

Rainier Mall Cleanup Site



Rainier Mall Cleanup Site

Comments accepted:

March 18 – April 16, 2022

Submit comments

Online at:

<http://bit.ly/Ecology-RainierMall-Comments>

Or by mail to:

Tanner Bushnell Site Manager
 Toxics Cleanup Program
 PO Box 330316
 Shoreline, WA 98133-9716
Tanner.Bushnell@ecy.wa.gov
 Phone: 425-691-0571

Document review locations:

**Washington Department of Ecology
 Northwest Regional Office**
 15700 Dayton Ave N
 Shoreline, WA 98133
Please call for an appointment:
 206-594-0000

**Seattle Public Library, Columbia
 Branch**
 4721 Rainier Ave S
 Seattle, WA 98118
 206-386-1908

Documents available online at:

<http://bit.ly/Ecology-RainierMall>

Facility Site ID: 88987973
 Cleanup Site ID: 4187

Cleanup process moving forward

The Department of Ecology (Ecology) is overseeing a cleanup of the Rainier Mall Site in the Rainier Valley of Seattle. As part of that process, Ecology is making investigation and cleanup plan documents available to the public for review and comment. See pages 3 and 4 for details.

Ecology would like your comments on the following documents:

- **Prospective Purchaser Consent Decree (PPCD):** legal agreement that directs the purchaser to implement cleanup at the Site, and provides the purchaser a settlement of liability.
- **Public Participation Plan:** document explains how people can participate in the cleanup process.
- **Remedial Investigation / Feasibility Study Report (RI/FS):** describes contamination at the Site, evaluates cleanup alternatives, and recommends a preferred cleanup alternative.
- **Draft Cleanup Action Plan (CAP):** Ecology’s plan that describes the cleanup work to resolve contamination at the Site.
- **State Environmental Policy Act (SEPA) – Determination of Non-Significance:** Ecology’s determination that the cleanup work is not likely to harm the environment.

Online public meeting

In consideration of public health and safety, Ecology will hold an *online* public meeting to provide more information and answer questions. **Registration required.**

Wednesday, April 6, 2022

- 6:30 – 7:00 pm: presentation
- 7:00 – 7:30 pm: question and answer session

Visit <http://bit.ly/Ecology-RainierMall> for registration and login details.

Background

The Rainier Mall Site (Site) is approximately located at 4208 Rainier Ave S near the Columbia City neighborhood of Seattle. The Site is primarily located on one 2.3-acre King County parcel (as shown by the property boundary line in the figure). Redevelopment plans include dividing the lot into two parcels as shown.

Rainier & Genesee Property LLC is in a purchase agreement to redevelop this area. Community Roots Housing has signed a Letter of Intent as a partner in building a mix of affordable and market rate apartments. The completed development will include approximately 380 units with over 50% of the units affordable. The space will include 32,000 sq ft of retail at the ground level as well. The affordable housing development, and cleanup as described below, are dependent on the involvement of Community Roots Housing.

The Site was previously used as a commercial dry-cleaning and retail space.

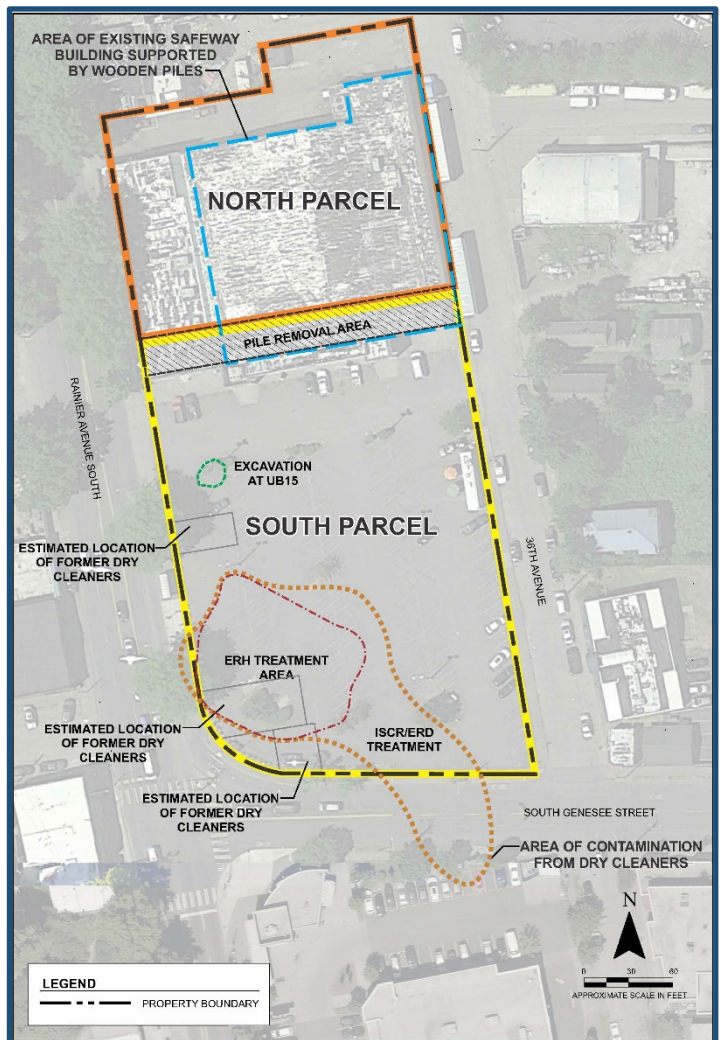
Dry-cleaning facilities operated at three different locations on the Site between 1930 and 1967. Around 1967, a single-story retail facility was constructed. Initially occupied by a Safeway store, the building later became a mixed-use retail space, known as Rainier Mall. Rainier Mall closed in 2016. Since that time, the Property has been vacant.

