Estelita's Affordable Housing Journey: Challenges and Opportunities

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Northwest Remediation Conference

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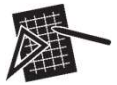
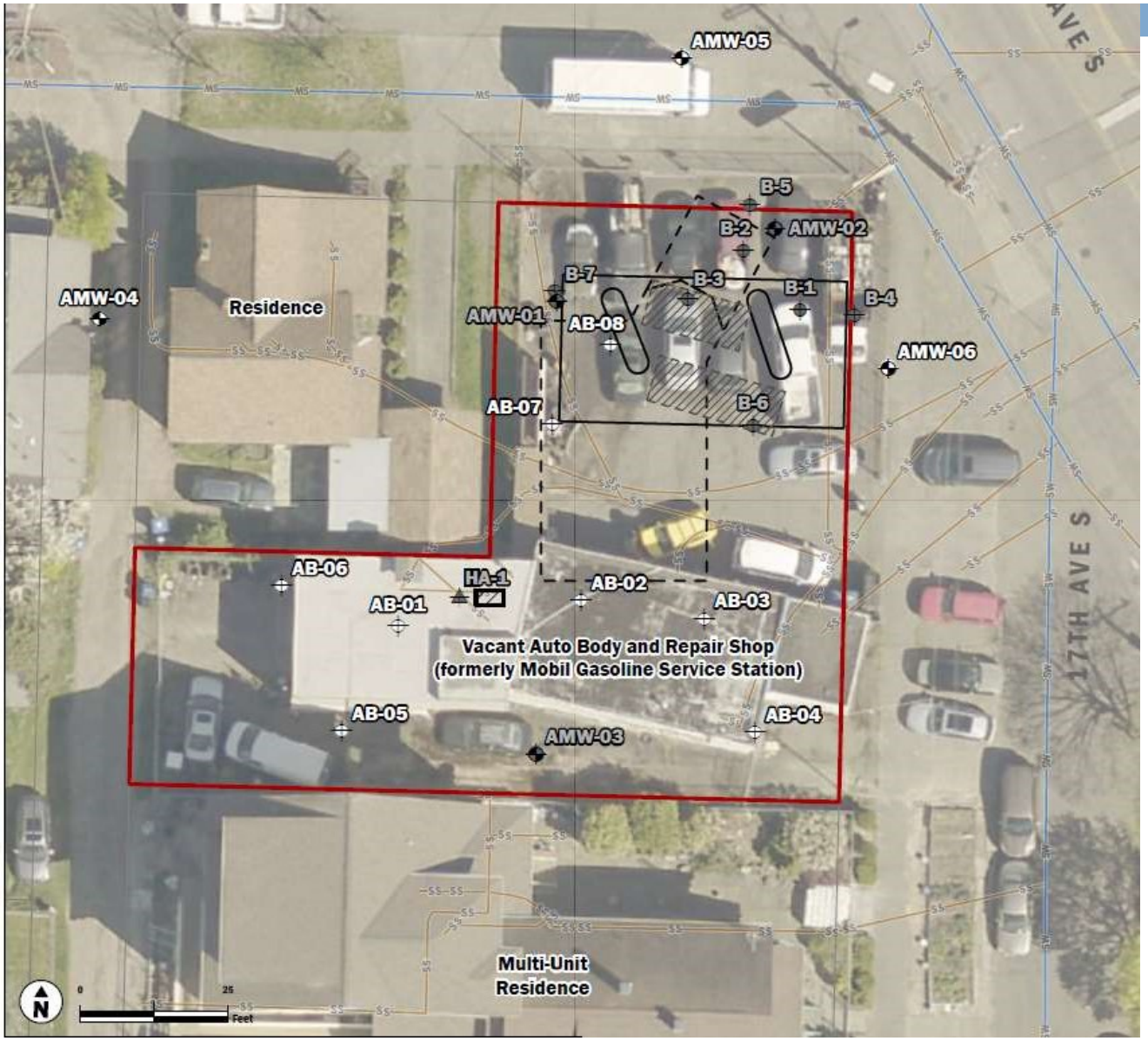
Outline

1. **Site history and vision**
2. **Environmental Investigation**
   - 
     Site Characterization
   - Data Gaps
   -

     Proposed Timeline
3. **Challenges and Opportunities**
4. **Takeaways**
5. **Questions**

Site location

- Located in Seattle's North Beacon Hill Neighborhood
- Busy street with light rail and transit
- Property historically operated as two generations of gasoline refueling/ service station and auto body repair facility for 80 years



