

# Spic N Span Cleaners Site



Spic N Span Cleaners site location

## Comments accepted

February 12 – March 12, 2024

## Submit comments

**Online at:** [www.bit.ly/Ecology-SpicNSpan-Comments](http://www.bit.ly/Ecology-SpicNSpan-Comments)

### By mail:

Zak Wall, Site Manager  
 WA Department of Ecology  
 PO Box 330316  
 Shoreline, WA 98133-9716  
 425-758-5231  
[Zak.Wall@ecy.wa.gov](mailto:Zak.Wall@ecy.wa.gov)

## Document review locations

[www.bit.ly/Ecology-SpicNSpan](http://www.bit.ly/Ecology-SpicNSpan)

Seattle Public Library  
 Intl. District/Chinatown Branch  
 713 8<sup>th</sup> Ave South  
 Seattle, WA 98104  
 206-386-1300

## Site info

Facility Site ID: 54766547  
 Site Cleanup ID: 3502

## Public Outreach Contact

Augie Nuszer  
 Public Outreach Specialist  
[Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@ecy.wa.gov)  
 (425) 533-5537

## Cleanup process moving forward

The Department of Ecology (Ecology) is overseeing a cleanup of the Spic N Span Cleaners site in the International District. The Seattle Chinatown International District Preservation and Development Authority (SCIDpda), a community development organization in Seattle, is cleaning up this site. Ecology is providing funding for this cleanup through our Affordable Housing Cleanup Grant Program. This program ensures sites are “cleaned up properly while promoting community engagement and ensuring affordable housing in the process.”

We would like your comments on the following documents:

**Prospective Purchaser Consent Decree (PPCD):** a legal agreement that directs the purchaser(s) to implement cleanup at the site and provides the purchaser(s) a settlement of liability.

**Public Participation Plan:** a document that explains how people can participate in the cleanup process.

### Join us for an open house!

Drop-in online or in-person during this two-hour open house for food and a conversation about this cleanup site. Phone interpretation available in-person for Chinese and Vietnamese. All ages welcome!

**Thursday, February 22, 2024**  
 (5:30pm-7:30pm)

**In-person:** International District / Chinatown  
 Community Center

719 8<sup>th</sup> Ave South, Seattle WA 98104

**Online:** Register and Join Zoom:  
[www.bit.ly/Ecology-SpicNSpan](http://www.bit.ly/Ecology-SpicNSpan)



中文信息 (見第2頁) | Tiếng Việt (trang 2)

## Site background

The Seattle Chinatown International District Preservation and Development Authority ([SCIDpda](#)<sup>1</sup>) was formed in 1975 to preserve, promote, and develop the Seattle Chinatown International District (CID). SCIDpda's mission areas are affordable housing and commercial property management, real estate development, and community economic development and community engagement.

SCIDpda is creating a community development project at 652 South Dearborn St., Seattle WA (site), in the heart of the CID. It will be comprised of affordable family-housing and will be a mixed-use building, with a community-use space on the ground floor. Some highlights include:

- 77-120 residential units
- 100% affordable housing
- Affordable units will be priced between 30%-60% of the area median income (AMI)
- First floor will be a community amenity



Aerial view of site

The need for a PPCD at this site arises from the historical uses at the property. It was a dry cleaner from 1963 to 2019, which resulted in areas of dry-cleaning related contamination to soil, soil gas, and groundwater. The extent of the contamination will be determined in the remedial investigation.

## Site cleanup progress

Several environmental investigations and cleanup efforts have been conducted at the site, including the removal of two underground storage tanks in 1998 and the installation of a treatment system from 2001 to 2004. The site was enrolled in the [Voluntary Cleanup Program](#)<sup>2</sup> (VCP) from 2002 through 2008 and from 2012 until 2019. The owner characterized the site and developed an initial cleanup approach while in the VCP. The owner installed and operated an additional treatment system to address contaminants at the site from 2021 to 2022. Sampling is ongoing to assess the effectiveness of this treatment system.

### 有關清理工作的中文信息

如果您想收到完整的中文翻译版概况介绍，包括关于有翻译员参加的开放日（2024年2月22日下午5:30）的信息，请访问网站[www.bit.ly/Ecology-SpicNSpan](http://www.bit.ly/Ecology-SpicNSpan)，西雅图公共图书馆国际街区/中国城分馆（地址713 8th Ave South, Seattle, WA 98104），或致电425-533-5537并等待翻译员加入对话。

### Thông tin bằng tiếng Việt

Nếu quý vị muốn nhận tờ thông tin được dịch đầy đủ bằng tiếng Việt, bao gồm thông tin về buổi gặp mặt trực tiếp có thông dịch viên vào ngày 22 tháng 2 năm 2024 lúc 5:30 chiều, vui lòng truy cập [www.bit.ly/Ecology-SpicNSpan](http://www.bit.ly/Ecology-SpicNSpan), Thư viện Công cộng Seattle Chi nhánh Phố Tàu (713 8th Ave South, Seattle, WA 98104), hoặc gọi 425-533-5537 và đợi thông dịch viên tham gia cuộc gọi.

