



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

**Public Participation Plan**  
**Grand Street Commons**  
**1750 22<sup>nd</sup> Ave S, Seattle WA 98144**

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*Facility Site ID: 97763114*  
*Cleanup Site ID: 3018*

April 2018

## Publication and Contact Information

This plan is available on the Washington Department of Ecology's website at <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3018>.

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***Accommodation Requests:*** To request Americans with Disabilities Act accommodation including materials in a format for the visually impaired, call Ecology at 425-649-7000. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

# **Public Participation Plan**

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## **Grand Street Commons**

Toxics Cleanup Program  
Northwest Region  
Bellevue, Washington

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# Public Involvement in Contamination Cleanup

The Washington State Department of Ecology (Ecology) developed this public participation plan (plan) in cooperation with Grand Street Commons, LLC (GSC) and Mount Baker Housing Association (MBHA), the parties responsible for cleanup costs. The purpose of the plan is to promote meaningful community involvement during cleanup.

The plan describes ways Ecology will inform the public about contamination investigations and cleanup options throughout the process. Ecology encourages the public to learn about and get involved in decision-making opportunities. This plan identifies how and when the public can get involved during different stages of the investigation and cleanup of contamination.

This plan is for the Prospective Purchaser Consent Decree for investigation of contamination at the Grand Street Commons Site (site).

## Site contacts

To be included in the site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the site's history are welcome anytime.

### Ecology

Northwest Regional Office  
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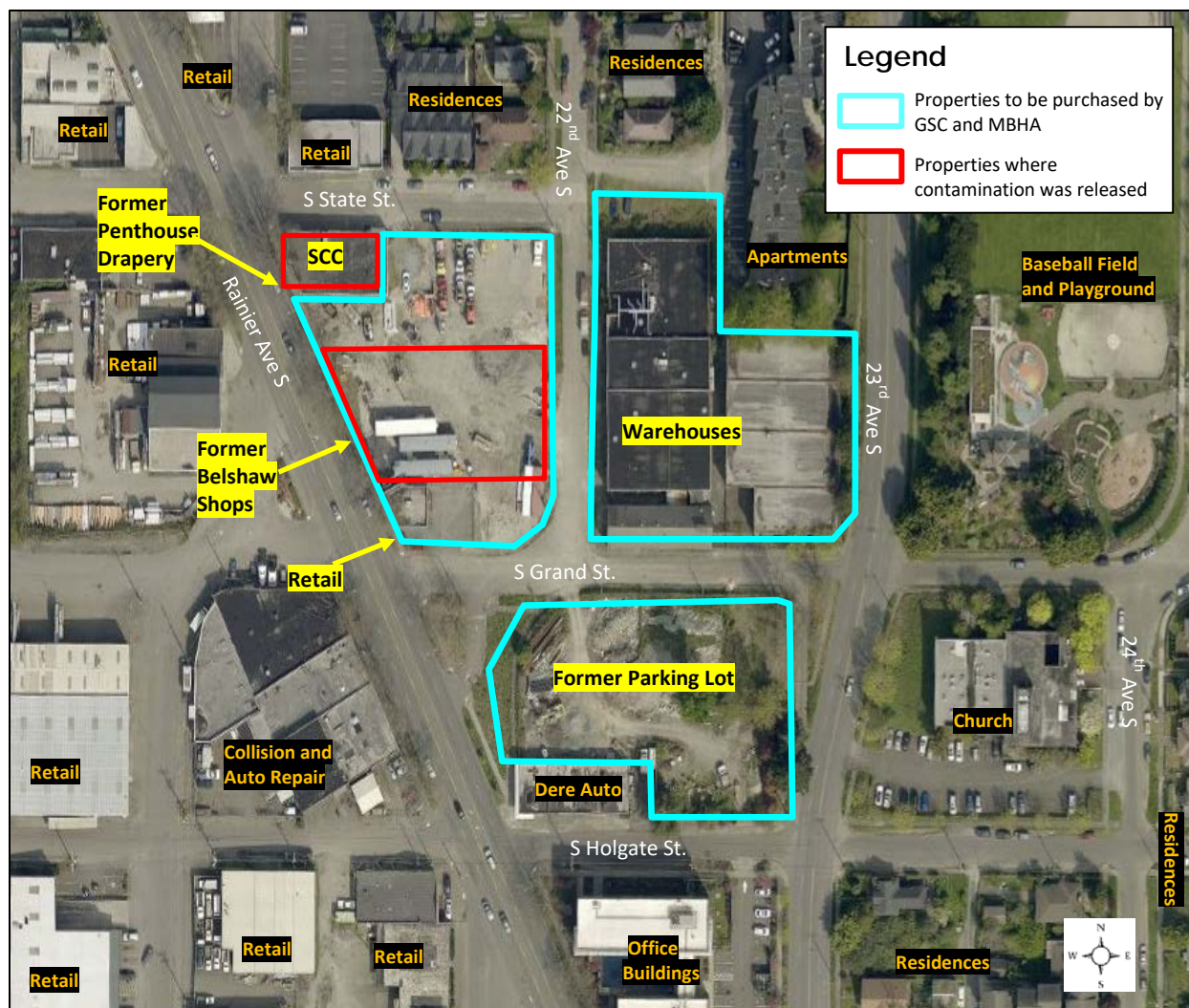
Amy White  
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### MBHA

