make it a challenge.

North Pacific Hwy. and Redpath is a poor visibility intersection with an incline on Redpath to Pacific. Pacific is the main route for Fire, Police, and Ambulance.

Site should be inspected for damage to Pacific Hwy. road bed. The winter weather maybe doing damage to the exposed excavation.

Sincerely,
William Downey

Ecology Response

Thank you for your comment and your interest in the cleanup process. The agreed order (legal agreement) between Ecology and the City of Kelso (city) requires the city to investigate and clean up contamination at the Terry's Salvage site. Ecology's role is to protect human health and the environment. The city has been working to ensure the site can be redeveloped, which led to their plan for constructing 8 to 10 cottage style homes at this site.

You can read more about the city's plan in the *Redpath Brownfield Integrated Cleanup & Redevelopment Plan*. You can contact Nancy Malone, nmalone@kelso.gov, at the City of Kelso for a copy. The city developed the plan after doing community outreach and open houses to gather concerns and ideas about redevelopment.

While we appreciate your concerns about traffic, access, and street lighting, we do not determine future use of properties after they are cleaned up to state standards. You can contact Nancy Malone, the city's planning manager at nmalone@kelso.gov for more information about development, parking requirements, and traffic. You can contact Randy Johnson, operations supervisor with the city's Public Works Department, at rjohnson@kelso.gov to discuss current street lighting. We have also provided the city a copy of this responsiveness summary.