

# Holly Park Cleanup Site



Holly Park Cleanup Site

## Comments accepted

April 22 – May 21, 2024

## Submit comments

Online at:

<https://bit.ly/Ecology-Comments-HollyPark>

Or by mail to:

Zak Wall, LG, 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

<https://bit.ly/Ecology-HollyPark>

New Holly Public Library  
 7058 32<sup>nd</sup> Ave S Ste 104  
 Seattle, WA 98118  
 206-386-1905

## Ecology's NW Regional Office

15700 Dayton Ave N  
 Shoreline, WA 98133

*Please call for an appointment:*  
 206-594-0000

## Site info

Facility Site ID: 8747316  
 Site Cleanup ID: 4040

## Documents ready for public review and comment

The Department of Ecology (Ecology) is overseeing a cleanup of the Othello Square – Holly Park Cleanup Site in the Othello neighborhood. Community Roots Housing and HomeSight, two non-profits based in Seattle, are doing the cleanup. 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.

## Questions? 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. Interpretation available in Spanish, Chinese, Vietnamese, and Tagalog.

**Wednesday, May 8, 2024**

(5:30pm-7:30pm)

**In-person:** Othello – UW Commons  
 4200 S. Othello St. Suite 117  
 Seattle, WA 98118

**Online:** Register and Join Zoom:

<https://bit.ly/Ecology-HollyPark>



## Background

This project is a partnership between [Community Roots Housing](#) (CRH) and [HomeSight](#) (HomeSight). CRH was founded in 1976 to combat redlining and disinvestment in the Capitol Hill neighborhood while providing supporting services to residents throughout Seattle neighborhoods<sup>1</sup>.

HomeSight is a Community Development Corporation and Community Development Financial Institution that has been providing first time homebuyer education and mortgage products for disadvantaged communities since 1990<sup>2</sup>.

CRH and HomeSight are coming together to create “The Opportunity Center at Othello Square” (Project), located at 7315 Martin Luther King Jr Way South, Seattle, WA (Site). It will be a transit-oriented, mixed-use, affordable housing development providing 230 residential units and community space. Some highlights include:

- Located across from the Othello Light Rail station
- Approximately 74% of the units will be affordable
- Affordable units will be priced between 40%-80% of the area median income (AMI)
- First floor space will include 22,000 square feet of community-serving, BIPOC-owned, commercial space that will provide access to economic opportunity through homebuyer education and assistance, small business incubation, youth and family support programs, financial services, and community gathering space

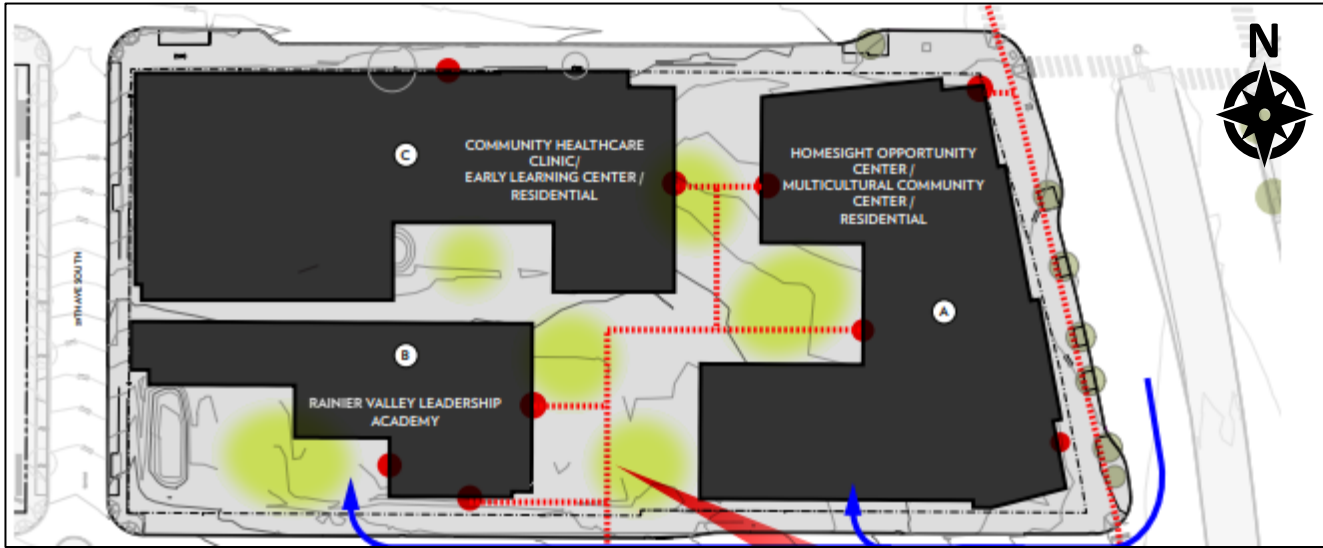
The need for a PPCD at this site arises from the historical uses at the property. It was a retail service station from the 1940s to 1979, fuel and heating oil facility from the 1960s to 1994, and had other commercial uses as well (retail, restaurant, and grocery). Demolition of buildings occurred between 2002-2005, and the property has been vacant since. These prior operations on the site have resulted in areas of petroleum contamination to soil and groundwater, the extent of which will be determined in the remedial investigation.