DEPARTMENT OF ECOLOGY
State of Washington

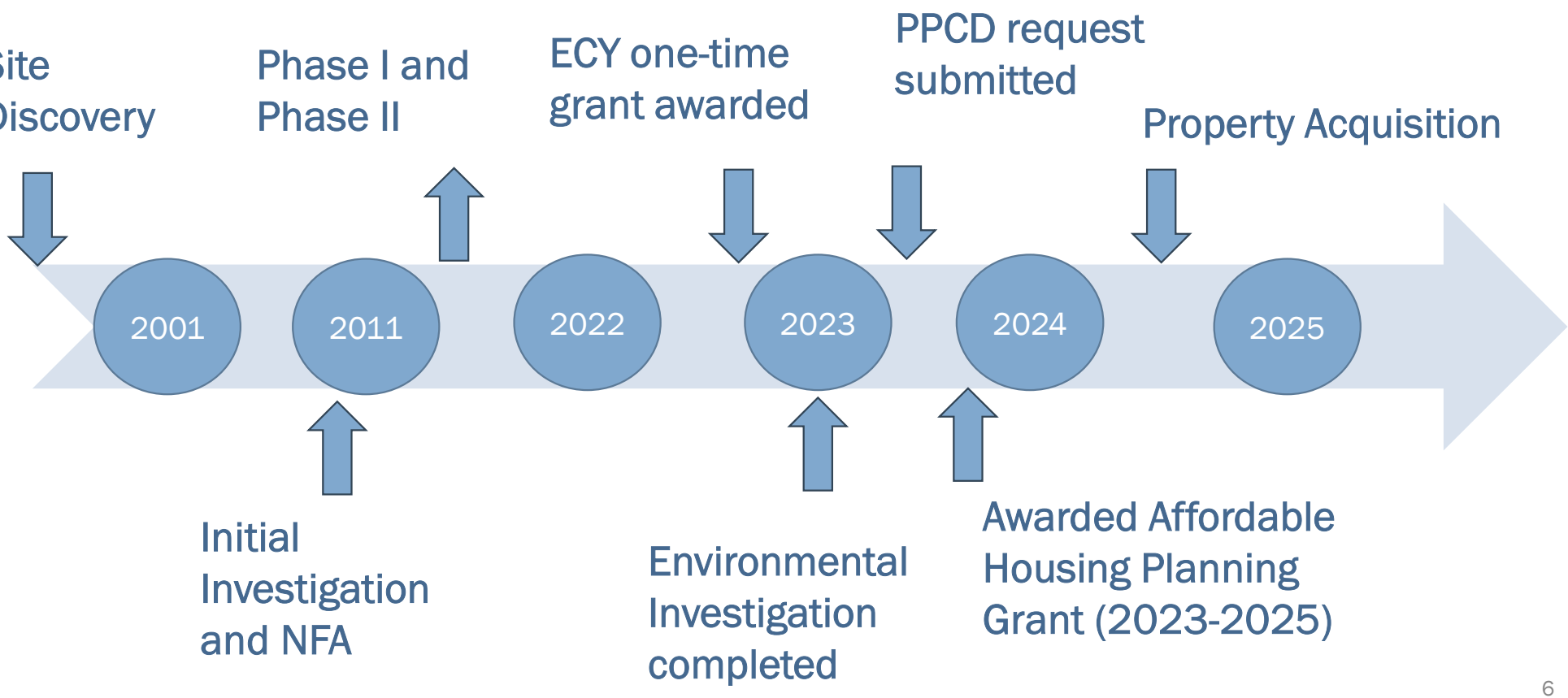
Site History

- Three USTs (one tank-8000 gallon and two tanks-6000 gallons) removed in 2001
- One waste oil tank (285 gallon) closed in place

