



DEPARTMENT OF
ECOLOGY
State of Washington

Public Participation Plan

Troy Laundry

**300 Boren Ave. N., 399 Fairview Ave. N.,
Seattle WA 98109**

Facility Site ID: 19135499

Cleanup Site ID: 11690

February 2019

Publication and Contact Information

This plan is available on the Department of Ecology's website at:
[Ecology's Troy Laundry Site Web Page](#)

For more information contact:

Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008

Washington State Department of Ecology – [Department of Ecology Homepage](#)

- Headquarters, Olympia 360-407-6000
- Northwest Regional Office, Bellevue 425-649-7000
- Southwest Regional Office, Olympia 360-407-6300
- Central Regional Office, Union Gap 509-575-2490
- Eastern Regional Office, Spokane 509-329-3400

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Public Participation Plan

Troy Laundry

Toxics Cleanup Program
Northwest Region
Washington State Department of Ecology
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 Touchstone SLU LLC and TB TS/RELP LLC (collectively Touchstone), and Ponte Gadea LLC (Ponte Gadea), the parties responsible for cleanup at the Troy Laundry Cleanup Site. 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 cleanup 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 updated for the Potential Purchase Consent Decree (PPCD) for the Troy Laundry Cleanup 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
3190 160th Ave SE
Bellevue WA 98008

Sunny Becker, Site Manager
sunny.becker@ecy.wa.gov
425-649-7187

Brad Petrovich, Communications
brad.petrovich@ecy.wa.gov
425-649-4486

Potential Liable Parties (PLP)

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Miami, FL 33131-2123
P:305-373-9559, E:frankj@pontegadea.com

TB TS/RELP LLC
Paul Klansnic
1425 4th Ave, Suite 200
Seattle, WA 98101
P:206-357-2305,
E:pklansnic@touchstonenw.com

Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the site. For contaminated sites, these funds can be used to:

- Hire an expert to help interpret technical information¹
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please contact Lynn Gooding at 360-407-6062 or lynn.gooding@ecy.wa.gov, or visit the [Public Participation Grant website](#).²

¹ 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.

² ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants

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 \(WAC\)](#).³ 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

³ <https://fortress.wa.gov/ecy/publications/publications/9406.pdf>

phases. Each phase includes an opportunity for the public to review and comment.

