

Mt Baker Properties Cleanup Site

CONTACTS & INFORMATION

Comments accepted:

October 28 - November 28, 2016

Submit comments to:

Ching Pi Wang - Site Manager
Toxics Cleanup Program
3190 160th Ave S.E.
Bellevue, WA 98008
Phone: (425) 649-7134
E-mail: cwan461@ecy.wa.gov

中文翻譯員

林昊

電話: (425) 649-7187

E-mail: hlin461@ecy.wa.gov

Para español contactarse con:

Gretchen Newman
Teléfono: (360) 407-6097
Email: preguntas@ecy.wa.gov

Thông dịch viên tiếng Việt

Liên Nguyễn

Điện thoại: (360) 407-6955

Điện Thư: LNgu461@ecy.wa.gov

Document review locations:

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

Ecology invites public comments on Prospective Purchaser Consent Decree

Mt. Baker Properties Site is generally located at 2864 S McClellan Street, Seattle, WA. The Mount Baker Housing Association (MBHA), a not-for-profit organization is in the process of acquiring and redeveloping five properties within the Site for affordable housing.

- Four of the properties, one a former dry cleaners, are located at the northeast corner of the MLK Jr. 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”).

Ecology and MBHA, the prospective property buyer, propose entering into a legal agreement called a Prospective Purchaser Consent Decree (PPCD). The PPCD identifies a framework for future environmental assessment and cleanup at the Site. Future assessment work will include completion of a remedial investigation and feasibility study (RI/FS) to evaluate the extent of the contaminated area and develop preliminary cleanup options. 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 property’s redevelopment.

Future assessment and cleanup work is contingent on MBHA obtaining sufficient funds to conduct the work. MBHA cannot redevelop the properties until it completes the assessment and cleanup work.

Public comment invited

You are invited to comment on the following documents:

Draft Prospective Purchaser Consent Decree, a legal document that identifies a general structure under which future work will first be defined, and then be conducted at the Site.

Public Participation Plan –Ecology will develop a Public Participation Plan according to requirements under the state cleanup regulations. It is designed to promote meaningful community involvement during the cleanup process. The plan will outline and describe the tools and approaches that Ecology will use to inform the public about site activities,



Downtown Public Library

1000 4th Ave
Seattle, WA 98104
Phone: (206) 386-4636

Washington State Department of Ecology

Northwest Regional Office

3190 160th Ave S.E.
Bellevue, WA 98008
Call for an appointment:
Sally Perkins
Phone: (425) 649-7190
Fax #: (425) 649-4450
Email:
sally.perkins@ecy.wa.gov

Mount Baker Properties Cleanup Website:

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=13054>

Special accommodations

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.

Facility Site ID No. 96127971
42746846

Cleanup Site ID No. 13054

and it identifies opportunities for the community to become involved in this process.

Send your written comments to Ching-Pi Wang at cwan461@ecy.wa.gov or mail them to 3190 160th Ave S.E., Bellevue, WA 98008. Please indicate Mt. Baker Properties Cleanup Site.

Site Background

The Site is located at and around the South McClellan and MLK Jr. Way South intersection. The drycleaner located at 2864 South McClellan Street has been operating since the early 1950s and is the source of dry cleaning related contamination beneath the McClellan Parcels and other surrounding properties and rights of way. The property located at 2800 MLK Jr. Way South is currently developed with a vacant building associated with the former property uses. A gasoline station and auto repair and auto service station historically operated on this property from approximately the mid-1950s to mid-2000s. The drycleaner and gasoline service station/ auto repair operations released contaminants to the environment.

Contaminants of Concern

Solvents and petroleum hydrocarbons from the drycleaner and the former gas station/auto repair operations have contaminated soil and groundwater. Solvents are generally used for dry cleaning as well as degreasing for parts washing. Petroleum chemicals are associated with gas stations. The contaminants of concern are:

Solvents:

- Tetrachloroethene, also known as Perchloroethene (PCE)
- Trichloroethene (TCE, a breakdown product of PCE)
- *Cis*-1,2-dichloroethene and *trans*-1,2-dichloroethene (DCE, a breakdown product of TCE)
- Vinyl Chloride (VC, a breakdown product of DCE)

Petroleum Hydrocarbons:

Gasoline	Benzene , Ethylbenzene, Toluene, and Total Xylenes (BTEX, components of gasoline)
Diesel	
Heavy Oil	



Toxics Cleanup Program, Northwest Region

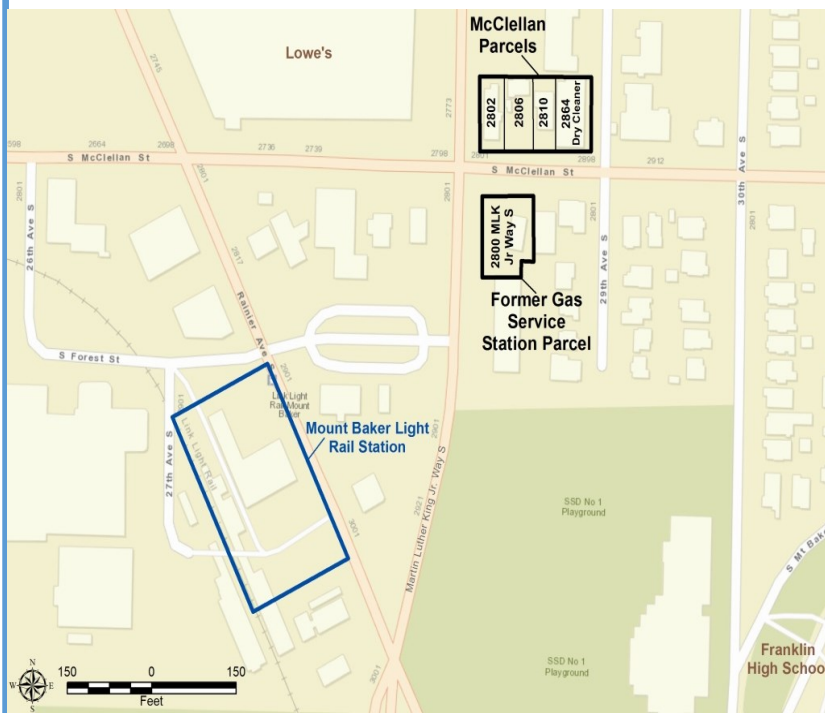
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Bellevue, WA 98008-5452

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Mt. Baker Properties Cleanup Site

Ecology Seeks Public Comments on the Prospective Purchaser Consent Decree
Public Comment Period: October 28 - November 28, 2016



華盛頓州生態管理署邀請公眾對準買家
同意令有關文件提供建議

公眾提供建議期間：

2016年10月28日 - 11月28日

**Ngị Định Chấp Thuận Dành Cho Người Mua
Lô Bất Động Sản MT Baker**

Thời Gian Công Chúng Góp Ý: 28 tháng 10 đến
28 tháng 11 năm 2016

**Decreto de Consentimiento del Prospective
Comprador del Sitio Mt. Baker Properties**

Periodo de Comentario Público: El 28 de
octubre hasta el 28 de noviembre