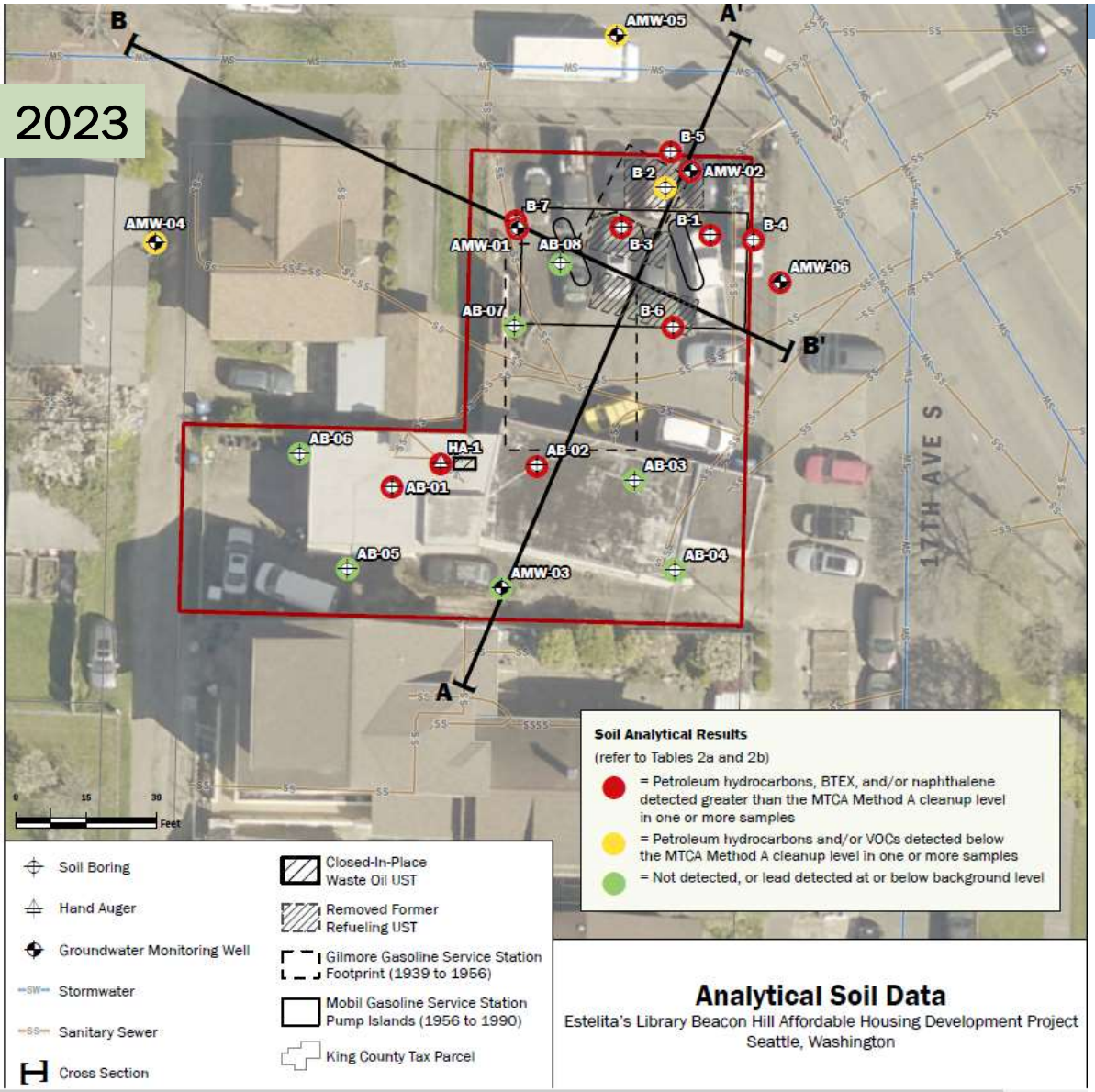
Vision and Goal

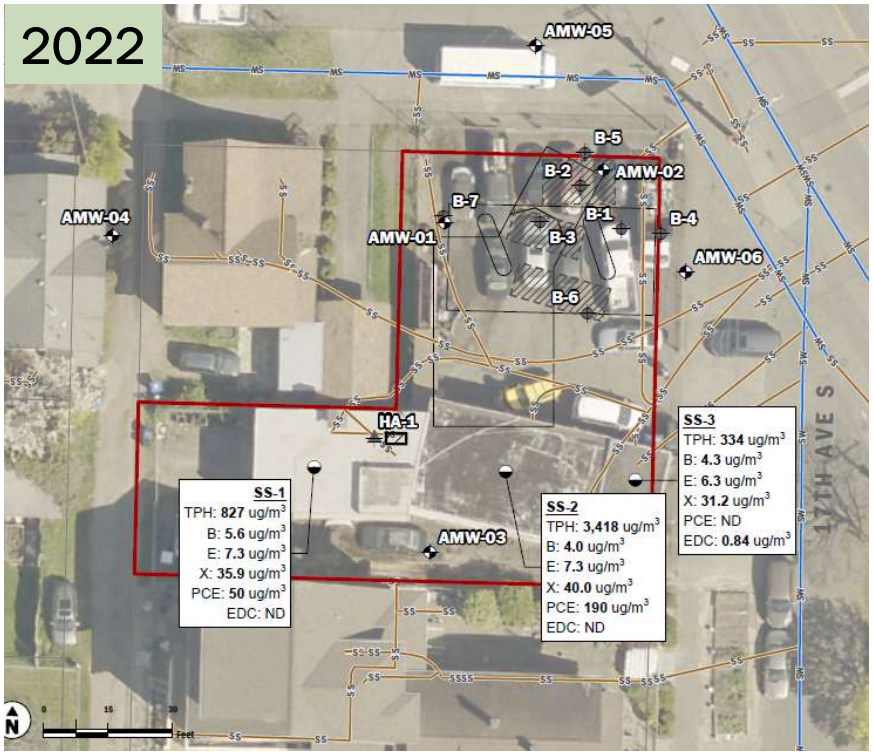
Estelita's is a non-profit social justice focused community bookstore and library