Steps in Washington's Cleanup Process

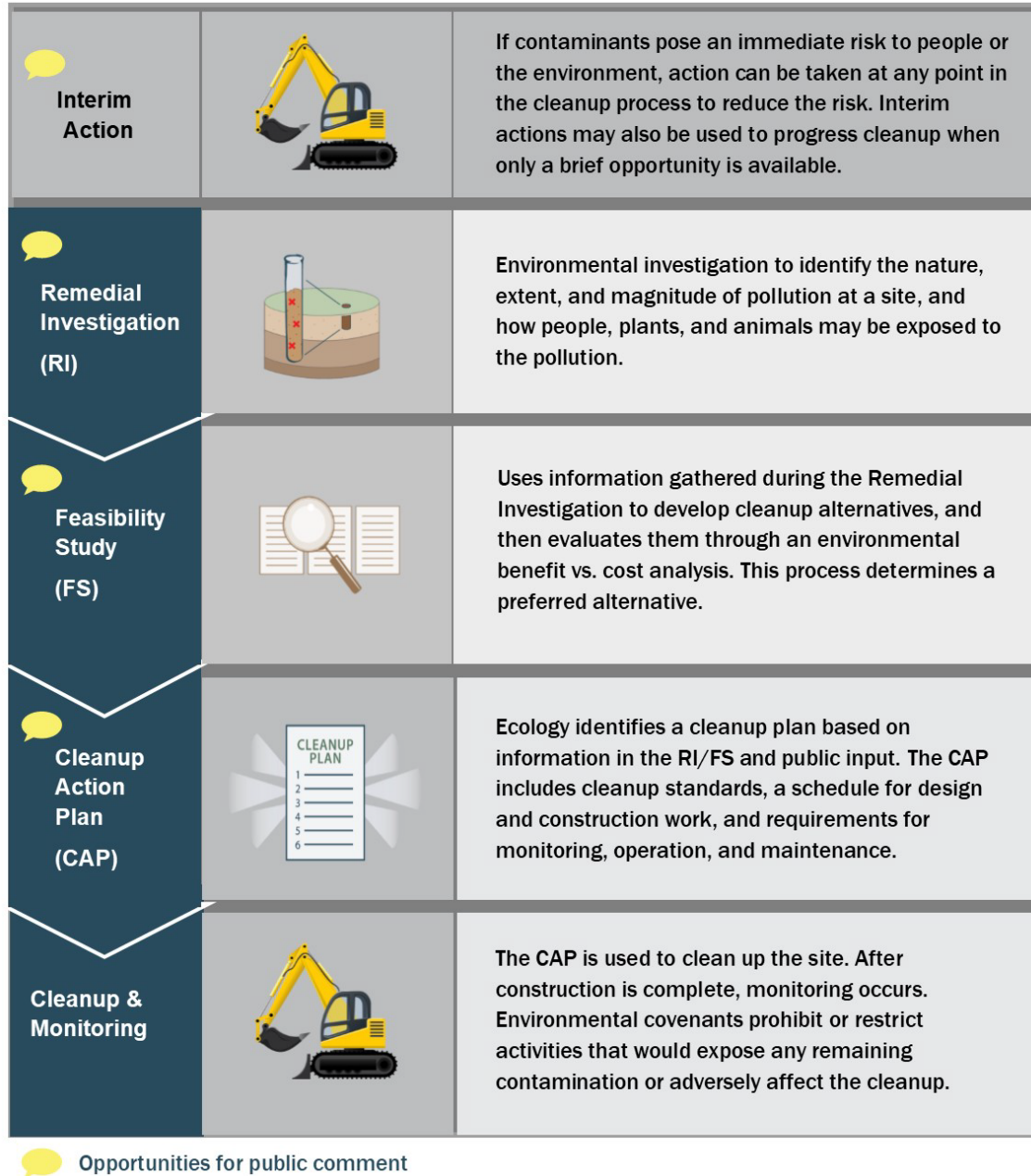


Figure 1. Steps in Washington's Cleanup Process

State Environmental Policy Act

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

Site History

The Troy Laundry Property is a recently redeveloped city block in South Lake Union that is part of the Troy Laundry Seattle cleanup site (Site). It operated as an industrial laundry and dry cleaning facility from 1926 until 1985. Touchstone, the current owner of the Property, performed cleanup activities in coordination with redevelopment and is now proposing to sell the Property to Ponte Gadea Seattle, LLC (Ponte Gadea).

Hazardous dry cleaning solvents, heating oil, and gasoline products were used and stored in 19 above- and under-ground tanks located on the Property. Dry cleaning solvents and petroleum were released on the Property, resulting in soil and groundwater contamination.

Contamination

Due to historic land use and industrial practices, soil and groundwater in the area were contaminated with:

- Gasoline, diesel, and oil-range petroleum hydrocarbons
- Tetrachloroethylene (PCE)
- Trichloroethylene (TCE)
- Vinyl chloride (VC)
- Cis-1-2-dichloroethene (DCE)

Cleanup plans

As of February 1, 2019, Ecology will conduct a 30-day public comment period on the PPCD. The PPCD directs PLP's to conduct ongoing monitoring of cleanup conditions, and take necessary actions if deemed necessary by Ecology. Should any comments result in significant changes needing to be made to the PPCD, the new version will be put out for a new comment period. If there are no public comments that require significant changes to the PPCD, it will be signed, entered into court, and considered final. The purchase of the property will proceed and ongoing monitoring will be done consistent with it.

