



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

March 2, 2005

P. Mae Vichitkulwongsa
Qwest Corporation
1600 Seventh Avenue, Room 2708
Seattle, WA 98191

Dear P. Mae Vithitkulwongsa:

Re: Independent Remedial Action
Qwest Seattle Airport Way SOC
1709 Airport Way
Seattle, Washington
Site ID No. NW 1255

Thank you for submitting the results of your independent remedial actions for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Qwest Seattle Airport Way SOC facility located at 1709 Airport Way, Seattle:

1. Underground Storage Tank Decommissioning
Airport Way Service Operating Center
1709 Airport Way
Seattle, WA
Boateng Environmental Scientists, dated July 1993
2. Phase II Investigation of
Contaminated Soils at the
U S West Service Operating Center
1709 Airport Way
Seattle, WA
Boateng Environmental Scientists, dated December 1993

3. UST Site Assessment at
U S West Facility
1709 Airport Way South
Seattle, Washington
AGRA Earth & Environmental, dated August 14, 1998
4. Subsurface Investigation
Airport Way Service Operating Center
Seattle, Washington
Tetra Tech EM Inc., dated August 2003
5. Groundwater Monitoring Report
February 2004
Airport Way Facility
Seattle, Washington
Tetra Tech EM Inc., dated March 2004

The reports listed above will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment only. Appointments can be made by calling Sally Perkins at the NWRO at (425) 649-7190 or -7239.

Based upon the information in the reports listed above, Ecology has determined that, at this time, the release of petroleum hydrocarbon as gasoline and diesel into the soil and groundwater no longer poses a threat to human health or the environment.

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology. Furthermore, you must conduct the necessary monitoring and maintenance to assure that this site does not pose a threat to human health or the environment. Specifically, the asphalt pavement in the area of the former gasoline and diesel underground storage tanks located near the northwest corner of the building must be preserved through regular routine monitoring and maintenance to insure the integrity of the asphalt cover is not compromised. The three (3) existing down gradient monitoring wells (MW-1/MW-3/MW-4) must be monitored quarterly for gasoline, diesel, benzene, toluene, ethylbenzene, and total xylene (BTEX) until 4 consecutive quarterly samples indicate groundwater does not exceed cleanup levels. All four monitoring wells (including up-gradient well MW-2) must be sampled for water level to determine groundwater gradient direction. Failure to conduct the necessary monitoring and maintenance results in the automatic withdrawal of Ecology's no further action determination.

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In addition, the Restrictive Covenant filed on your property dated February 8, 2005 is a condition to maintain Ecology's no further action determination. The Restrictive Covenant is attached to this letter as Attachment A. Ecology's no further action determination automatically terminates and will have no force and effect if any portion of the Restrictive Covenant is violated. WAC 173-340-440(10) requires you to notify and seek comment from a city or county department with land use planning authority for real property subject to the Restrictive Covenant.

Ecology's no further action determination is made only with respect to the release identified in the reports listed above. This no further action determination applies only to the area of the property affected by the release identified in the reports at 1709 Airport Way, Seattle. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by Qwest Corporation. This no further action determination does not apply to remedial actions determined necessary as a result of confirmation monitoring.

Your site will continue to appear in future publications of the Leaking Underground Storage Tank (LUST) database until the necessary groundwater monitoring is successfully completed. Ecology will update its LUST database to reflect this "No Further Action" determination when monitoring is completed.

The state, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature that may arise from any act or omission in providing this determination.

If you have any questions, please contact me at (425) 649-7265 or bsat461@ecy.wa.gov.

Sincerely,



Brian S. Sato, P.E.
Toxics Cleanup Program

BSS:bs
Enclosures