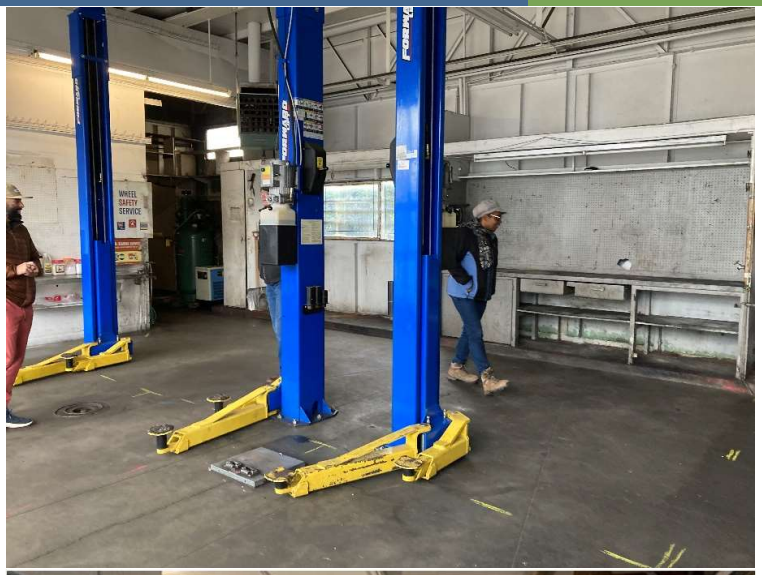
Site Timeline



Soil Analytical data





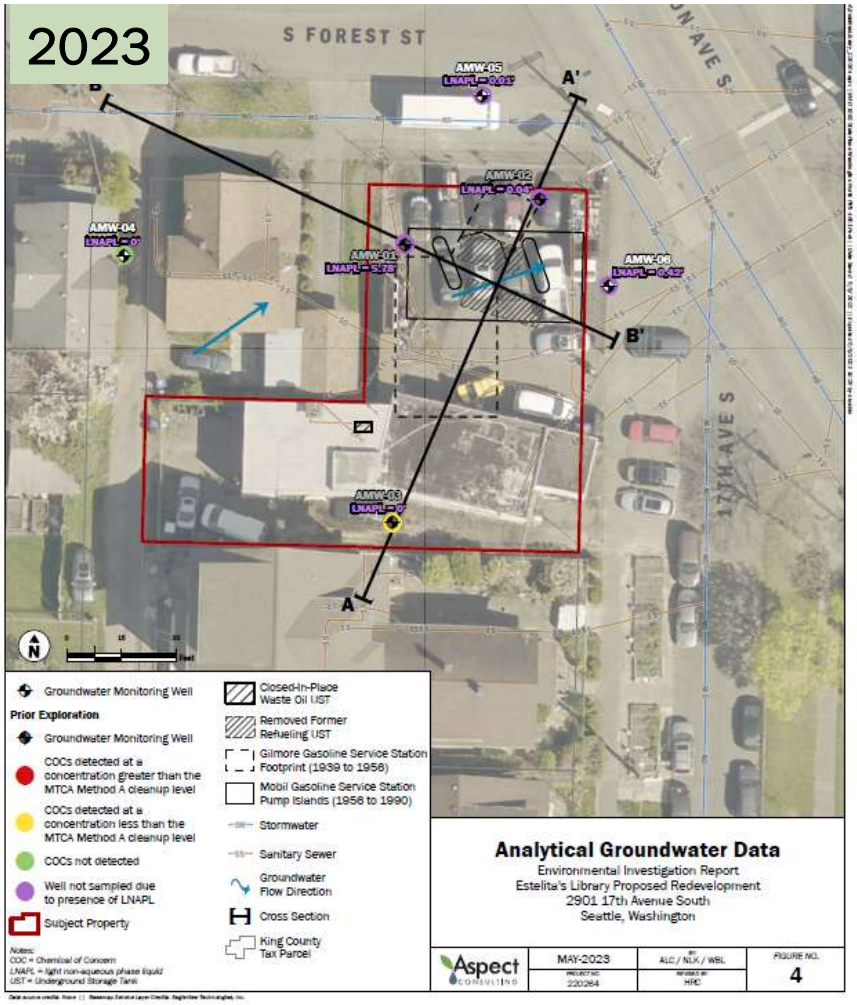


