UW Mount Baker Laundry Cleanup Site



UW Mount Baker Laundry cleanup site

Comments accepted

May 4, 12:00 a.m. –
June 17, 11:59 p.m., 2026

Submit comments

Online:
go.ecology.wa.gov/UWMountBakerLaundry-Comments

By mail or email:
Zak Wall, Site Manager
WA Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Zak.Wall@ecy.wa.gov
425-758-5231

Document review

go.ecology.wa.gov/UWMountBakerLaundry

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

For document review assistance:
Augie Nuszer,
Outreach Specialist
Augie.Nuszer@ecy.wa.gov
425-533-5537

Site info

Facility Site ID: 19911937
Site Cleanup ID: 17017

Documents ready for public review and comment

We invite you to comment on documents for a cleanup at the UW Mount Baker Laundry cleanup site in Seattle. Past activities at the site caused petroleum and lead contamination in the soil. El Centro de la Raza and Mercy Housing Northwest are partnering to do the cleanup ahead of redeveloping the site as affordable family sized housing.

The following documents are available for review:

- **Remedial investigation and feasibility study (RI/FS)**: describes the contamination and different options for cleaning it up.
- **Cleanup action plan (CAP)**: describes what will be done to clean up contamination at this site. It includes a timeline.
- **Prospective purchaser consent decree (PPCD)**: A legal agreement that requires El Centro and Mercy to clean up the site and protects them from liability for past contamination.
- **Public participation plan (PPP)**: a document that explains how people can participate in the cleanup process.
- **State Environmental Policy Act (SEPA) – Determination of Non-Significance**: Our determination that the cleanup work is not likely to harm the environment.

Join our open house in person!

Ecology will hold an open house in-person with interpretation available in multiple languages.

Thursday, May 14, 2026
5:00–7:00 p.m.

Allen Family Center
3190 Martin Luther King Jr Way S, Seattle WA 98144

Scan for more info

Language services info, page 4 – 中文 | Español | Tiếng Việt | Soomalii

Site location and background

The site is in Seattle's Rainier Valley next to the Mount Baker light rail station. The site is owned by the City of Seattle and currently includes a parking lot, a concrete slab, and one vacant building. The site has been used for a few different purposes over the past century. A home built around 1916 was removed by the mid-1900s. A bowling alley operated here from the 1950s to the early 1980s, and the University of Washington later used the building as a large laundry facility until 2009. Another building on the property previously housed several grocery and retail businesses before being demolished in 2025 to prepare for redevelopment.

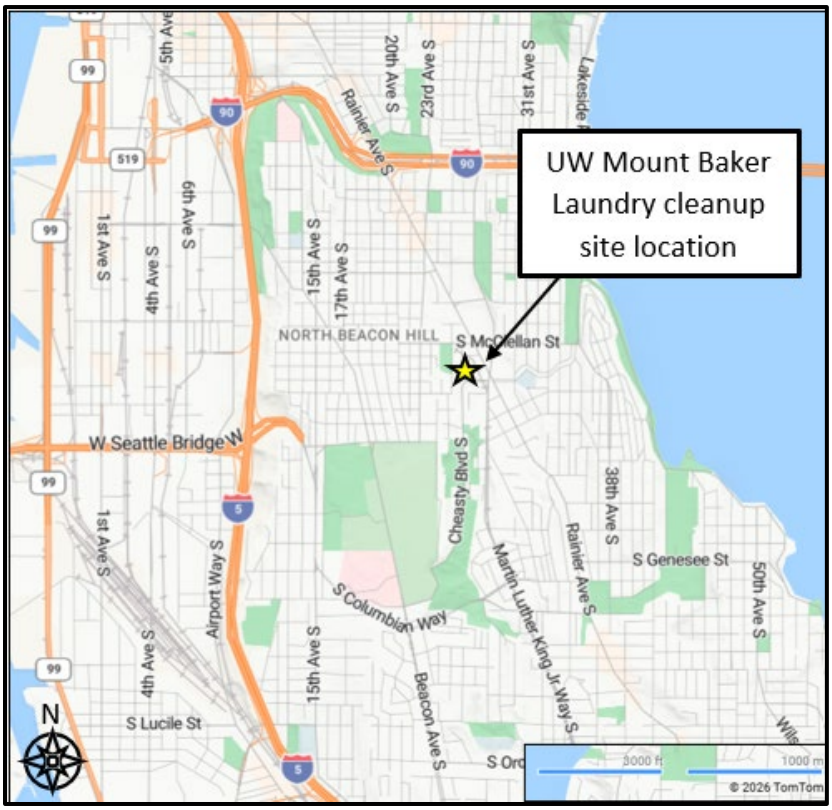


Figure 1: Map of the site in Seattle (2901 27th Ave South)

El Centro and Mercy Housing have partnered to redevelop the property into a community-focused project. El Centro and Mercy Housing are both Washington-based organizations with long histories of providing affordable housing and community services. Together, they plan to build a mixed-use affordable family housing development that will also include community space and the University of Washington's Rainier Valley Early Learning Campus. The project received an affordable housing cleanup grant from Ecology to support cleanup before redevelopment into affordable housing, and El Centro and Mercy Housing plan to lease this property from the city and then clean it up. The first phase of construction is expected to begin in 2026. Cleanup and redevelopment will happen at the same time. For more information about the redevelopment project, please visit: https://www.elcentrodelaraza.org/mtbaker.

Remedial investigation: studying contamination at the site

The remedial investigation is the stage in the cleanup process where we study the types and locations of contamination. Past practices at the site, including fill placement and a former underground storage tank (UST), have led to contamination above state cleanup levels.

