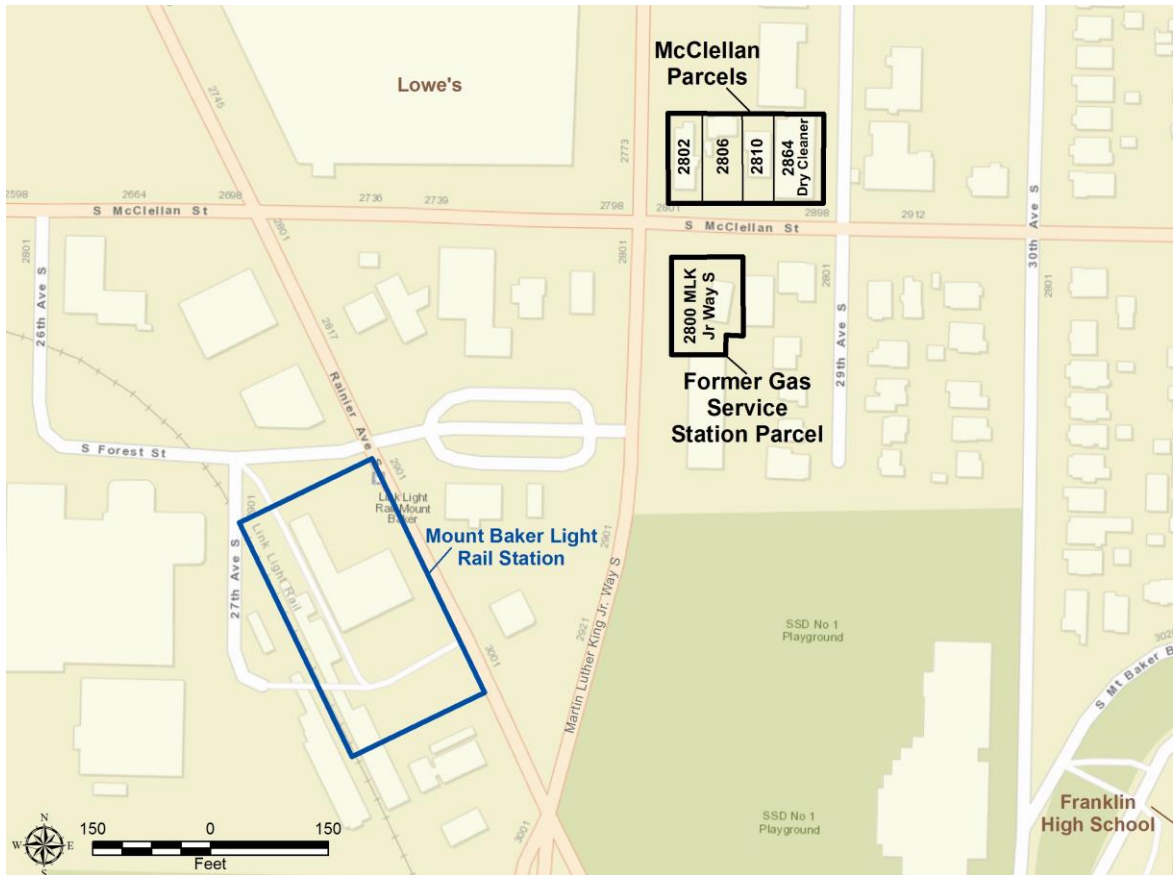




DEPARTMENT OF
ECOLOGY
State of Washington

Mt Baker Properties Cleanup Site



Public Participation Plan 2016

Northwest Region Office – Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008

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1.0 INTRODUCTION

The Washington State Department of Ecology (Ecology) developed this public participation plan (Plan) in cooperation with Mount Baker Housing Association (MBHA) for the Mt. Baker Properties site (“Site”) located at the north end of the Rainier Valley in Seattle, Washington.

The purpose of the Plan is to promote meaningful community involvement during environmental investigation and selection/implementation of a cleanup action, at the Site. Ecology encourages the public to get involved and utilize opportunities to review and provide input regarding various stages of the cleanup process. The Plan outlines activities that Ecology will complete to inform the public regarding status of the proposed assessment and cleanup activities.

MBHA, a not-for-profit organization, is in the process of acquiring and redeveloping five contaminated parcels within the Site to create affordable housing (Mt. Baker Gateway project). Four properties, one a former dry cleaner, are located at the northeast corner of the MLK Way South and South McClellan Street intersection with addresses of 2802, 2806, 2810, and 2864 South McClellan Street (collectively referred to as the “McClellan Parcels”). The fifth property, a former gas station, is located southeast of the same intersection with an address of 2800 MLK Jr. Way South (referred to as the “Former Gas Service station Parcel”) in Seattle, Washington 98144. These properties are located within a few blocks of the Mt. Baker Light Rail Station. The location of the five properties relative to the surrounding features is shown on Site Map (Page 4 of this Plan).