Interim Action Work

In 2012, Ecology and Touchstone executed Agreed Order No. DE 8996, which requires Touchstone to investigate the Site and prepare a Remedial Investigation / Feasibility Study (RI/FS) report and a draft Cleanup Action Plan (DCAP). In 2013, Ecology and Touchstone executed a First Amendment of Agreed Order in order to coordinate cleanup activities as an interim action with the excavation and redevelopment of the Troy Laundry property. During redevelopment, all contaminated soils were transported to licensed off-site facilities for disposal. A network of injection wells was installed on the Troy Laundry property to treat contaminated groundwater beneath the property and in the adjacent Boren Avenue and Thomas Street rights-of-way. Current monitoring shows that contaminated groundwater remains, but that the treatment system is working as planned. Monitoring will continue until groundwater cleanup levels are achieved, and additional groundwater treatment injections will be performed if necessary.

Community Profile

The Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and an approach that combines environmental and demographic indicators in maps and reports. See below for information about demographics in the area of the Troy Touchstone in South Lake Union, Seattle.



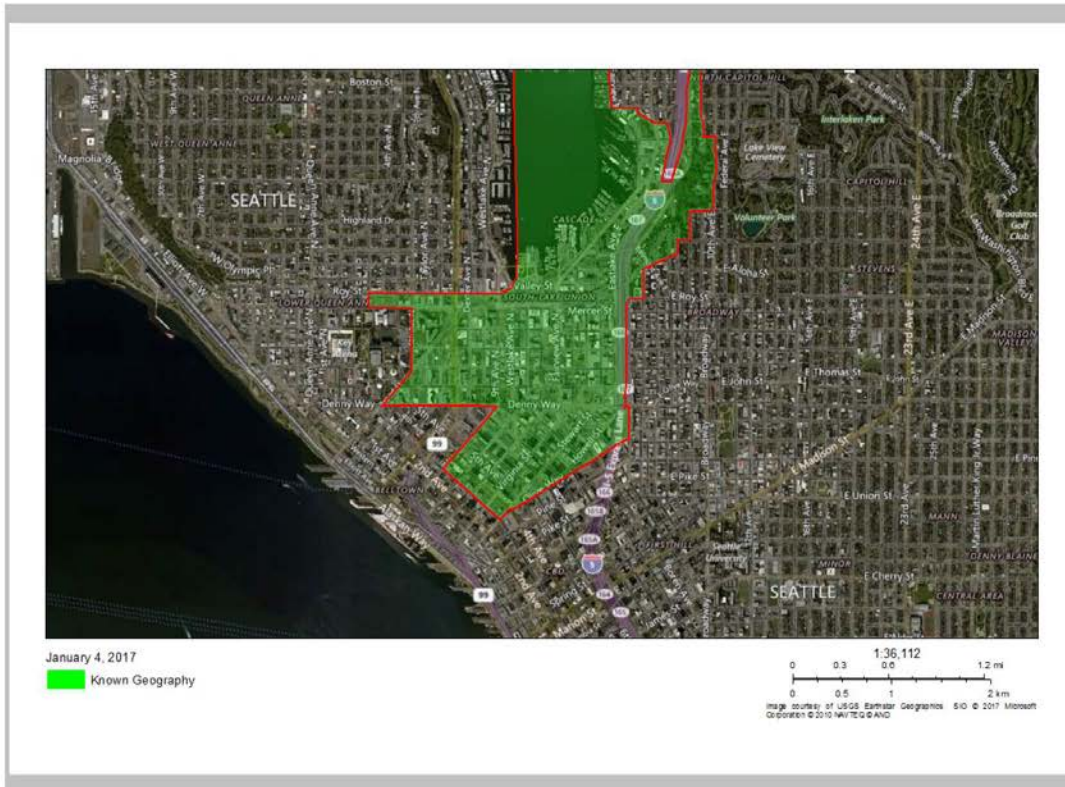
EJSCREEN Report (Version 2016)



group: 530330073003,530330073001,530330072001,530330066001,530330073002, WASHINGTON, EPA Regi