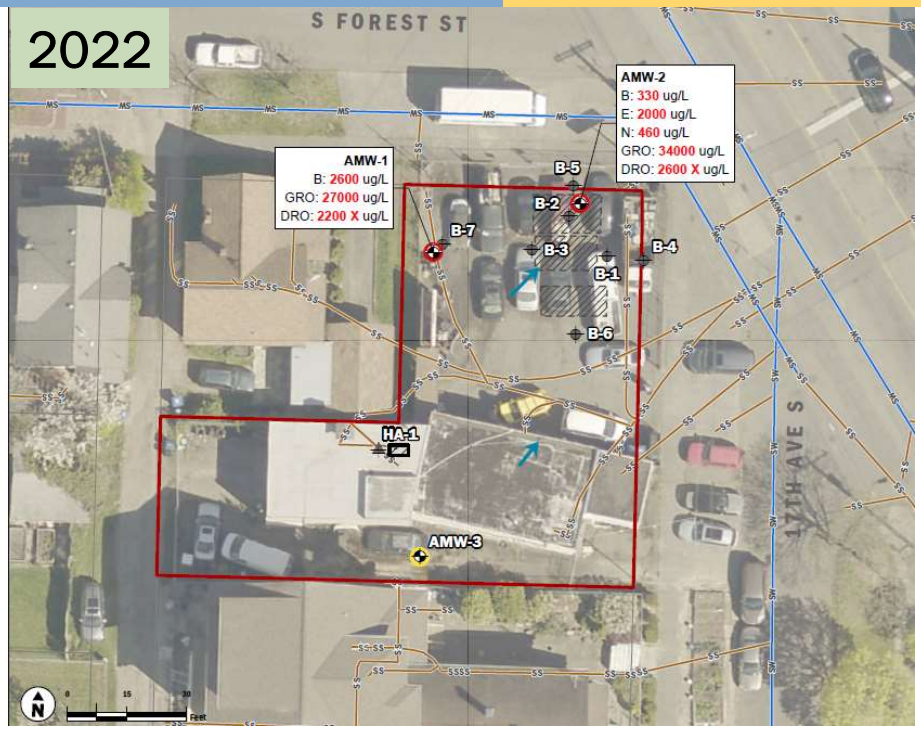
Soil Contamination

On-Property Waste Oil UST Area and Auto Repair Areas.