The Mt. Baker Gateway Project will lead to the cleanup of a contaminated site that has not been addressed for years. It will also redevelop multiple vacant or underused properties, create new, affordable housing in one of Seattle’s diverse and economically challenged neighborhoods, and promote affordable, sustainable, transit-oriented development.

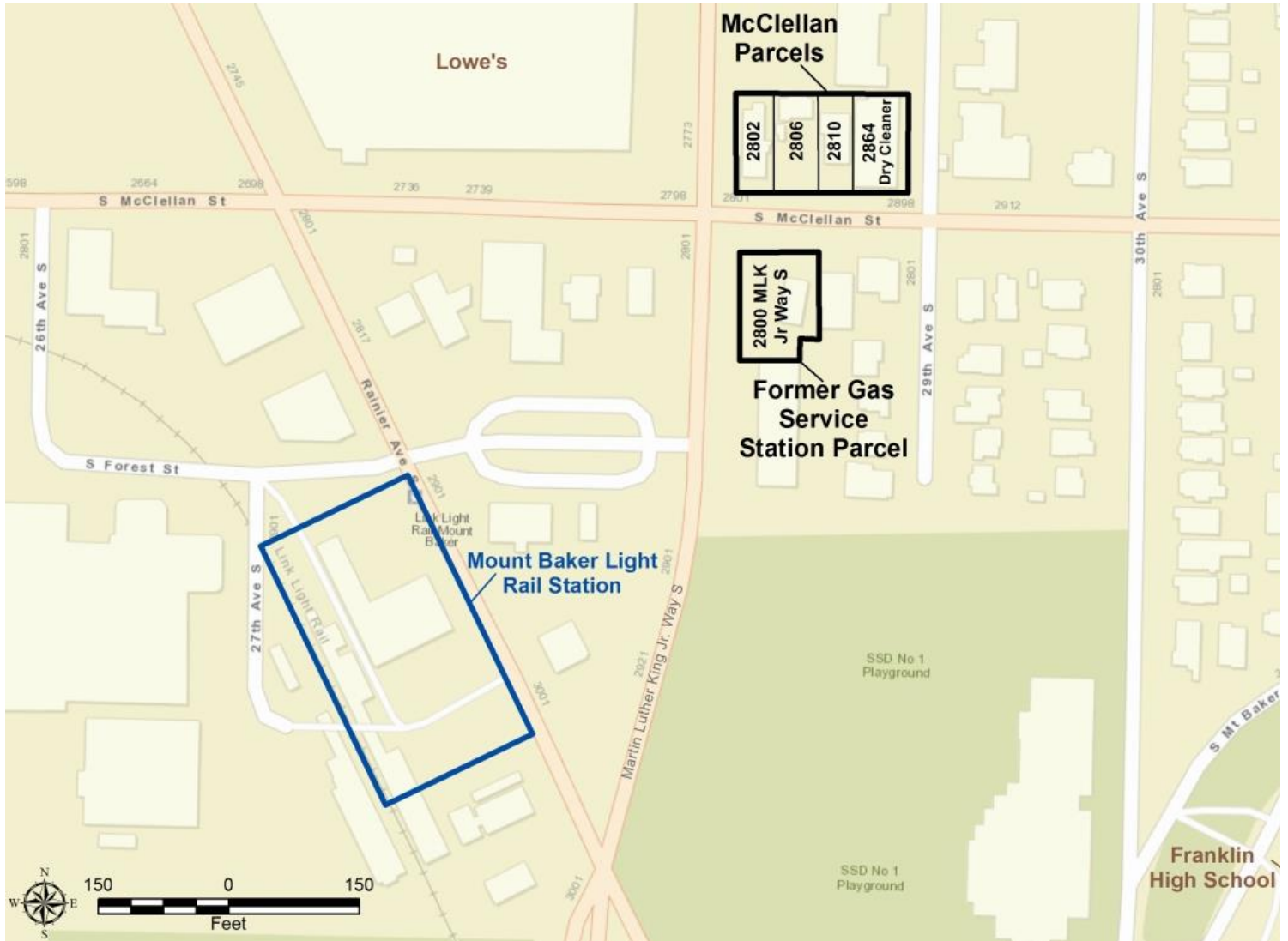
2.0 SITE BACKGROUND

The McClellan Parcels are four individual properties located on the 2802, 2806, 2810, and 2864 blocks of South McClellan Street and the Former Gas Service Station Parcel is a single property located at 2800 block of MLK Jr. Way South in Seattle, Washington. One of the McClellan Parcels (located at 2864 South McClellan Street) has been occupied by a drycleaner (Mt. Baker Cleaners) since at least the 1950s. The drycleaner is currently still in operation. The Former Gas Service Station Parcel which is currently vacant was historically occupied by gasoline service station and auto repair/service businesses between the mid-1950s and mid-2000s.

