

C L Auto Repair Cleanup Site



C L Auto Repair cleanup site

Comments accepted

12:00 a.m., June 1 –
11:59 p.m., June 30, 2026

Submit comments

Online at:

go.ecology.wa.gov/CLAutoRepair-Comments

By mail or email:

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

Document review

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

Site info

Facility Site ID: 74542995
Site Cleanup ID: 10376

Documents ready for public review and comment

We invite you to comment on documents for the cleanup of the C L Auto Repair cleanup site in the Beacon Hill neighborhood. Estelita's Library, a non-profit in Seattle, is 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 also advancing affordable housing developments for communities.

We would like your comments on the following document:

- **Draft interim action work plan:** describes the planned cleanup of contaminated soil.
- **State Environmental Policy Act (SEPA) – Determination of Non-Significance:** our determination that the cleanup work is not likely to harm the environment.

Questions? Join us for an open house!

Stop by for an in-person open house hosted by Estelita's Library for food and a conversation about the cleanup site. Interpretation available in Spanish and Chinese.

Wednesday, June 10, 2026

(6:00 p.m. – 7:30 p.m.)

Location: C L Auto Repair cleanup site
2901 17th Ave S, Seattle, WA 98144

More info:

<https://estelitaslibrary.org/>



Language services info, page 3 – 中文 | Español

Background

[Estelita's](https://estelitalibrary.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 plans to redevelop the site in Seattle's Beacon Hill neighborhood at 2901 17th Avenue South into Solidarity House, a cultural hub and community-informed affordable housing development with community gathering spaces. The new development will consist of a new mixed-use building with street-level commercial space to be occupied by Estelita's Library, and four to eight stories of multi-family housing which could allow for up to 40 affordable housing units. A one level, below-grade basement will be used for parking, building facilities (mechanical and engineering rooms), and an archival space for Estelita's Library collections.

Contamination

Petroleum-contaminated soil and groundwater have been discovered during 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 15–20 feet below ground level and extends beyond the property boundaries. The full extent of the contamination will be determined in the remedial investigation.

Investigations found the following contaminants of concern in soil, groundwater, and soil gas:

- Gasoline, diesel, and oil range petroleum hydrocarbons
- Petroleum-related volatile organic compounds (VOCs), including benzene, toluene, ethylbenzene, and xylenes (BTEX), and other VOCs
- Polycyclic aromatic hydrocarbons (PAHs)
- Lead and hexavalent chromium

These contaminants were found at concentrations 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.



Figure 1: Site map with location

¹ <https://estelitalibrary.org/>

² <https://ecology.wa.gov/mtca>

Interim Action

The interim action (IA) includes several cleanup actions that will reduce petroleum contamination at the site and support construction of the future Solidarity House redevelopment. These actions (listed below) will take place before the full site cleanup to remove contamination sources, reduce exposure risks, and gather information needed for later cleanup decisions. See Figure 2 for more details.

- **Recovery of Light Non-Aqueous Phase Liquid (LNAPL) Petroleum Product**
 - Test how easily LNAPL can be removed from six monitoring wells.
 - Do quarterly monitoring and remove LNAPL from wells that contain petroleum product.
- **Removal of Former Auto Repair Infrastructure**
 - Decommission and remove the oil/water separator inside the old auto repair building.
 - Remove and properly dispose of the former waste-oil above-ground storage tank.
 - Sample and dispose of several remaining containers of chemicals and waste, some of which contain unknown materials.
- **Cleanup of Property During Redevelopment**
 - Excavate and remove contaminated soil during construction of the new building's basement.
 - Cap deeper contamination that cannot be excavated with the new concrete building foundation and surface paving.
 - Install a system that keeps petroleum vapors from getting into the building and protects the people who will work or live there.

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 go.ecology.wa.gov/CLAutoRepair。

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



Figure 2: Interim Action Work Plan

Why this site matters

This site cleanup is made possible in part by funding from Ecology's [Affordable Housing Cleanup Grant Program \(AHCGRP\)](#).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 AHCGRP to help advance environmental cleanups for affordable housing developments. These grants can cover remedial action costs, including the planning, investigative, and

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

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 interim action workplan will be finalized and implemented. A remedial investigation and feasibility study will also be completed. Results from the feasibility study will lead to a cleanup action plan, which will address remaining off-property contamination. Drafts of these documents 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](https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process)⁴ is completed in steps (see graphic below) over a variable timeline.

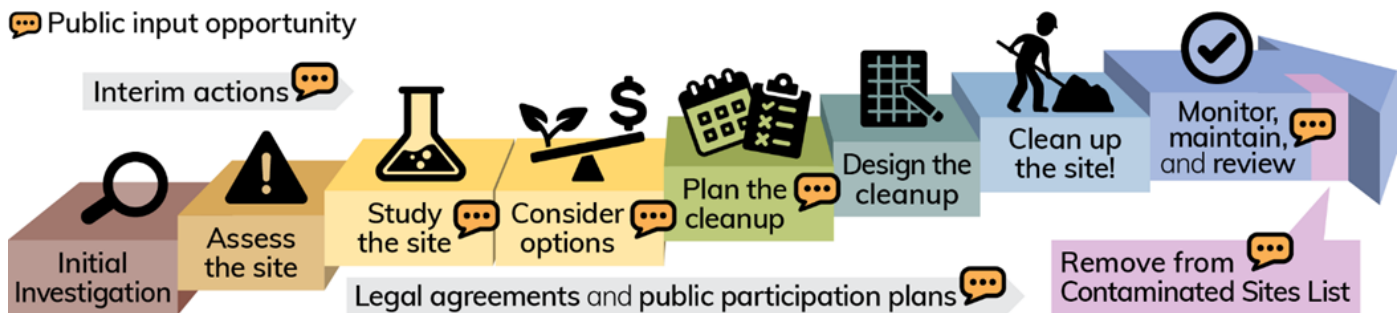


Figure 3: Washington's cleanup process

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 3)
有關的信息, 已被翻譯成中文 (見第 3 頁)

Public Comment Period

12:00 a.m., June 1 –11:59 p.m., June 30, 2026

go.ecology.wa.gov/CLAutoRepair-Comments

Open house – see page 1 for information

Wednesday, June 10, 2026, starting at 6:00 p.m.

2901 17th Ave S, Seattle WA 98144

Food and refreshments provided!

go.ecology.wa.gov/CLAutoRepair

ADA accessibility

To request an ADA accommodation, email augie.nuszer@ecy.wa.gov, call 425-533-5537, or dial 711 to call through the Washington Telecommunications Relay for services like text telephone (TTY). Visit Ecology.wa.gov/ADA for more accessibility information.