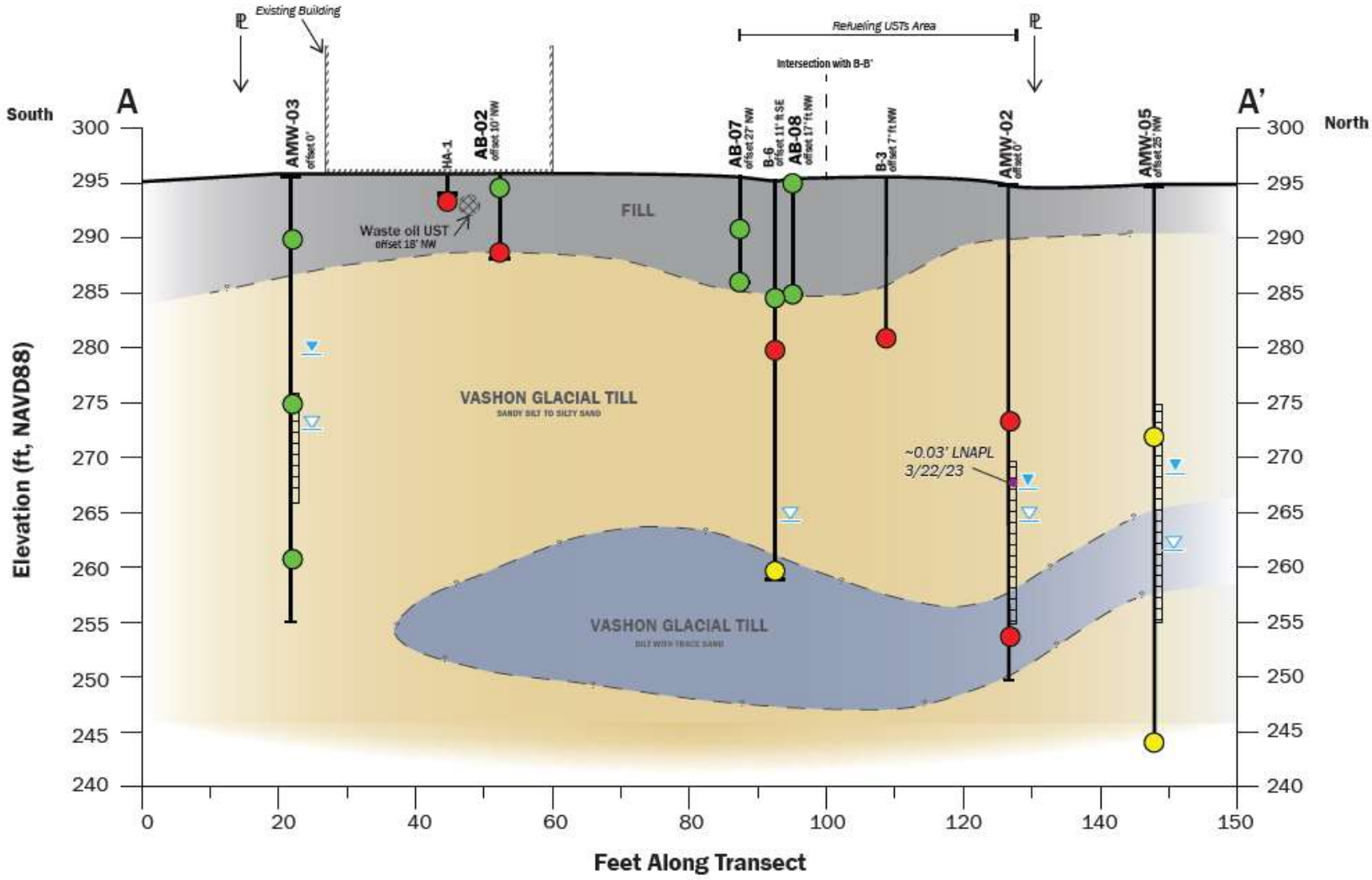
- Horizontal and vertical extent to the north of waste oil UST are unknown
- Release is approx. centered 1,000 sq. ft around the waste oil tank
- Vertical extent of the waste oil UST release extends to at least 5 to 7.5 feet bgs, and the total depth is unknown.