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Seattle WA 98144

Conor J Hansen  
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Conor@mtbakerhousing.org  
206-257-2939

Figure 1. Grand Street Commons Site map



## Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the site. These funds may be used to provide additional public involvement opportunities, receive technical assistance<sup>1</sup>, and enhance the public’s understanding of the cleanup process.

For more information about public participation grants, please contact [Lynn Gooding](mailto:lynn.gooding@ecy.wa.gov) at 360-407-6062 or [lynn.gooding@ecy.wa.gov](mailto:lynn.gooding@ecy.wa.gov). You may also visit the Public Participation Grant website at [www.ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants](http://www.ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants).

<sup>1</sup> 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.



# Washington's Cleanup Laws

Ecology uses the Model Toxics Control Act (MTCA) and accompanying regulations for cleanup activities.

This plan is required under MTCA, a law that passed in 1989. MTCA provides guidelines for contaminated site cleanup in Washington State and sets standards to ensure the cleanup protects human health and the environment.

## Model Toxics Control Act (MTCA)

MTCA began as a grassroots citizen's initiative in 1988, and started the process of systematically cleaning up contaminated sites in Washington. Under MTCA, a current or past property owner or operator may be held responsible for cleaning up contamination on, or coming from, their property to standards that are safe for human health and the environment.

Ecology enacts MTCA and oversees cleanups in the state and issues regulations and guidance governing those cleanups. The regulations are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#). Ecology investigates reports of property contamination, and if the contamination is seen as a significant threat to human health or the environment, the contaminated property is placed on the Hazardous Sites List, and the cleanup process begins.