Over the several decades, the dry-cleaning businesses operating at the Site released hazardous substances into soil and groundwater. In addition, contamination came from creosote-treated wooden pilings that formed the foundation of the retail facility.

Contaminants of concern

The Remedial Investigation (RI) summarizes the nature and extent of the contamination on the site. Operations from the former drycleaners and former retail facility led to contaminated soil and groundwater in many areas of the Site. Some contaminants also released vapors into the air. The RI identified the following contaminants of concern (COCs) in soil and groundwater at the Site above the state cleanup levels

- trans-1,2-dichloroethylene (trans-1,2-DCE)
- Vinyl chloride (VC)
- polycyclic aromatic hydrocarbons (PAHs)
- Perchloroethylene (PCE)
- Trichloroethene (TCE)
- cis-1,2-dichloroethylene (cis-1,2-DC)



Rainier Mall cleanup site with locations of former dry cleaning businesses, existing building, and area of contamination. See page 3 for descriptions of proposed cleanup actions.

Proposed cleanup actions

The Feasibility Study (FS) developed and evaluated five cleanup alternatives for the Site based on permanence, effectiveness, protectiveness, implementability, short- and long-term risk, public concerns, and cost. From that evaluation, a preferred alternative was identified and developed into a draft Cleanup Action Plan (CAP). The preferred alternative consists of the following actions to clean up the contaminated areas of the Site. (See corresponding figure on previous page).

- Electrical Resistive Heating/Soil Vapor Extraction (ERH/SVE) to remove contaminants from the most highly contaminated areas.
- Injections into groundwater to promote In-Situ Chemical Reduction/Enhanced Reductive Dechlorination (ISCR/ERD) of dry cleaning related contaminants transported through groundwater.
- PAH removal in areas where treated timber piles are not needed for structural support.
- Engineering Controls: incorporated into building design plans that include a vapor barrier and passive venting. This is only necessary if confirmation monitoring is still ongoing before redevelopment begins.

Implementation of an environmental covenant on the northern parcel will be needed to restrict soil disturbance in areas where treated timber piles remain for structural use. A temporary environmental covenant may be necessary on the southern parcel until proposed cleanup levels are achieved.

SEPA Determination of Non-Significance

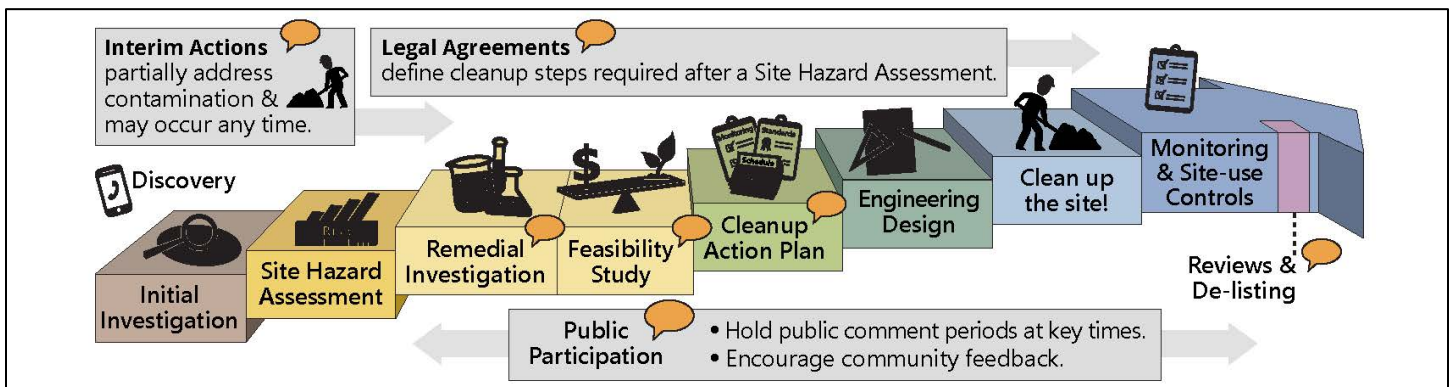
SEPA (the State Environmental Policy Act), requires consideration of the environmental impacts of projects. Ecology evaluated the project work and the cleanup described in the draft CAP and determined that it is not likely to have a significant adverse impact on the environment.

What happens next?

Ecology will consider and respond to comments received, and may change the documents based on your comments. The cleanup action (construction) will occur after Ecology finalizes the Cleanup Action Plan.

After completing the excavation and in-situ portion of cleanup action, Rainier & Genesee Property LLC and Community Roots Housing will begin construction on the redevelopment of their mixed market rate and affordable housing project. The plan is to redevelop the property in two phases and to split the property into two parcels. The future southern parcel will be redeveloped with parking and large-scale retail with apartments above. Then the northern parcel will be redeveloped as 100% affordable housing apartments.

Washington’s Cleanup Process





Toxics Cleanup Program

PO Box 330316

Shoreline, WA 98133-9716

Comments Invited – Rainier Mall Cleanup Site



Aerial view of Rainier Mall Cleanup Site

Public comment period

March 18 – April 16, 2022

<http://bit.ly/Ecology-RainierMall>

Online public meeting

Wednesday, April 6, 2022

- 6:30 – 7:00 pm: presentation
- 7:00 – 7:30 pm: question and answer session
- <http://bit.ly/Ecology-RainierMall> for registration and login details.

Información en español: <http://bit.ly/Ecology-RainierMall>

Thông tin bằng tiếng Việt: <http://bit.ly/Ecology-RainierMall>

訊息中文版: <http://bit.ly/Ecology-RainierMall>

Accommodation Requests: To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 425-649-7000 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.