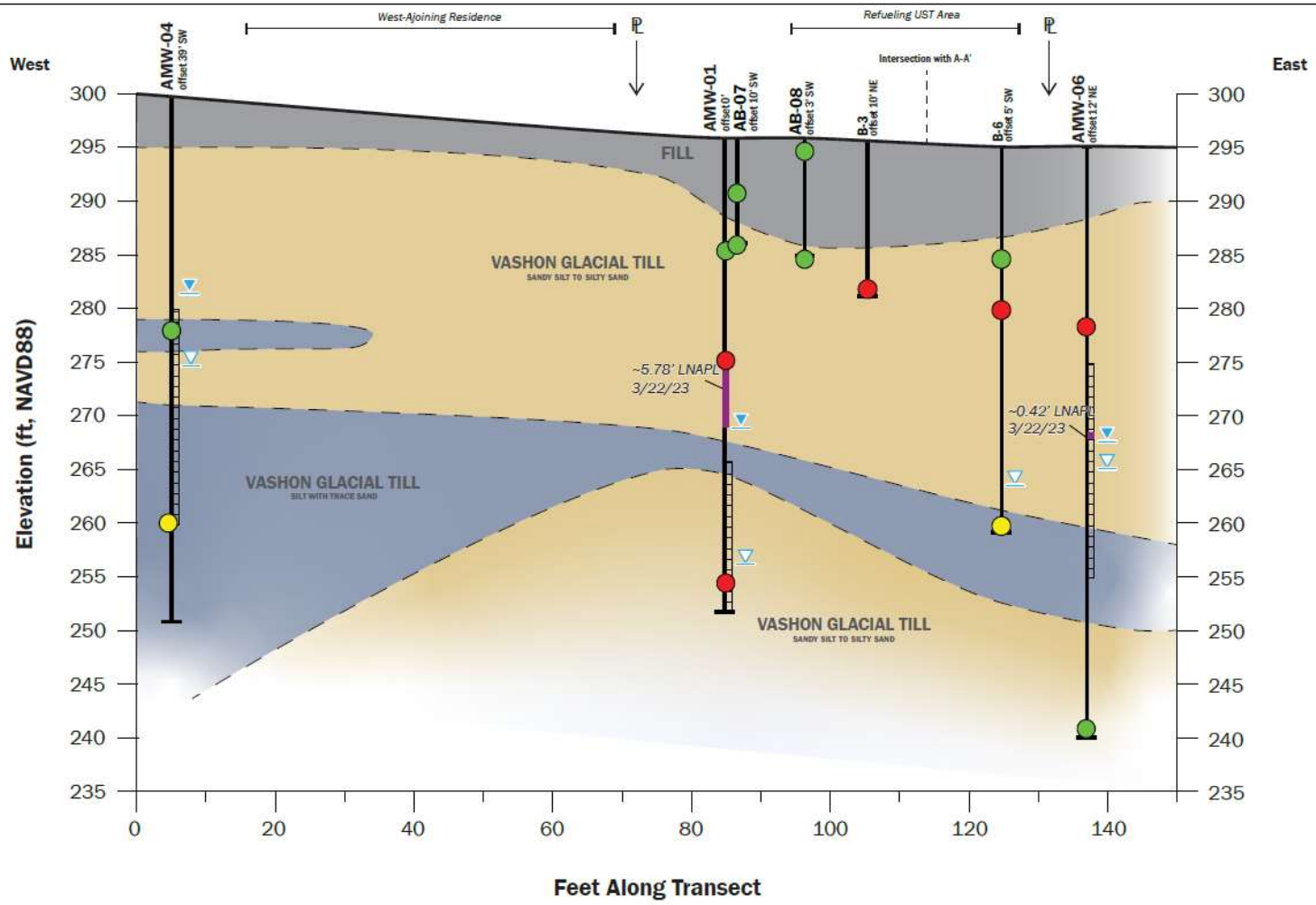
Groundwater Contamination





- 2022 Sampling: Gasoline and Diesel range petroleum hydrocarbons, benzene, ethylbenzene and naphthalene above MTCA Method A CUL's
- 2023 Sampling: LNAPL (over 5 ft) in AMW-01, thickness decreased in the downgradient directions and 4 out of 6 wells have LNAPL in them.


Existing Building
Refueling USTs Area
Intersection with B-B'
A
A'
South
North
AMW-03
offset 0'
HA-1
AB-02
offset 10' NW
AB-07
offset 27' NW
B-6
offset 11' ft SE
AB-08
offset 17' ft NW
B-3
offset 7' ft NW
AMW-02
offset 0'
AMW-05
offset 25' NW
Waste oil UST
offset 18' NW
FILL
VASHON GLACIAL TILL
SANDY SILT TO SILTY SAND
~0.03' LNAPL
3/22/23
VASHON GLACIAL TILL
SILT WITH TRACE SAND
Elevation (ft, NAVD88)
300
295
290
285
280
275
270
265
260
255
250
245
240
0
20
40
60
80
100
120
140
150
Feet Along Transect