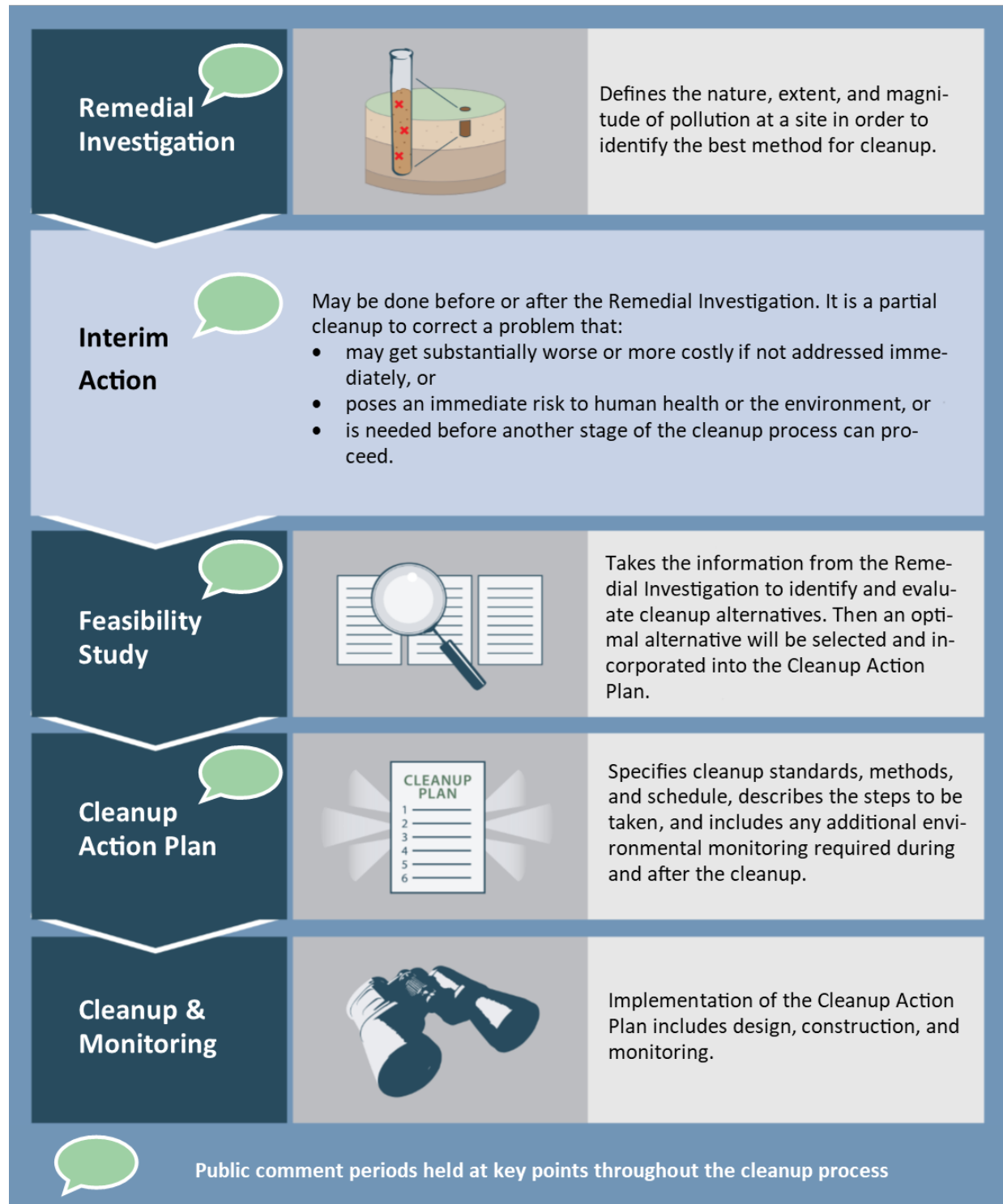
Public participation is an important part of cleanup under the MTCA process. Participation needs are assessed at each cleanup site according to the level of public interest and the degree of risk posed by the contamination. Individuals who live near the site, community groups, businesses, government, other organizations, and interested parties have the opportunity to get involved by commenting on the cleanup process.

Under MTCA, the cleanup process generally includes five phases. Each phase includes an opportunity for the public to review and comment on cleanup documents.

Figure 2. Cleanup process for contaminated sites

# Cleanup Process for Contaminated Sites

## Washington State Department of Ecology



# State Environmental Policy Act

The State Environmental Policy Act (SEPA) is followed during review and development of cleanup plans.

## Site History

### Land use

The Site has been used for manufacturing, commercial dry cleaning and vehicle repair and painting. Over the last several decades, businesses operating there released hazardous substances into soil and groundwater.

The former Penthouse Drapery property was occupied by multiple commercial and light industrial facilities from the early 1950s to the present. Penthouse Drapery used tetrachloroethene (PCE) in its commercial dry cleaning operation around 1984-1990. PCE is a chlorinated solvent that breaks down into other chemicals including trichloroethene (TCE) and vinyl chloride. The contamination has migrated onto the properties to be purchased by GSC and MBHA.

Since approximately 1994, the property has been owned by Seattle Collision Center, which operates a vehicle repair and painting business. Seattle Collision Center and former owners are currently performing an independent cleanup through Ecology's Voluntary Cleanup Program (project #NW2278). They are using Electrical Resistance Heating (ERH) to remove chlorinated solvents from soil and groundwater. GSC and MBHA are not purchasing this property.

The properties to be purchased by GSC and MBHA were owned by Belshaw Brothers, Inc. (BBI) from approximately 1924 until the early 2000s. BBI operated a commercial equipment manufacturing facility that produced bakery and restaurant equipment. The operation included a paint building, welding shop, an on-site foundry used for aluminum parts casting, warehouses, production buildings, and an unpaved parking lot. Two underground storage tanks (USTs) released petroleum products into soil, such as leaded gasoline, diesel, and heating oil. Between 2004 and 2007, another owner used dual-phase vacuum extraction to remove some petroleum contamination through Ecology's Voluntary Cleanup Program (project #NW1254).