Approximate Population: 9,885

Input Area (sq. miles): 1.34



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0
National Pollutant Discharge Elimination System (NPDES)	0



EJSCREEN Report (Version 2016)

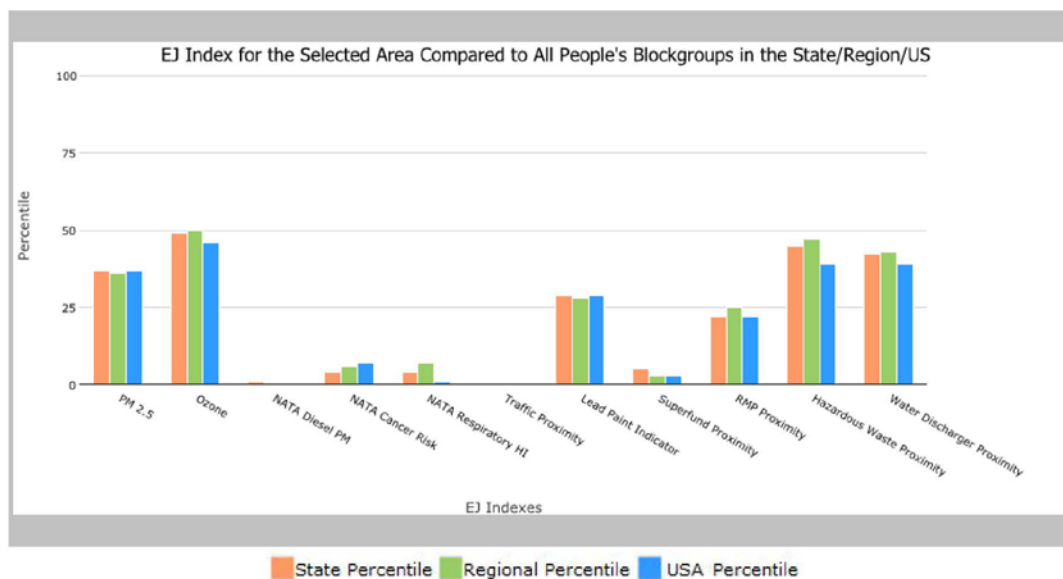


p: 530330073003,530330073001,530330072001,530330066001,530330073002, WASHINGTON, EPA

Approximate Population: 9,885

Input Area (sq. miles): 1.34

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	37	36	37
EJ Index for Ozone	49	50	46
EJ Index for NATA ⁺ Diesel PM	1	0	0
EJ Index for NATA ⁺ Air Toxics Cancer Risk	4	6	7
EJ Index for NATA ⁺ Respiratory Hazard Index	4	7	1
EJ Index for Traffic Proximity and Volume	0	0	0
EJ Index for Lead Paint Indicator	29	28	29
EJ Index for Superfund Proximity	5	3	3
EJ Index for RMP Proximity	22	25	22
EJ Index for Hazardous Waste Proximity ⁺	45	47	39
EJ Index for Water Discharger Proximity	42	43	39



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

January 04, 2017

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EJSCREEN Report (Version 2016)



(group: 530330073003,530330073001,530330072001,530330066001,530330073002, WASHINGTON, EPA Regi