Aerial view of site

<sup>1</sup> <https://communityrootshousing.org/>

<sup>2</sup> <https://www.homesightwa.org/>



Conceptual project model (Image: Weber Thompson)

## Contamination

Petroleum-contaminated soil and groundwater have been discovered by prior investigations. The approximate depth to groundwater is 4 to 7 feet below ground surface, with groundwater flowing to the northeast.

Investigations found the following contaminants in soil and groundwater:

- Gasoline-range, diesel, and heavy oil-range petroleum hydrocarbons
- Benzene, ethylbenzene, and xylenes
- Arsenic (groundwater only) and lead (soil only)

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 Cleanup Grants](#)<sup>4</sup>.

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 high 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.

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

<sup>4</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Brownfields/Affordable-housing>

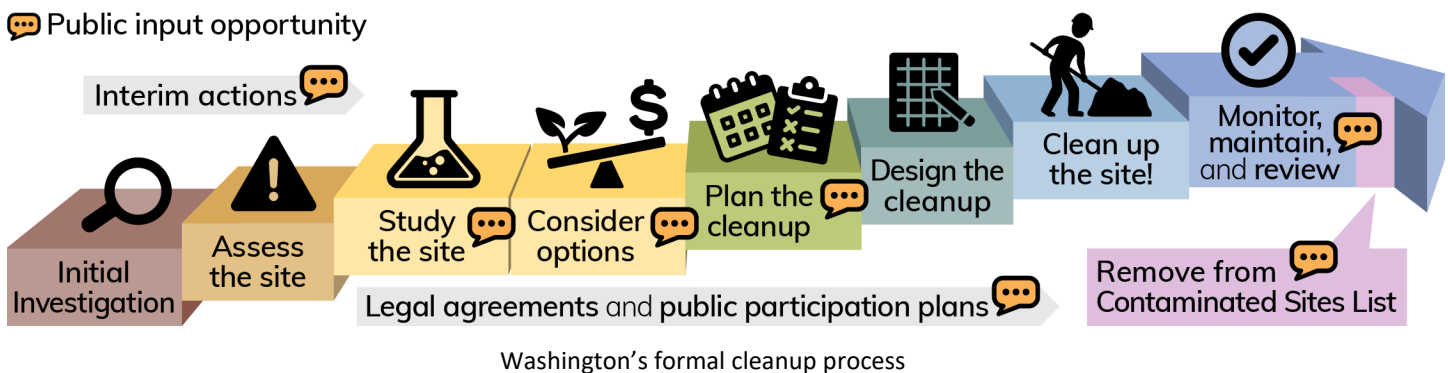


## What happens next?

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.

## Ecology's cleanup process

MTCA is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology enacts MTCA and oversees cleanups. The [MTCA cleanup process](#)<sup>5</sup> is completed in steps (see graphic below) over a variable timeline.



**Información en español** Si desea recibir una hoja informativa totalmente traducida al español, incluida información sobre una jornada de puertas abiertas con intérpretes el 8 de mayo a las 5:30 p. m., visite <http://www.bit.ly/Ecology-HollyPark>, Seattle Public Library New Holly Branch (7058 32nd Ave S Ste 104 Seattle, WA 98118), o llame al 425-533-5537 y espere a que un intérprete se una a la llamada.

**有關清理工作的中文信息** 如果您希望收到中文完整翻译的概况介绍, 包括 5 月 8 日下午 5:30 有口译员参加的开放日信息, 请登录 <http://www.bit.ly/Ecology-HollyPark>, 西雅图公共图书馆 (Seattle Public Library) New Holly 分馆 (7058 32nd Ave S Ste 104 Seattle, WA 98118), 或致电 425-533-5537, 等待口译员加入通话。

**Impormasyon sa Tagalog** Kung gusto mong makatanggap ng buong isinalin na fact sheet sa Tagalog, kabilang na ang impormasyon tungkol sa open house na may mga interpreter sa ika-8 ng Mayo ng 5:30 p.m., bisitahin ang <http://www.bit.ly/Ecology-HollyPark>, pumunta sa Seattle Public Library New Holly Branch (7058 32nd Ave S Ste 104 Seattle, WA 98118), o tumawag sa 425-533-5537 at hintayin ang isang interpreter na sumali sa tawag.

**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 cuộc họp công cộng có thông dịch viên vào lúc 5:30 chiều ngày 8 tháng 5, vui lòng truy cập <http://www.bit.ly/Ecology-HollyPark>, đến Seattle Public Library Chi Nhánh New Holly (7058 32nd Ave S Ste 104 Seattle, WA 98118) hoặc gọi số 425-533-5537 và chờ thông dịch viên tham gia cuộc gọi.

<sup>5</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Toxics Cleanup Program

PO Box 330316

Shoreline, WA 98133

## Holly Park Cleanup Site

Documents ready for public review and comment

Información en español incluida (página 4)

有關清理工作的中文信息 (見第 4 頁)

Impormasyon sa Tagalog (pahina 4)

Có thông tin bằng tiếng Việt (Trang 4)

### Public Comment Period

April 22 – May 21, 2024

<https://bit.ly/Ecology-Comments-HollyPark>

### Open house – See Page 1 for information

Wednesday, May 8, 2024, starting at 5:30 p.m.

(hosted simultaneously in-person and online)

Food and refreshments provided!

### ADA accessibility

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