The contamination is in the soil. The site includes the following contaminants of concern:

- **Soil**: Petroleum hydrocarbons in the diesel and oil ranges; lead

These contaminants were found at levels above what is allowed by the state's cleanup law, the Model Toxics Control Act (MTCA), and require cleanup activities.

Feasibility study: comparing cleanup options

Cleanup options are evaluated based on how well they protect human health and the environment, comply with regulations, and the time frame in which they can be completed.

Ecology evaluated two cleanup options, called alternatives, at this site. Alternative 1 would treat petroleum contamination below ground using heat-based methods and rely on natural processes and institutional controls (rules or restrictions that help make sure a cleanup stays effective and that people aren't exposed to leftover contamination at a site to manage what remains). Alternative 2 would remove the UST, excavate contaminated soil where it can be safely reached, and apply a treatment product before institutional controls. Both alternatives are described in detail in the Feasibility Study.

Cleanup action plan: explaining the selected cleanup option

The Cleanup Action Plan describes the selected cleanup option (chosen in the Feasibility Study). For this Site, Ecology selected Alternative 2, which includes:

- Remove the UST and excavate contaminated soil in Remedial Area 1
- Excavate accessible contaminated soil in Remedial Area 2, leaving some soil in place, if necessary
- Apply a treatment product to help break down remaining petroleum
- Use an Environmental Covenant to prevent exposure and guide future land and utility work



Figure 2: Cleanup Action Plan for the site, with Remedial Areas 1 and 2 shown in red

Ecology's cleanup process

The Model Toxics Control Act (MTCA)[1] is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology is responsible for administering MTCA, including the oversight or management of cleanups. The MTCA cleanup process[2] is completed in steps (see Figure 3, below) over a variable timeline. The UW Mount Baker Laundry cleanup site is currently in multiple steps of the process. All the current steps are outlined in red below.

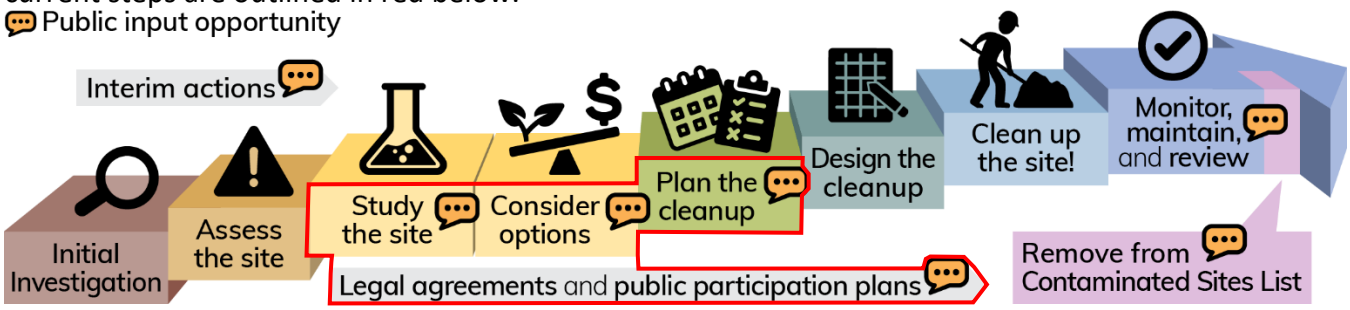


Figure 3: Washington's formal cleanup process

Automatic site updates

You can subscribe from the site webpage.[3] You'll receive a weekly email if we change the site's status, add documents to the site's webpage, or open a comment period.

Language Services

We offer translation and interpretation services at no cost. To request them, email Augie.Nuszer@ecy.wa.gov or call 425-533-5537. If you call, ask for an interpreter to be connected with one.

中文: 本材料有中文版本。如需查看，
请访问 www.go.ecology.wa.gov/UWMountBakerLaundry。

Tiếng Việt: Tài liệu này có sẵn bằng tiếng Việt. Để xem bản sao, vui lòng truy cập www.go.ecology.wa.gov/UWMountBakerLaundry.

Español: Este material está disponible en español. Para ver una copia, visite www.go.ecology.wa.gov/UWMountBakerLaundry.

Soomalii: Qoraalkan waxa lagu heli karaa Somali. Si aad u aragto nuqul, booqo www.go.ecology.wa.gov/UWMountBakerLaundry.

[1] https://ecology.wa.gov/mtca
[2] https://ecology.wa.gov/mtca-process
[3] www.go.ecology.wa.gov/UWMountBakerLaundry

Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133-9716

UW Mount Baker Laundry Cleanup Site

Cleanup documents ready for review

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Public comment period:

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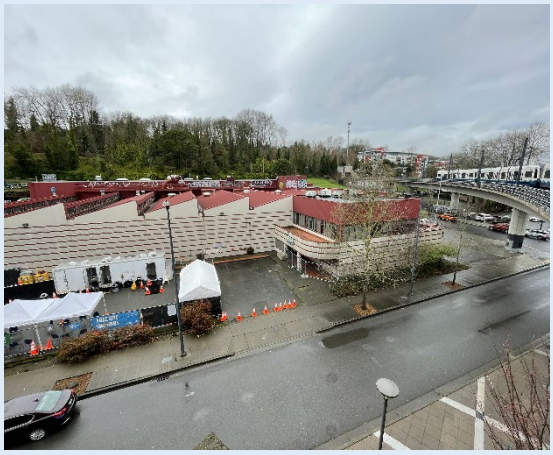
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Review the documents:

go.ecology.wa.gov/UWMountBakerLaundry

Scan for info and subscribe



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ADA accessibility

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