

Mt Baker Properties Cleanup Site



CONTACT & INFORMATION

Comments accepted:
Oct. 28 – Nov. 26, 2019

Submit comments online at:
<http://bit.ly/MtBakerComments>

Or, comments & questions:
Sandra Matthews, Site Manager
Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008
E: Sandra.Matthews@ecy.wa.gov
Phone: 425-649-7206

Site Webpage:
<http://bit.ly/MtBakerProperties>

Document review locations:

Beacon Hill Public Library
2821 Beacon Ave South
Seattle, WA 98144
Phone: 206-684-4711

Ecology NW Regional Office
3190 160th Avenue SE
Bellevue, WA 98008
Call for appointment:
425-649-7190

Facility Site ID:
96127971, 42746846

Site Cleanup ID: 13054

Cleanup Plans Available for Review

The Mt. Baker Housing Association (MBHA) is cleaning up the Mt Baker Properties Cleanup Site (Site) in Seattle, with Department of Ecology (Ecology) oversight. Several documents have been developed as part of that process and are now being presented to the public for comment.

Ecology invites you to review and comment on the following documents:

- **Prospective Purchaser Consent Decree (PPCD) Amendment** – Directs MBHA to implement the cleanup at the Site.
- **Remedial Investigation/Feasibility Study Report (RI/FS)** – Describes contamination at the Site and evaluates five cleanup alternatives.
- **Draft Cleanup Action Plan (DCAP)** – Describes preferred cleanup methods for contamination and specifies cleanup standards and requirements at the Site.
- **State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS)** – Ecology evaluation and determination that the interim cleanup action is not likely to harm the environment.

Public Meeting & Open House

Ecology will host a public meeting and open house to provide more information about the Site, and take comments.

Wednesday, November 6, 2019; 6 - 8PM
Mt Baker Village Meeting Room
2580 29th Avenue South
Seattle, WA 98144

Translation/interpreter services will be available in Spanish, Chinese, Vietnamese, and Khmer.

Site Background

The Site is located at the South McClellan and MLK Way South intersection in Seattle. It is made up of five properties. Four properties located at 2802, 2806, 2810, and 2864 South McClellan Street are collectively referred to as the “McClellan Parcels.” A fifth property is a former gas station, located at 2800 MLK Way South, is southeast of the intersection and is known as the “Former Gas Station Parcel” (see map on page 5).

The former gas station was also an auto repair & service business that operated from the mid-1950s to mid-2000s. It is currently vacant but the building still remains. A former drycleaner is located at 2864 South McClellan Street. It operated from 1940 to late 2018 and is the source of dry cleaning related contamination beneath the McClellan Parcels and other surrounding properties and rights of way.

In 2016, Ecology and MBHA entered into a legal agreement called a Prospective Purchaser Consent Decree (PPCD) to investigate and cleanup the Site. MBHA is in the process of cleaning up five properties within the Site so that it can redevelop them for affordable housing in Seattle. The environmental investigation is complete and the method of cleaning up the site has been evaluated.



Former Auto Repair Shop & Gas Station



Mt Baker Dry Cleaners

Site Investigation and Contamination

The Remedial Investigation at the Site found that solvents and petroleum hydrocarbons from the drycleaner and the former gas station/auto repair operations have contaminated soil and groundwater. Some contaminants also release vapors into the air. These contaminants must be addressed under Washington’s cleanup laws, the Model Toxics Control Act (MTCA).

Cleanup Alternatives

The Feasibility Study developed five cleanup alternatives, that were evaluated for the Site. It evaluated the alternatives on permanence, effectiveness, protectiveness, implementability, short and long term risk, public concerns, and cost. Based on that, a preferred alternative was identified, and developed into a cleanup action plan (see page 3).