### Contamination

Solvents and petroleum hydrocarbons from the drycleaner and the former manufacturing operations have contaminated soil and groundwater. Some contaminants also release vapors into the air. The contaminants of concern include:

- **Soil:** Petroleum hydrocarbons in the gasoline range (TPH-G), diesel-range hydrocarbons (TPH-D), benzene, xylenes, cadmium, lead, and PCE.

- **Groundwater:** PCE, TCE, cis-1,2-dichloroethene (DCE), 1,1,1-trichloroethane (TCA), 1,1-dichloroethene, 1,1-dichloroethane, 1,4-dioxane, gasoline range (TPH-G), diesel-range hydrocarbons (TPH-D), benzene, and xylenes
- **Soil Gas:** Benzene, xylenes, naphthalene, TCE, and vinyl chloride

## Cleanup plans

The Grand Street Commons 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.

Grand Street Commons, LLC (GSC) plans to redevelop several properties in southeast Seattle for a mix of affordable and market-rate housing. GSC is a partnership between Mount Baker Housing Association (MBHA), Lake Union Partners, and HAL Real Estate. The development, located near the intersection of South Grand Street and Rainier Avenue South, will be known as Grand Street Commons. They plan to complete the project by 2023, when the new East Link light rail station is scheduled to open nearby.

As part of the project, GSC and MBHA plan to clean up about 3.2 acres of contaminated property. The cleanup Site will be referred to as the Grand Street Commons Project Site. It includes all areas where contamination from the former Belshaw and Penthouse Drapery properties has come to be located.

The Consent Decrees require GSC and MBHA to complete a Remedial Investigation and Feasibility Study (RI/FS) for cleanup of the Site. The RI/FS will evaluate the extent of the contaminated area and develop preliminary cleanup options. Future cleanup work will be based on the RI/FS results.

GSC and MBHA are in the process of purchasing the properties for the Grand Street Commons project. MBHA is pursuing grant funding to complete cleanup of the Site. They will seek to establish a Redevelopment Opportunity Zone with the City of Seattle, to be eligible for Ecology funding.

The mutual objectives of Ecology, GSC, and MBHA are to:

- Resolve the potential liability for contamination at the project site arising from a release or threatened release of hazardous substances, and
- Facilitate the cleanup of the contaminated sites for redevelopment and reuse as transit-oriented affordable and market-rate housing.

In addition, such partnerships between Ecology and affordable housing groups will provide a substantial public benefit by:

- Significantly advancing the cleanup process at contaminated sites,
- Putting a structure in place for redevelopment of vacant, no longer operating, former commercial facilities.

Ecology's involvement and the inclusion of market-rate housing will facilitate the development of affordable housing at the site, which is a critical need in Seattle. The affordable housing is intended to serve a diverse population of residents, close to a future transit hub.

## **Redevelopment Opportunity Zones**

In 2013, the Washington State Legislature passed a bill (SB 5296) modifying the Washington's Model Toxics Control Act. The bill authorizes local governments and port districts to designate "redevelopment opportunity zones" (ROZs) by resolution and authorizes Ecology to:

- Enter into agreed orders with prospective purchasers to accelerate the study of sites with redevelopment potential.
- Provide public funding to assist prospective purchasers who have entered into a consent decree where, among other things, the public funding is commensurate with a public benefit other than cleanup. This should help leverage the cleanup of properties with marginal redevelopment potential. This authority does not alter the liability of any potentially liable person or the authority of the department to recover costs from such persons.
- Prioritize grants for integrated planning and area-wide groundwater remedial actions within these zones. This should help focus limited funds in areas with the greatest potential for redevelopment.

We consult with local governments to determine which communities plan to establish redevelopment opportunity zones within their jurisdictions. We plan to update our guidelines and rules governing the use of such instruments. In the interim, we process requests on a case-by-case basis.

A ROZ can consist of one or more properties and can vary in size, but must meet certain criteria. A ROZ must be established through a city, county, or port commission resolution stating that these criteria are met. If a port establishes the ROZ, the city and county in which the zone lies must also approve the designation by resolution. The legislation does not explicitly require Ecology review or approval of a ROZ.

- At least half of the upland properties in the zones are brownfields.
- The upland areas are either owned by the city or county, or the owners of the properties have consented to have their properties included in the zone.
- The cleanup will be integrated and consistent with comprehensive land use plans for future uses.
- The proposed property is within the incorporated area of a city or an urban growth area.
- In the case of ROZs established by ports, the port district must own at least half of the upland property and have property owner's consent for the remaining properties to be included in the zone.