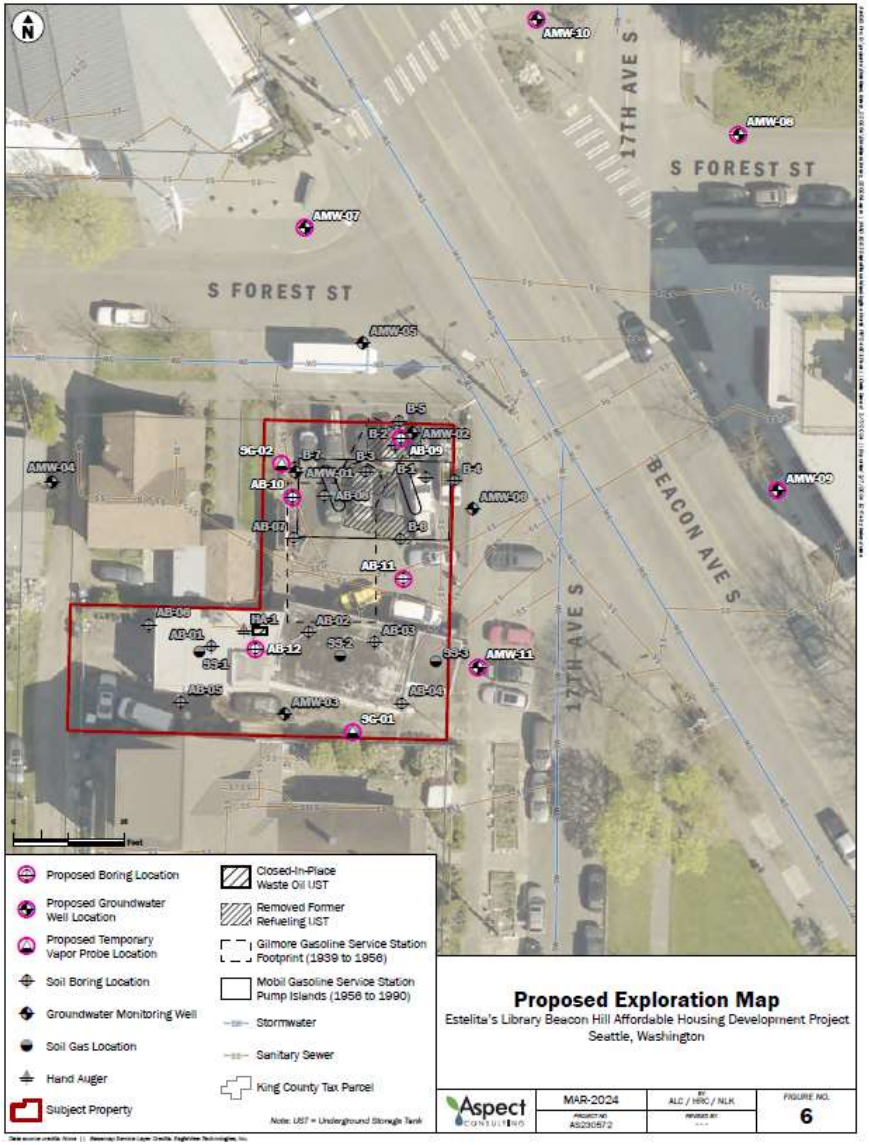

West
East
West-Ajoining Residence
Refueling UST Area
Intersection with A-A'
AMW-04
offset 39' SW
AMW-01
offset 0'
AB-07
offset 10' SW
AB-08
offset 3' SW
B-3
offset 10' NE
B-6
offset 5' SW
AMW-06
offset 12' NE
FILL
VASHON GLACIAL TILL
SANDY SILT TO SILTY SAND
~5.78' LNAPL
3/22/23
~0.42' LNAPL
3/22/23
VASHON GLACIAL TILL
SILT WITH TRACE SAND
VASHON GLACIAL TILL
SANDY SILT TO SILTY SAND
Elevation (ft, NAVD88)
300
295
290
285
280
275
270
265
260
255
250
245
240
235
0
20
40
60
80
100
120
140
Feet Along Transect

Existing Contamination: Nature and Extent

- Release(s) at the *Waste Oil UST Area* have resulted in contaminated soil at the closed-in-place waste oil UST, whereby the releases migrated downward, spread laterally.
- The release(s) from the *Refueling USTs Area* have resulted in contaminated soil and groundwater extending off-property to the north, east, and west.
- We still do not know the full extent of the contamination vertically and horizontally
- We know that the plume is pretty much bounded on the south side of the property

Data Gaps: Ongoing RI Field Work

- Additional off-property groundwater monitoring wells in north to east directions
- Additional on-property soil sampling below source areas
- Access and investigation at west-adjoining residential property is still pending

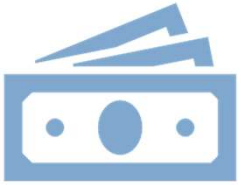


Challenges

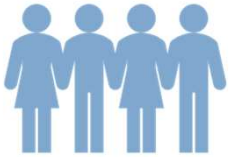
- Extent of contamination
- Timing of acquisition and PPCD
- Legislative budget cycle sometimes does not coincide with the development
- Identifying the PLP's and Cost Recovery

Takeaways

Collaboration between all the players



Alternative funding sources



Community participation

THANK YOU