Draft Cleanup Action Plan

The DCAP describes the preferred cleanup alternative identified in the FS as the selected cleanup action for the Site. The plan includes the following cleanup actions:

- **Soil Excavation:** Excavate soil that is a source for contamination to the groundwater.
- **Institutional Controls:** Use administrative or engineering controls to prevent exposure to contaminants, such as capping, vapor barriers, sub-slab depressurization systems, and deed restrictions.
- **In Situ Chemical Reduction:** Inject or place a chemical (such as zero valent iron) into the groundwater that treats contaminants through chemical reduction.
- **In Situ Soil Solidification:** Reduce the permeability of contaminated soils with in-situ soil mixing and adding a cementing reagent, to solidify soils and prevent leaching of contaminants to groundwater.
- **Monitored Natural Attenuation:** Actively monitor contaminant removal from groundwater by naturally-occurring processes such as biodegradation, sorption, dilution, and dispersion.
- MBHA will monitor all treatments after cleanup to ensure they are working, with Ecology oversight.

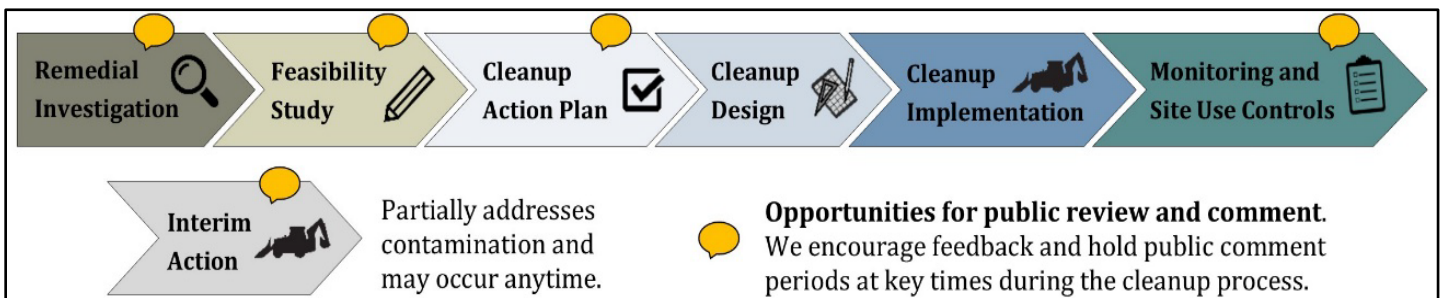
SEPA Checklist and Determination of Non-Significance

SEPA requires consideration of the environmental impacts of projects. Ecology evaluated the project work and the cleanup described in the DCAP and determined that it is not likely to have a significant adverse impact on the environment.