## Area community

The site is located in the northern part of the Rainier Valley, between the North Beacon Hill and Mount Baker neighborhoods of Seattle. The area immediately around the site is mostly commercial, but becomes residential within a few blocks. The North Rainier neighborhood is one of the most diverse in the city.

EPA's EJScreen tool shows the following demographics for the area within a quarter-mile of the site:

**Table 1. Demographic information**

Selected Variables	Value	State Average	Percentile in State	EPA Region Average	Percentile in EPA Region	USA Average	Percentile in USA
<b>Environmental Indicators</b>							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$ )	9.09	7.79	93	8.11	77	9.14	43
Ozone (ppb)	28.4	32.3	3	33.7	2	38.4	0
NATA* Diesel PM ( $\mu\text{g}/\text{m}^3$ )	4.91	1.39	97	1.06	95-100th	0.938	95-100th
NATA* Air Toxics Cancer Risk (risk per MM)	77	40	96	39	95-100th	40	95-100th
NATA* Respiratory Hazard Index	5.8	2.8	94	2.8	90-95th	1.8	95-100th
Traffic Proximity and Volume (daily traffic count/distance to road)	2800	440	97	380	97	590	95
Lead Paint Indicator (% pre-1960s housing)	0.36	0.24	74	0.23	76	0.29	66
Superfund Proximity (site count/km distance)	0.56	0.2	91	0.14	95	0.13	95
RMP Proximity (facility count/km distance)	1.9	0.61	92	0.62	91	0.73	90
Hazardous Waste Proximity (facility count/km distance)	0.051	0.073	58	0.058	64	0.093	49
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0.044	0.06	95	0.039	95	30	87
<b>Demographic Indicators</b>							
Demographic Index	50%	30%	87	30%	88	36%	73
Minority Population	58%	29%	89	26%	91	38%	72
Low Income Population	42%	30%	74	33%	69	34%	65
Linguistically Isolated Population	22%	4%	96	3%	97	5%	94
Population with Less Than High School Education	16%	10%	82	10%	82	13%	69
Population under Age 5	9%	6%	77	6%	77	6%	78
Population over Age 64	15%	14%	64	14%	63	14%	62

\*The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

From the City of Seattle's *Mount Baker Town Center Neighborhood Design Guide*:

Less than four miles from downtown Seattle, the North Rainier Urban Village is located at the convergence of the Rainier Valley, Beacon Hill, and Central District neighborhood districts, and encompasses portions of the Mount Baker, Atlantic, Beacon Hill, and Columbia City neighborhoods. The area is bisected by two major arterials that provide vehicular access to southeast Seattle: Rainier Ave S and Martin Luther King Jr Way S. Currently, the urban village is dominated by auto-oriented uses and lacks architectural definition or pedestrian-oriented spaces.

While the neighborhood has a rich cultural history, little of this history is still reflected in the built environment. One of the area's most significant historical features that no longer remains is Sick's Seattle Stadium, a 25,000-seat baseball stadium which was located at the current site of Lowe's from 1938 to 1979.

The cultural makeup of the North Rainier neighborhood has gone through significant changes over time. In the early decades of the 20th Century there was a thriving Italian community in the area centered around Rainier Ave and Atlantic St. known as Garlic Gulch. In the 1930s Japanese began moving in from the International District, followed by Chinese in the 1950s and 1960s, and later, Southeast Asians. Hispanics began setting in the neighborhood in the 1960s and 1970s, and Filipinos in more recent decades. Up until around 1960, most of Seattle's African Americans resided in the Central District,

but by 1990 there were more African Americans in the Rainier Valley. This historic ethnic diversity is still reflected in many of the neighborhood's commercial establishments, most notably Borrachini's Bakery, which has been in the same location on Rainier Ave since 1939.

The North Rainier urban village is also economically diverse, with a relatively high concentration of low-income housing, including the 144-unit Mount Baker Village complex, 386-units at Rainier Court (208 of which are for seniors), and the 132-unit Center Park that provides housing for the physically or mentally challenged. One of largest employers in the urban village is the Seattle Lighthouse for the Blind, currently with over 300 employees, 200 of which are blind or deaf-blind.