Tetrachloroethene, also known as perchloroethene, (PCE) is a chlorinated solvent commonly used in dry cleaning and degreasing operations. PCE was used at the drycleaner and likely at the Former Gas Service Station which resulted in the release of PCE to subsurface soil and groundwater beneath the McClellan Parcels and the Former Gas Service Station Parcel.

Additionally, petroleum hydrocarbons were released to soil and groundwater beneath the Former Gas Service Station Parcel due to historic use as a gasoline service station and auto repair/service businesses.

Site Map



PROPOSED REMEDIAL ACTIONS AND TENTATIVE SCHEDULE

MBHA is not responsible currently for the contamination at this site. MBHA is proposing the assessment/cleanup and redevelopment activities in order to improve the community through contamination cleanup, and building more transit-oriented, affordable housing, which is an urgent need in Seattle. MBHA's cleanup and redevelopment will also create a pedestrian friendly walkway from the Mt. Baker neighborhood to the town center. These projects will highlight the benefits of the Mt. Baker light rail station which is three blocks from the site. In order for MBHA to conduct assessment/cleanup activities, Ecology and MBHA (the prospective property buyer) will enter into a legal agreement called a Prospective Purchaser Consent Decree (PPCD). The PPCD identifies a general structure under which future environmental assessment and cleanup work will be defined, and then conducted at the Site.

- **Remedial Investigation and Feasibility Study (RI/FS).** The RI will evaluate the nature and extent of contamination. Based on the RI results, the FS will develop and evaluate various cleanup options for selecting a preferred cleanup action(s), at the site. A combined draft RI/FS report may be available for comment in summer 2017. Requirements for conducting an RI/FS includes providing opportunities for public comment. Ecology will hold a 30-day public comment period when MBHA submits the draft RI/FS to Ecology for review. The RI/FS will be finalized following completion of Ecology's review of the draft RI/FS and any public comments.
- **Cleanup Action Plan.** Future cleanup work will be based on RI/FS results and may include completion of a Cleanup Action Plan (CAP) and implementation of the CAP either prior to or concurrent with the properties redevelopment. Note that future assessment and cleanup work is contingent on MBHA obtaining sufficient funds to conduct the work. A 30-day public comment period will be held. Once the draft RI/FS is ready. Once we review the comments, the RI/FS will be finalized. The FS portion of the report evaluates cleanup action options prior to proposing a preferred action, or actions, to the public. Requirements for conducting a RI/FS ensure opportunities for public participation throughout the cleanup process.

Note that the above assessment and cleanup activities are contingent on MBHA obtaining sufficient funds to conduct the work. MBHA cannot redevelop the properties, however, until it completes the assessment and cleanup work.

CONTAMINANTS OF CONCERN

Solvents and petroleum hydrocarbons from both the dry cleaner and the former gas station have contaminated soil and groundwater, at the Site. Solvents are used for dry cleaning as well as degreasing for parts washing. Petroleum chemicals are associated with gas stations. The contaminants of concern at the site are:

Solvents:

- Tetrachloroethene, also known as perchloroethene (PCE)
- Trichloroethene (TCE) (degradation product of PCE)
- Cis-1,2-dichloroethene (DCE) (degradation product of PCE/TCE)
- Trans-1,2-dichloroethene (DCE) (degradation product of PCE/TCE/DCE)
- Vinyl chloride (VC) (degradation product of PCE/TCE/DCE)

Petroleum Hydrocarbons:

- Gasoline
- Diesel
- Heavy oil
- Benzene (component of gasoline)
- Ethylbenzene
- Toluene
- Total Xylenes

3.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the Model Toxics Control Act (MTCA) assessment/cleanup activities proposed for the Mt. Baker Properties site. This section of the plan presents communication tools that Ecology will utilize to share relevant project information and receive comments/input from the public.

Ecology encourages the public to become involved in the cleanup process. Information regarding site activities will be shared periodically with the public for opportunities to review material 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 personnel, ask questions, or provide comments on the plan or other aspects of the cleanup, please contact any of the Ecology staff listed below.

For technical questions, please contact:

Ching-Pi Wang, Site Manager
Washington State Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
Phone: (425) 649-7134
Email: cwan461@ecy.wa.gov

For community outreach questions, please contact:

Nancy Lui, Community Outreach Coordinator
Washington State Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
Phone: (425) 649-7117
Email: nlui461@ecy.wa.gov

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, call Ecology at (425) 649-7117 or visit <http://www.ecy.wa.gov/accessibility.html>.

Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

Chinese – 中文翻譯員

若需關於本清理工作和相關資料的中文資訊，請與林昊聯繫，電話號碼 (425) 649-7187，電子郵件 hlin461@ecy.wa.gov。請說明這是關於 Mt. Baker 的清理工作。

Spanish – Para español contactarse

Para más información en español o traducciones de otros materiales, favor de comunicar con Gretchen Newman al 360-407-6097 o preguntas@ecy.wa.gov. Debe hacer referencia al Sitio de Mt. Baker Properties

Vietnamese – Thông dịch viên tiếng Việt

Để có thêm thông tin và tài liệu bằng tiếng Việt, xin liên hệ với ông Liêm Nguyễn tại 360-407-6955, hoặc điện thư Lngu461@ecy.wa.gov. Khi liên hệ, xin đề cập đến Nghị Định Chấp Thuận Dành Cho Người Mua Lô Bất Động Sản MT Baker.



For construction and redevelopment questions, please contact: Conor Hansen, Director of Real Estate
1423 31st Ave S, Seattle, WA 98144
Phone: 206 257-2939
Email: conor@mtbakerhousing.org

Public Involvement Activities

Ecology uses a variety of activities to facilitate public participation in the investigation and cleanup of contaminated sites. Ecology will consider input provided by the community.

The following section provides details regarding Ecology's public involvement activities, their purpose, and schedule during the proposed Site cleanup.

Formal Public Comment Periods

Comment periods are the primary method Ecology uses to obtain feedback from the public on proposed cleanup actions, regulatory decisions or draft reports/plans. Comment periods usually last 30-days and are required at key points during the investigation and evaluation of proposed cleanup process, prior to making final decisions.

During a comment period, the public can comment in writing. At the conclusion of the comment period, Ecology reviews all comments and may respond in a document called a Responsiveness Summary. Ecology will consider the need for changes or revisions based on input from the public. 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/or hearings may be held at key points during the cleanup process. Ecology may also offer public meetings or hearing for actions expected to be of particular interest to the community and if ten or more people request during the 30-day comment period. Ecology may hold a public meeting or hearing for the purpose of taking comments on draft documents available for public comment.

Information Repositories

Information repositories are convenient places where the public can go to read and review site information. The information repositories are often at libraries or community sites which provide public access. During the comment period, the site documents will be available for review at each repository listed below. For special accommodation or translation assistance, please call (425) 649-7117. Please indicate you would like assistance with Mt Baker Properties Cleanup Site.

Ecology has established the following repositories:

Beacon Hill Library

2821 Beacon Ave S.
Seattle, WA 98144
Phone: (206) 684-4711

Downtown Public Library

1000 Fourth Ave
Seattle, WA 98104
Phone: (206) 386-4636

Washington State Department of Ecology – Northwest Regional Office

3190 160th Avenue S.E.
Bellevue, WA 98008

Please contact Sally Perkins to schedule an appointment at (425) 649-7190 or send an email to sally.perkins@ecy.wa.gov

Mt Baker Properties Cleanup Site Website

Ecology has a webpage for the Mt Baker Properties Cleanup site. This website will be updated when new information becomes available. Documents will be available on the website:

Mt. Baker Properties Cleanup site website address:
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=13054>

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, please contact Kelly Fox at (360) 407-7232 or via email kelly.fox@ecy.wa.gov. The site register is available on Ecology's website at: http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html

The Public Involvement Calendar is available on Ecology's website at:

<https://fortress.wa.gov/ecy/publiccalendar/>

Fact Sheet

Ecology will prepare and mail project fact sheets to persons and organizations interested in the Mt. Baker Properties site to inform them of public meetings and comment opportunities and important Site activities. Also, Ecology may mail a fact sheet about the progress of site activities. The fact sheet(s) will be posted on Ecology's website.

Mailing List

Ecology has compiled and maintained a list of interested parties, organizations and residents

living near the site. The mailing list will be used to provide periodic assessment/cleanup status updates regarding this cleanup project. If you are not on the mailing list for this site and wish to be added or taken off the mailing list, please call (425) 649-7117 and reference Mt Baker Properties cleanup site.

Newspaper Display Ads

Ecology will place ads in the local newspaper to announce public comment periods, public meetings or hearings for this Site.

5.0 PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE

Additionally, citizen groups living near known or suspected contaminated sites may apply for public participation grants during open application periods. These grants may be used to provide assistance to citizens through a citizen technical advisor who helps them understand the cleanup process and creates additional avenues for public participation. For more information about the public participation grant, please go to Ecology's website at: <http://www.ecy.wa.gov/programs/swfa/grants/ppg.html>

Ecology currently does not have a citizen technical advisor for this site.

6.0 PUBLIC PARTICIPATION PLAN AMENDMENTS

This Public Participation Plan update 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 Ching Pi Wang for review and consideration at cwan461@ecy.wa.gov or mail your request to Department of Ecology, 3190 160ths Ave SE., Bellevue, WA 98008.