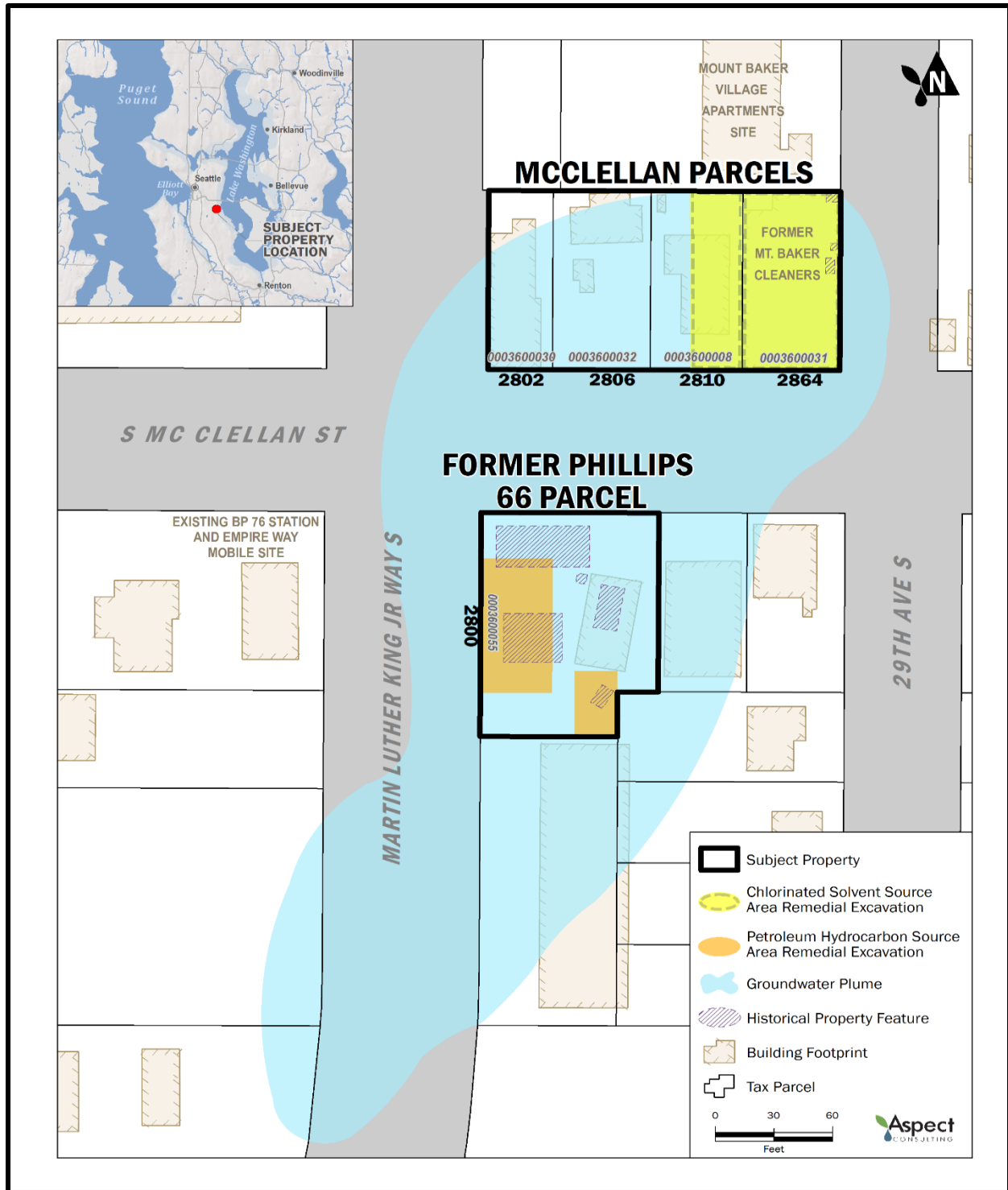
What Happens Next?

After the 30-day comment period, Ecology will review and respond to the comments received from the public comment period. Ecology will consider all comments received and may amend the documents based on your comments. After that, the RI/FS report and the DCAP will be finalized. The Site will proceed to cleanup.

