

Grand Street Commons Cleanup and Redevelopment



CONTACTS & INFORMATION

Comments accepted:
APRIL 20 – MAY 19, 2018

Submit comments to:
Ching-Pi Wang Site Manager
Toxics Cleanup Program
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Ching-Pi.Wang@ecy.wa.gov

Questions?
Call Ching-Pi Wang at 425-649-7134

Document review locations:

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

**Washington Department of Ecology
Northwest Regional Office**
3190 160th Avenue SE
Bellevue, WA 98008
Call Sally Perkins for an appointment:
425-649-7190

Website:
<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3018>

Facility Site ID: 97763114
Cleanup Site ID: 3018

Ecology invites public comment on two Prospective Purchaser Consent Decrees

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. See map on page 3 for location details.

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.

Ecology is entering into legal agreements called Prospective Purchaser Consent Decrees with MBHA and GSC for investigation and cleanup of the Site. We invite your input on the following documents:

- **Prospective Purchaser Consent Decree with GSC**
- **Prospective Purchaser Consent Decree with MBHA**
- **Public Participation Plan** – describes how Ecology will inform the community about activities at the site and opportunities for input.

What is happening now?

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.

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.

Site history

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).

Contaminants of concern

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:

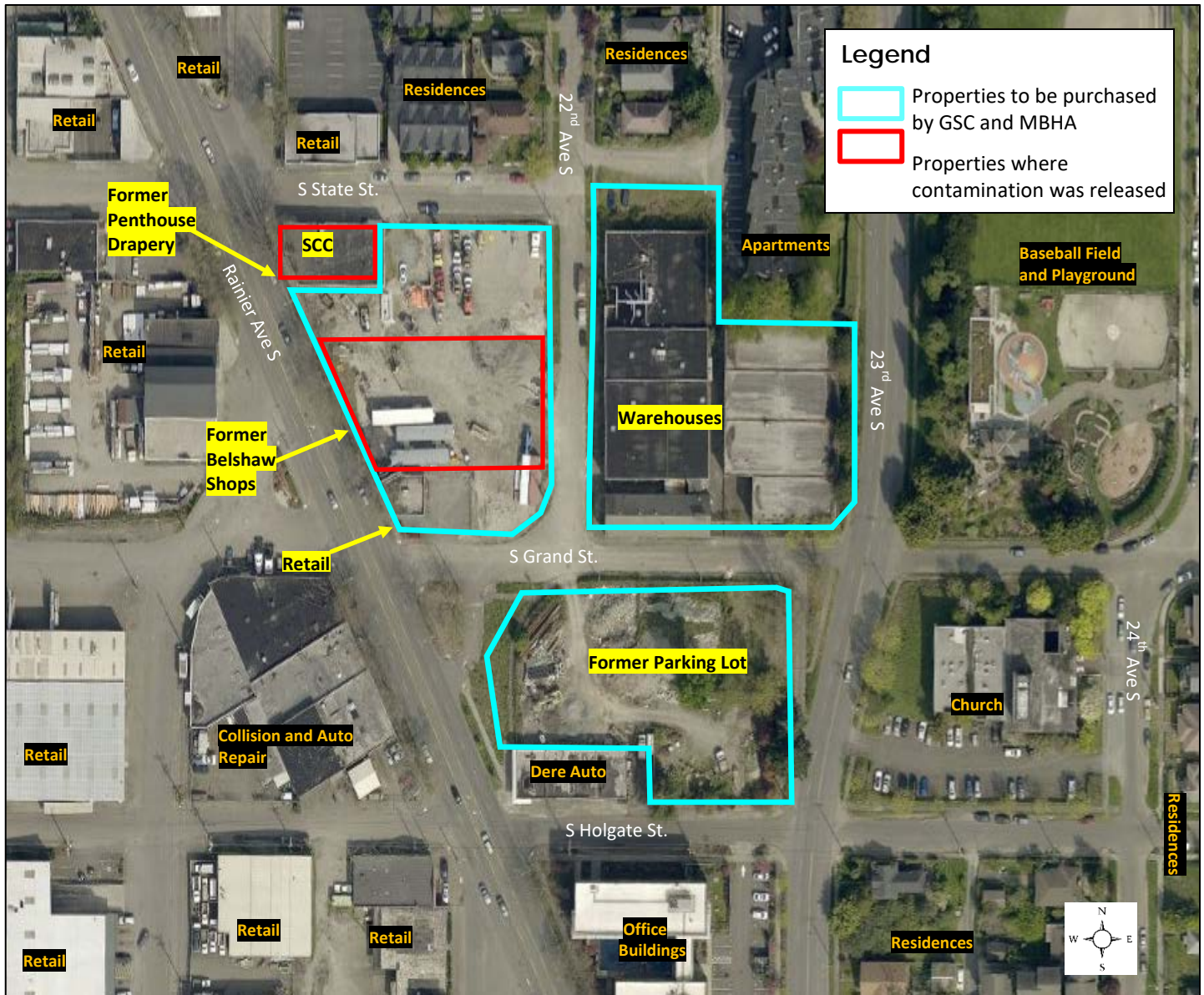
- **Soil:** Petroleum hydrocarbons in the gasoline range (TPH-G), diesel-range hydrocarbons (TPH-D), benzene, xylenes, cadmium, lead, and PCE.
- **Groundwater:** PCE, TCE, cis-1,2-dichloroethene (DCE), 1,1,1-trichloroethane (TCA), 1,1-dichloroethene, 1,1-dichloroethane, 1,4-dioxane, gasoline range (TPH-G),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

What happens next?

Ecology will consider and respond to comments received, and may change the documents based on your comments. Once the comment period is complete, the Consent Decrees will be signed and filed in court. Then GSC and MBHA will begin drafting a Remedial Investigation Work Plan.

We will invite public comment again when the RI/FS work is complete and the Draft RI/FS Report is ready. After completion of the Final RI/FS Report, the Consent Decrees will be amended to provide for cleanup actions at the Site. Then GSC and MBHA will be able to begin construction on the affordable housing development. They plan to complete the project by 2023, when the new East Link light rail station is scheduled to open nearby.

Grand Street Commons Site map



Toxics Cleanup Program

3190 160th Ave SE

Bellevue, WA 98008

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Public comment period

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包括中文信息

Gồm có thông tin tiếng Việt

Special accommodations

To request materials in a format for the visually impaired, visit <https://ecology.wa.gov/accessibility>, call Ecology at 425-649-7000, Relay Service 711, or TTY 877-833-6341.