<sup>1</sup> [www.scidpda.org/who-we-are/](http://www.scidpda.org/who-we-are/)

<sup>2</sup> [www.ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program](http://www.ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program)

## Contamination

Prior investigations have confirmed the presence of contaminants in the soil, soil gas, and groundwater of the site. These contaminants include chlorinated solvents and mineral spirits from dry cleaning operations, released to groundwater, soil, and soil gas. These contaminants were found at levels above the state’s cleanup law, the Model Toxics Control Act ([MTCA](#)<sup>3</sup>). MTCA requires these contaminants to be cleaned up.

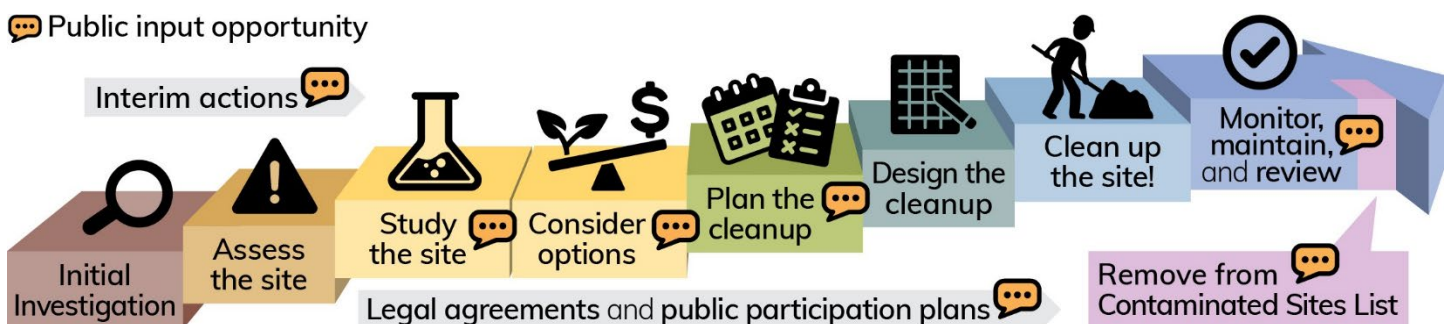
## Why this site matters

This site cleanup is made possible in part by funding from Ecology’s [Affordable Housing Planning Grants](#)<sup>4</sup>. SCIDpda intends to apply to Ecology for an [Affordable Housing Cleanup Grant](#)<sup>5</sup> in early 2024. Washington is in dire need of affordable housing across the state. Contamination, or even the suspicion of contamination, drives up the costs of housing development. The large cost leaves little incentive for developers to build affordable housing.

In addition to the usual risks of redevelopment, cleaning up contaminated sites can be a complex process with considerable risk. The cost and time associated with cleaning up a site is often poorly understood; as a result, many sites are left vacant or underused for years, even decades. Supporting cleanups for affordable housing helps make sure the cleanup gets done, protecting the community’s health and the environment. Ecology developed the Affordable Housing Cleanup Grant Program (AHCGP) to help advance environmental cleanups for affordable housing developments. These grants can cover remedial action costs, including planning, investigative, and technical work needed to clean up contaminated sites. The purpose of the AHCGP is to expedite the cleanup and redevelopment of contaminated sites into affordable housing use and lessen the impact of cleanup costs.

## What happens next?

Ecology will consider all comments received and may amend the documents based on your comments. After that, the PPCD and Public Participation Plan will be finalized, and the formal cleanup will begin. A Remedial Investigation and Feasibility Study will then be completed. Results from the Remedial Investigation and Feasibility Study will lead to a Cleanup Action Plan. Drafts of the Remedial Investigation and Feasibility Study as well as the Cleanup Action Plan will be available for public review and comment. (See graphic below.)



Washington’s formal cleanup process ([download text explanation](#)<sup>6</sup>)

<sup>3</sup> [www.ecology.wa.gov/mtca](http://www.ecology.wa.gov/mtca)

<sup>4</sup> [www.ecology.wa.gov/about-us/payments-contracts-grants/grants-loans/find-a-grant-or-loan/affordable-housing-planning](http://www.ecology.wa.gov/about-us/payments-contracts-grants/grants-loans/find-a-grant-or-loan/affordable-housing-planning)

<sup>5</sup> [www.apps.ecology.wa.gov/publications/SummaryPages/1909166.html](http://www.apps.ecology.wa.gov/publications/SummaryPages/1909166.html)

<sup>6</sup> [www.ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Affordable-Housing-Cleanup-grants](http://www.ecology.wa.gov/About-us/Payments-contracts-grants/Grants-loans/Find-a-grant-or-loan/Affordable-Housing-Cleanup-grants)

Toxics Cleanup Program  
PO Box 330316  
Shoreline, WA 98133

## Spic N Span Cleaners Site

### Documents ready for public review and comment

有關清理工作的中文信息 (見第 2 頁)

Có thông tin bằng tiếng Việt (trang 2)

### Public comment period

February 12 – March 12, 2024

[www.bit.ly/Ecology-SpicNSpan-Comments](http://www.bit.ly/Ecology-SpicNSpan-Comments)

### Simultaneous online and in-person open house

Thursday, February 22, 2024

5:30 p.m. – 7:30 p.m.

[www.bit.ly/Ecology-SpicNSpan](http://www.bit.ly/Ecology-SpicNSpan)

### ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-533-5537 or visit [ecology.wa.gov/Accessibility](http://ecology.wa.gov/Accessibility). For Relay Service or TTY call 711 or 877-833-6341.