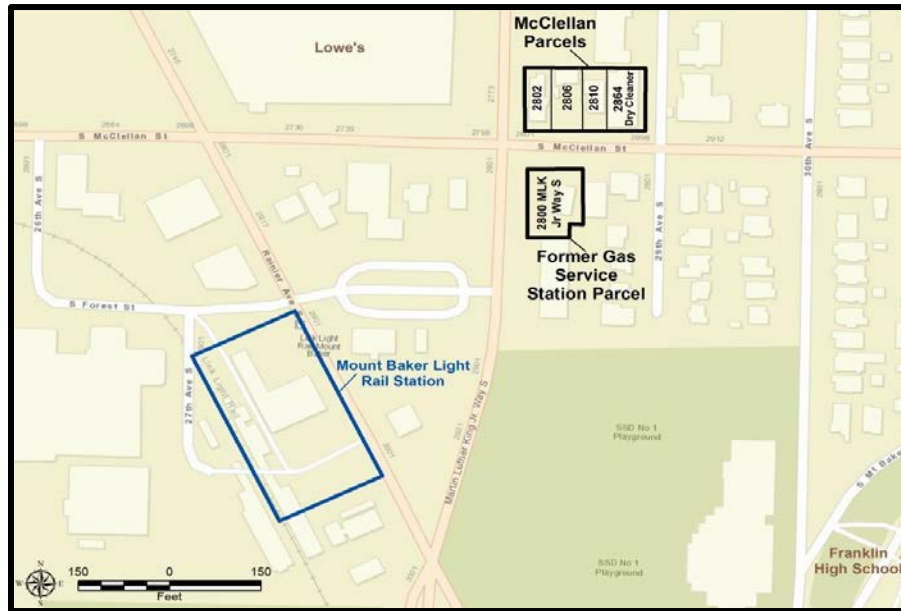
Ecology's Cleanup Process



Contamination and Cleanup Plans at Mt Baker Properties Cleanup Site



Mt Baker Properties Cleanup Site & Vicinity



En Español

El Departamento de Ecología esta anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Mt Baker Properties Cleanup Site. Ecología también organizará una reunión pública para este sitio. Servicios de traducción e interpretación en español estarán disponibles. **La reunión será: miércoles 6 de noviembre de 2019; 6 – 8 PM, Sala de Reuniones de Mt. Baker Village, 2580 29th Avenue South, Seattle, WA 98144.** Para obtener este documento, o más información sobre este sitio en español, favor de comunicarse con Gretchen Newman al 360-407-6097 o preguntas@ecy.wa.gov

Vietnamese

Bo Mo i Sinh tho ng ba o ðe n co ng chu ng ve khung thờ i gian go p y cho co ng ta c la m sa ch mo i trườ ng khu vư c Mt Baker Properties Cleanup Site. Bộ Môi Sinh - Ecology sẽ tổ chức buổi họp cộng đồng cho địa điểm này. Thông dịch viên tiếng Việt sẽ có mặt tại buổi họp: **Thứ Tư, ngày 6 tháng 11 năm 2019 - Từ 6pm-8pm, Phòng họp Mt Baker Village, 2580 29th Avenue South, Seattle, WA 98144.** Ne u quy vi muo n nha n ta i lie u na y ba ng tie ng Vie t hoa c ca n the m tho ng tin, xin lie n he o ng Lie m Nguye n 360-407-6955, ðie n thư: Lngu461@ecy.wa.gov

Chinese

華盛頓州生態管理署邀請公眾對 Mt Baker 地產清理工作的清理行動計劃草案動提供建意見。 欲了解更多信息， 或要求翻譯服務， 請致電林昊 (425) 649-7487, 電子郵件 sunny.becker@ecy.wa.gov, 華盛頓州生態管理署將主辦一個公眾建議會議。會議中有中文翻譯服務。 會議將在：2019年11月6日，星期三；下午6-8, Mt Baker Village Meeting Room, (貝克山村會議室), 2580 29th Avenue South, Seattle, WA 98144

Khmer

ក្រសួងអេកូឡូស៊ី (Ecology) កំពុងប្រកាសអំពីរយៈពេលផ្តល់មតិយោបល់ជាសាធារណៈសម្រាប់ទីតាំងសម្អាតរបស់ Mt Baker Properties។ រយៈពេលផ្តល់មតិយោបល់នេះ នឹងចាប់ផ្តើមពីថ្ងៃទី28 ខែតុលា – ថ្ងៃទី26 ខែវិច្ឆិកា ឆ្នាំ2019។ ក្រសួងអេកូឡូស៊ី (Ecology) ក៏នឹងរៀបចំកិច្ចប្រជុំសាធារណៈមួយសម្រាប់ទីតាំងនោះផងដែរ។ សេវាកម្មប្រែកម្រិត និងសេវាកម្មប្រែផ្លូវមានសេវាភាសាខ្មែរ និងមានផ្តល់ជូន។ កិច្ចប្រជុំនេះ នឹងប្រព្រឹត្តទៅនៅ៖
 ថ្ងៃពុធ ទី6 ខែវិច្ឆិកា ឆ្នាំ2019 វេលាម៉ោង 6 - 8 យប់
 បន្ទប់ប្រជុំ Mt Baker Village
 2580 29th Avenue South. Seattle. WA 98144



Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008

Join the discussion about cleanup!

CONCEPTUAL PERSPECTIVE VIEW FROM WEST



M33000 - PROSPECTIVES - 10/16/19

Mt Baker Housing MITHUN

Mt Baker Properties Cleanup site

Ecology is seeking public comment on draft cleanup plans and related documents for the Mt Baker Properties Cleanup Site. See inside for details!

Public Comment Period

October 28 – November 26, 2019

Public Meeting

Wednesday, November 6, 2019.
Mt Baker Village Meeting Room
2580 29th Avenue South
Seattle, WA 98144

Accommodation Requests: To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 360-407-7668 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.