Approximate Population: 9,885

Input Area (sq. miles): 1.34

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$)	8.76	7.42	99	7.53	87	9.32	34
Ozone (ppb)	28.7	35.2	0	37.9	0	47.4	1
NATA* Diesel PM ($\mu\text{g}/\text{m}^3$)	9.66	1.39	99	1.05	95-100th	0.937	95-100th
NATA* Cancer Risk (lifetime risk per million)	110	40	99	39	95-100th	40	95-100th
NATA* Respiratory Hazard Index	8.3	2.8	98	2.8	95-100th	1.8	95-100th
Traffic Proximity and Volume (daily traffic count/distance to road)	6100	440	99	380	99	590	98
Lead Paint Indicator (% Pre-1960 Housing)	0.17	0.24	54	0.23	54	0.3	46
Superfund Proximity (site count/km distance)	0.54	0.2	91	0.14	94	0.13	95
RMP Proximity (facility count/km distance)	0.27	0.4	67	0.39	66	0.43	64
Hazardous Waste Proximity* (facility count/km distance)	0.043	0.091	35	0.086	32	0.11	29
Water Discharger Proximity (facility count/km distance)	0.1	0.19	39	0.23	36	0.31	32
Demographic Indicators							
Demographic Index	28%	29%	56	29%	55	36%	47
Minority Population	33%	29%	66	26%	71	37%	55
Low Income Population	23%	30%	41	33%	34	35%	35
Linguistically Isolated Population	5%	4%	75	3%	78	5%	73
Population With Less Than High School Education	4%	10%	32	10%	28	14%	22
Population Under 5 years of age	2%	6%	14	6%	13	6%	14
Population over 64 years of age	10%	13%	41	13%	40	14%	38

* 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>.

+ The hazardous waste environmental indicator and the corresponding EJ index will appear as N/A if there are no hazardous waste facilities within 50 km of a selected location.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

January 04, 2017

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EJSCREEN ACS Summary Report



Location: Blockgroup: 530330073003,530330073001,530330072001,530330066001,530330073002
 Ring (buffer): 0-mile radius
 Description:

Summary of ACS Estimates		2010 - 2014	
Population			9,885
Population Density (per sq. mile)			9,770
Minority Population			3,287
% Minority			33%
Households			6,553
Housing Units			7,390
Housing Units Built Before 1950			1,167
Per Capita Income			63,316
Land Area (sq. miles) (source: SF1)			1.01
% Land Area			100%
Water Area (sq. miles) (source: SF1)			0.00
% Water Area			0%

	2010 - 2014 ACS Estimates	Percent	MOE (±)
Population by Race			
Total	9,885	100%	499
Population Reporting One Race	9,198	93%	1,082
White	6,983	71%	460
Black	534	5%	133
American Indian	100	1%	88
Asian	1,399	14%	254
Pacific Islander	18	0%	23
Some Other Race	164	2%	124
Population Reporting Two or More Races	687	7%	131
Total Hispanic Population	667	7%	141
Total Non-Hispanic Population	9,218		
White Alone	6,598	67%	473
Black Alone	528	5%	133
American Indian Alone	100	1%	88
Non-Hispanic Asian Alone	1,383	14%	254
Pacific Islander Alone	18	0%	23
Other Race Alone	0	0%	12
Two or More Races Alone	591	6%	111
Population by Sex			
Male	5,762	58%	324
Female	4,123	42%	277
Population by Age			
Age 0-4	239	2%	75
Age 0-17	452	5%	91
Age 18+	9,433	95%	437
Age 65+	1,016	10%	133

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race. N/A means not available.
 Source: U.S. Census Bureau, American Community Survey (ACS) 2010 - 2014.



EJSCREEN ACS Summary Report



Location: Blockgroup: 530330073003,530330073001,530330072001,530330066001,530330073002
 Ring (buffer): 0-mile radius
 Description:

