



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

CIRCLE K STATION
PUBLIC PARTICIPATION PLAN
12/11/91

I. INTRODUCTION AND OVERVIEW

The Washington Department of Ecology (Ecology) is committed to providing public participation opportunities during the investigation and cleanup of hazardous waste sites. The public participation plan is intended to promote public understanding of Ecology's responsibilities, planning activities, and remedial activities at hazardous waste sites. It also provides an opportunity for Ecology to learn information from the public that will enable the department to develop a comprehensive cleanup plan, one that is protective of both human health and the environment.

- A. This public participation plan for the former Circle K gasoline station/convenience store covers all remedial activities during the cleanup of the site. It has been tailored to the needs of the public based on the stage and nature of the cleanup, the level of public concern, and the risks posed by the site.
- B. The former Circle K gasoline station/convenience store property is located at 2350 24th Avenue East in Seattle, Washington. The property is currently used to operate a dry cleaning establishment. The property is located in the commercial area of the Montlake residential neighborhood.

This plan was developed, and all public participation activities will be carried out, by Susan Lee. Susan Lee is the public involvement specialist with the Department of Ecology.

- C. This public participation plan was developed after interviews were conducted with persons and businesses located within the potentially affected vicinity, the Montlake commercial/residential area. The plan discusses the community's concerns and outlines public participation activities to be conducted for the phases covered by this plan. This plan will be reviewed at each phase of cleanup and amended or rewritten as appropriate.

The purpose of the public participation effort and of this plan is to assure that the affected public and governmental agencies are kept informed as the studies proceed and that each has an opportunity to contribute information regarding the site and to comment on the study and cleanup activities.

- D. The general area of the former Circle K station has been used for residential and commercial purposes.
- E. This plan is divided into the following sections:
 - I. Introduction and overview
 - II. Site description and history
 - III. Community concerns and Ecology responses
 - IV. Public participation activities
 - V. Appendices:
 - Mailing List

II. SITE DESCRIPTION AND HISTORY

The former Circle K gasoline station and convenience store property is located at 2350 24th Avenue East in Seattle, Washington. The property is currently used to operate a retail dry cleaning establishment. The property is located in the commercial area of the Montlake residential neighborhood.

Leakage and spills of petroleum and petroleum-based products from the underground storage tanks of the former gasoline station have contaminated the soil on the property.

An adjacent resident complained of gasoline fumes in the home. After investigating, it was determined that the source of the fumes was seepage of gasoline fumes from the underground soil into the underground water pipes. When the water pipes were empty, the fumes flowed to the surface and into an adjacent home.

After the discovery of the contamination, Circle K emptied the underground storage tanks and removed them.

The following is a chronological summary of the history of the site. From 1968 until 1981, the facility was operated as Stop-N-Go gasoline and convenience store by owner, Mr. George Renale.

From 1981 until July 1990, the property was leased by Mr. Renale to the Circle K Corporation as a gasoline station/convenience store. By about July 1990, all underground storage tanks used to store gasoline, heating fuel, and waste oil had been dug up and removed by Circle K Corporation.

In th fall of 1990, Circle K Corporation declared bankruptcy.

In November 1990, Mr. Choung, current owner, purchased the property from Mr. Renale to operate a retail dry cleaning establishment.

In 1991, Mr. Choung requested a consent decree with Ecology to obtain financial assistance with the cleanup.

III. COMMUNITY CONCERNS AND ECOLOGY RESPONSES

Community members have voiced a number of concerns about the site. Ecology is addressing these concerns in the planning phase, as well as the investigatory and cleanup action phase of the cleanup process.

One concern is the possibility of groundwater contamination. Groundwater flows toward the Ship Canal and Lake Washington from the site.

Ecology will be investigating the possibility of groundwater contamination as part of the remedial investigation, prior to developing the cleanup action plan. Necessary groundwater remediation will be included in the cleanup action plan.

Another concern is traffic congestion as clean up proceeds. Businesses in the commercial area do not want customers disturbed by the cleanup activities.

Ecology does not anticipate the disruption of business for the dry cleaning establishment or adjacent businesses. Further soil excavation should be minimal, and would only impact the site.

Another concern is an ethical one. Some of the businesses in the area are concerned that Mr. Choung bought the property, knowing it was contaminated, at a low price and then went to the state and requested financial help to do the cleanup. They resent putting their tax dollars to help a business competitor.

The cleanup is state funded, but Mr. Choung is required to reimburse the state for \$50,000., which is likely to

be most of the cleanup cost. The assistance is based on financial need, and is designed to achieve cleanup at the site that otherwise would not be achieved, thereby protecting the public good.

IV. PUBLIC PARTICIPATION ACTIVITIES

The public participation plan for the former Circle K station will consist of the following activities:

- A. A 30-day public comment period will be held for the consent decree, public participation plan and SEPA documents, beginning December 16, 1991 and ending January 17, 1991.
 - B. A public hearing on the consent decree will be held on January 9, 1992 at 7:00 PM at the Montlake Community Center located at 1618 E. Calhoun in Seattle, WA 98112.
 - C. Notification to the potentially affected vicinity, which includes the residences and businesses within a block of the site, will be accomplished by a mailed fact sheet.
- Owners and leaseholders of property immediately adjacent to the site have been identified. The attached mailing list includes their addresses, as well as those of other individuals environmental groups, public agencies and private firms that have expressed an interest in the site. Those on the mailing list shall receive all site mailings.
- D. The public comment period and public hearing will be advertised with a display advertisement in the Montlake zone of The Seattle Times on Monday, December 16, 1991. The display advertisement notice shall be 3 columns wide by 4 inches high.
 - E. The public will be provided copies of the consent decree, public participation plan, SEPA documents, and extra copies of the fact sheet to review at the following information repository:

Department of Ecology
3190 160th Ave. SE
Bellevue, Wa 98008-5452
(206) 649-7239
Attn: Judy Fisher

Copies of these documents will also be mailed to interested parties on request.

- F. All comments received will be retained in the site files. Responses to comments received on documents

circulated for public comment will be compiled in a document called the **responsiveness summary**. The responsiveness summary will be sent to those who submit written comments and to the designated information repository.

Notice of availability of the responsiveness summary will be sent to those on the site mailing list.

G. Persons requesting to be placed on a mailing list for the site will be provided with **updates** on site activities as new information becomes available.

H. Should there be need for additional public participation activities, the public will be notified through a fact sheet and an advertisement in The Seattle Times. This public participation plan will be updated and delivered to the information repository listed above.

I. Public notice announcements regarding the site will be placed in the Ecology's **Site Register** for each comment period and public meeting or hearing.

