

C L Auto Repair Cleanup Site



C L Auto Repair Cleanup Site (photo courtesy: Google Maps)

Comments accepted

October 7, 12:00 a.m. –

November 7, 11:59 p.m., 2024

Submit comments

Online at:

go.ecology.wa.gov/CLAutoRepair-Comments

Or by mail to:

Shreejita Basu, Site Manager
WA Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
206-773-7950
shreejita.basu@ecy.wa.gov

Document review locations

go.ecology.wa.gov/CLAutoRepair

Beacon Hill Public Library
2821 Beacon Ave S
Seattle, WA 98144
206-684-4711

Department of Ecology Northwest Region Office

15700 Dayton Ave N
Shoreline, WA 98133

Please call for an appointment:
206-594-0000

Site info

Facility Site ID: 74542995
Site Cleanup ID: 10376

Documents ready for public review and comment

The Department of Ecology (Ecology) is overseeing a cleanup of the C L Auto Repair cleanup site in the Beacon Hill neighborhood. Estelita's Library (Estelita's), a non-profit in Seattle, is doing the cleanup. Ecology is providing funding for this cleanup through our Affordable Housing Planning 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 to implement cleanup at the site and provides the purchaser 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 and Chinese.

Tuesday, October 29, 2024
(6:00pm – 8:00pm)

In-person: El Centro de la Raza
2524 16th Ave South, Seattle WA 98144

Online: Register and join Zoom:
go.ecology.wa.gov/CLAutoRepair



Background

[Estelita's](https://estelitaslibrary.org/)¹ is a non-profit community social-justice library and bookstore serving the south end of Seattle. It was founded in 2018 in Beacon Hill, and then moved to a new location in the Central District in 2021. Estelita's is entering this PPCD to create a second location back in Beacon Hill. This new project will be called "Solidarity House" (project). The project location is in Seattle's Beacon Hill neighborhood at 2901 17th Avenue South (site). It will be a transit-oriented, mixed-use, affordable housing development with up to four stories of multi-family residences, including 65 affordable housing units.

The Project aims to do the following:

- Convert an underutilized commercial property with legacy contamination into an affordable housing complex and community hub
- Uplift community health and resilience
- Support the de-gentrification of Beacon Hill

The need for a PPCD at this site arises from the historical uses at the property. It was formerly a Gilmore branded gas station from 1939 to 1956, and then a Mobil gas station from 1956 to 1990. An auto body service and repair shop occupied the property from 1990 to 2022. Those businesses are now closed, and the property is vacant. These prior operations on the site have resulted in areas of petroleum contamination to soil and groundwater. Contamination extends beyond the site boundaries to below Forest Street to the north, 17th Avenue South to the east, an adjoining residential property to the west, and likely beneath Beacon Avenue South to the northeast.



Figure 1: Site map with location

Contamination

Petroleum-contaminated soil and groundwater have been discovered by prior investigation. The contaminated soil extends to at least 36 feet below ground surface and horizontally to unknown extents beyond the property boundaries to the north, east, and west. The contaminated groundwater beneath the site is approximately 15 to 20 feet below ground level and is anticipated to extend beyond the property boundaries. The extent of the contamination will be determined in the remedial investigation.

Investigations found the following contaminants in soil and groundwater:

- Gasoline, diesel, and oil range petroleum hydrocarbons
- Benzene, toluene, ethylbenzene, and xylenes (BTEX)
- Naphthalene

¹ <https://estelitaslibrary.org/>

- Lead
- Volatile Organic Compounds (VOCs)

All these contaminants were found at levels above levels considered protective of health by the state's cleanup law, the Model Toxics Control Act ([MTCA](https://ecology.wa.gov/mtca)²). 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](#)³.

Washington is in dire need of affordable housing across the state. Contamination, or even the suspicion of contamination, drives up the cost 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 ensure the cleanup gets done while 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 the 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 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 Feasibility Study will then be completed based on the findings from the Remedial Investigation. Results from the Feasibility Study will lead to a Cleanup Action Plan. Drafts of the Remedial Investigation, Feasibility Study, and Cleanup Action Plan will be available for public review and comment.

² <https://ecology.wa.gov/mtca>

³ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Brownfields/Affordable-housing>

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](#)⁴ is completed in steps (see graphic below) over a variable timeline.



Figure 2: Washington's cleanup process

Información en español Si desea recibir una hoja informativa totalmente traducida al español, incluida información sobre una jornada de puertas abiertas con intérpretes el 29 de octubre a las 6:00 p. m., visite <http://www.bit.ly/Ecology-CLAutoRepair>, Seattle Public Library Beacon Hill Branch (2821 Beacon Ave. South, Seattle, WA 98144), 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，包括参加10月29日下午 6:00 有口译员参加的开放日信息，请登录 <http://www.bit.ly/Ecology-CLAutoRepair>，西雅图公共图书馆 (Seattle Public Library) Beacon Hill 分馆 (2821 Beacon Ave. S., Seattle, WA 98144)，或致电 425-533-5537，等待口译员加入通话。

⁴ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133

C L Auto Repair Cleanup Site

Documents ready for public review and comment

Información en español incluida (página 4)
有關的信息, 已被翻譯成中文 (見第 4 頁)

Public Comment Period

October 7, 12:00 a.m. – November 7, 11:59 p.m., 2024

go.ecology.wa.gov/CLAutoRepair-Comments

Open house – see page 1 for information

Tuesday, October 29, 2024, starting at 6:00 p.m.

(hosted simultaneously in-person and online)

Food and refreshments provided!

go.ecology.wa.gov/CLAutoRepair

ADA accessibility

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