Ecology will reach out to cultural and community organizations as part of our outreach and provide information in other languages as appropriate following federal guidance.<sup>2</sup> The non-English languages most widely spoken in the area near the site are Chinese and Vietnamese. When appropriate, Ecology will provide outreach in Chinese and Vietnamese. We strive to make our public participation efforts as inclusive as possible and welcome your input about how to best reach the nearby community.

## **Public Participation Activities**

Members of the public may ask questions, submit informal comments, or share site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

However, to be included in the formal site record, comments about the site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public is invited to review site documents before they become final. This is the most direct and influential way to learn more about the site and be involved in the cleanup's decision-making.

## **How we share information with the community**

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses inside the site's "affected area," generally within a 1/4-mile radius of the site and to interested organizations and individuals. These notices will provide general information about the site, contact information for submitting comments, and times and locations of public meetings or hearings or how to request one if not yet scheduled.

Ecology may also develop documents outside of comment periods to keep the community updated on the site's status. These informational documents will be available online and at document repositories. Print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

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<sup>2</sup> Guidance to Environmental Protection Agency Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 69 Fed. Reg. § 35602 (June 15, 2004).

Comment period notices and other site announcements may also be posted in various locations throughout the community (for example, local businesses, schools, libraries).

## **Postal mailing list**

Ecology maintains a mailing list that includes addresses within a quarter-mile radius of the site and relevant local, state, and federal government contacts. These people receive public comment notices when draft documents are available.

We will add additional individuals, organizations, and other interested parties to the mailing list as requested. If you would like to be added to the mailing list for this site, please contact Amy White at 425-649-7052 or [Amelia.White@ecy.wa.gov](mailto:Amelia.White@ecy.wa.gov).

## **Site Register**

Public comment periods, events, and other cleanup notices are published in Ecology's *Site Register*. The *Site Register* is available on [Ecology's website](http://www.ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Locate-contaminated-sites) at [www.ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Locate-contaminated-sites](http://www.ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Locate-contaminated-sites).

To receive the Site Register by email, please contact Cheryl Ann Bishop at 360-407-6848 or [cherylann.bishop@ecy.wa.gov](mailto:cherylann.bishop@ecy.wa.gov), or subscribe online at <http://listserv.ecology.wa.gov/scripts/wa-ECOLOGY.exe?A0=SITEREGISTER>.

## **Newspaper display ads or legal notices**

We announce public comment periods and events in ads or notices published in the Seattle Times. We will also place notice on our Public Events Calendar at [www.ecology.wa.gov/About-us/Get-involved/Public-input-events](http://www.ecology.wa.gov/About-us/Get-involved/Public-input-events).

## **Ecology's website**

We maintain a website for the Grand Street Commons site at <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3018>.

The website provides site information, and you may download cleanup documents.

## **Document repositories**

During public comment periods, you can find print documents at the following locations:

### **Seattle Public Library - Beacon Hill Branch**

2821 Beacon Avenue S  
Seattle, WA 98144  
Phone: 206-684-4711

### **Washington Department of Ecology Northwest Regional Office**

3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008  
Please contact Sally Perkins at 425-649-7190 or [Sally.Perkins@ecy.wa.gov](mailto:Sally.Perkins@ecy.wa.gov) to schedule an appointment.



## How to share information with us

MTCA requires 30-day public comment periods for draft cleanup documents and 14-day comment periods SEPA documents.

We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To collaborate with us about this site, please contact Ching-Pi Wang at 425-649-7134 or Ching-Pi.Wang@ecy.wa.gov.

### Public comment periods

Formal 30-day comment periods allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest, Ecology may extend the public comment period. When Ecology oversees SEPA determinations, we hold comment periods for at least two weeks.

Following a comment period, we publish all the input we received and respond to significant comments and questions.

### Public events

We hold public meetings, workshops, open houses, and public hearings based on community interest. These events are held at locations close to the site that meet Americans with Disabilities Act standards. Public meetings, workshops, open houses, and hearings are always announced in advance using a variety of methods.

## Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to Amelia White at 425-649-7052 or Amelia.White@ecy.wa.gov.

This plan includes information for the public regarding opportunities for public involvement and comment. The outreach activities discussed in this section reflect Ecology's current plans for keeping the public informed and providing ways for those interested in the site to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms described in this plan are insufficient, or should otherwise be modified, we will work to find solutions. New outreach activities or outreach tools established as a result can be implemented right away, with or without amending this plan.