	2010 - 2014 ACS Estimates	Percent	MOE (±)
Population 25+ by Educational Attainment			
Total	8,633	100%	452
Less than 9th Grade	129	1%	66
9th - 12th Grade, No Diploma	239	3%	103
High School Graduate	660	8%	110
Some College, No Degree	2,327	27%	244
Associate Degree	602	7%	192
Bachelor's Degree or more	5,278	61%	342
Population Age 5+ Years by Ability to Speak English			
Total	9,646	100%	495
Speak only English	7,743	80%	501
Non-English at Home ¹⁺²⁺³⁺⁴	1,903	20%	241
¹ Speak English "very well"	1,387	14%	209
² Speak English "well"	343	4%	115
³ Speak English "not well"	114	1%	57
⁴ Speak English "not at all"	59	1%	93
³⁺⁴ Speak English "less than well"	173	2%	100
²⁺³⁺⁴ Speak English "less than very well"	516	5%	142
Linguistically Isolated Households*			
Total	359	100%	94
Speak Spanish	61	17%	41
Speak Other Indo-European Languages	11	3%	18
Speak Asian-Pacific Island Languages	236	66%	78
Speak Other Languages	51	14%	81
Households by Household Income			
Household Income Base	6,553	100%	264
< \$15,000	853	13%	164
\$15,000 - \$25,000	492	8%	100
\$25,000 - \$50,000	1,096	17%	217
\$50,000 - \$75,000	961	15%	156
\$75,000 +	3,151	48%	252
Occupied Housing Units by Tenure			
Total	6,553	100%	264
Owner Occupied	917	14%	154
Renter Occupied	5,636	86%	246
Employed Population Age 16+ Years			
Total	9,449	100%	495
In Labor Force	7,294	77%	412
Civilian Unemployed in Labor Force	391	4%	102
Not In Labor Force	2,155	23%	253

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race. N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2010 - 2014.

*Households in which no one 14 and over speaks English "very well" or speaks English only.

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 surrounding the site. The mailing list area will vary depending on the type of contamination and where it's located, but the list will at least include addresses within a 1/4-mile radius of the site and other 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.

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 the neighborhoods of Seattle, relevant local, state, and federal government contacts, and other interested parties.

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 Brad Petrovich at 425-649-4486 or brad.petrovich@ecy.wa.gov.

Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Site Register](#).⁴ To receive the *Site Register* by email, please contact Cheryl Ann Bishop at 360-407-6848 or cherylann.bishop@ecy.wa.gov, or [subscribe online](#).⁵

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 publish notice on our [Public Input & Events Listing](#).⁶

Email lists

Ecology maintains an email list to update interested persons about this site. If you would like to be added to the email list for this site, please email Brad Petrovich at brad.petrovich@ecy.wa.gov.

Ecology's website and social media platforms

We maintain a website for the Troy Laundry Cleanup Site.⁷ The website provides site information, and you may download cleanup documents.

We may also share information about cleanup sites through [news releases, our ECOconnect blog, and social media](#).⁸

Document repositories

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

Seattle Public Library
1000 4th Avenue
Seattle, WA 98104
Phone: 206-386-4636

⁴ ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data

⁵ <http://listserv.wa.gov/cgi-bin/wa?SUBED1=siterregister&A=1>

⁶ ecology.wa.gov/Events/Search/Listing

⁷ <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3689>

⁸ ecology.wa.gov/About-us/Get-to-know-us/News

Washington Department of Ecology
Northwest Regional Office
3190 160th Ave SE
Bellevue WA 98008

To schedule an appointment, please contact Sally Perkins at 425-649-7190 or nwro_public_request@ecy.wa.gov.

Signs around the cleanup site

We may also install signs displaying information about project status, traffic impacts, and health risks around the cleanup site.

How to share information with us

At minimum, MTCA requires 30-day public comment periods for certain draft cleanup documents and 14-day comment periods SEPA documents. SEPA documents are often made available for review with other cleanup documents. We may hold comment periods longer than 30 days.

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 Sunny Becker at 425-649-7187 or sunny.becker@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. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, then they become final.

Public events

We hold public meetings, workshops, open houses, and public hearings based on community interest. If we have not scheduled a meeting during a public comment period, we will hold one if 10 people request it, and this may cause us to extend a public comment period so the meeting occurs during it.

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 Brad Petrovich at 425-649-4486 or brad.petrovich@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.