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STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Northwest Region Office

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July 11, 2023

John Greene  
King County Metro  
201 S Jackson St #0100  
Seattle, WA 98104  
([jgreene@kingcounty.gov](mailto:jgreene@kingcounty.gov))

**RE: Notice of Periodic Review Conducted at the following Cleanup Site:**

- **Name:** Metro Lake Union
- **Address:** 1602 North Northlake Way, Seattle
- **Facility/Site No.:** 2217
- **Cleanup Site No.:** 1275

Dear John Greene:

The Model Toxics Control Act (MTCA), Chapter 70.105D Revised Code of Washington, which governs the cleanup of hazardous waste sites in Washington State, requires the Department of Ecology (Ecology) to conduct a periodic review every five years for sites with cleanup actions under a consent decree (CD) that include institutional controls (environmental covenants). This letter serves to inform you that a periodic review has been conducted at the Metro Lake Union cleanup site (Site).

The purpose of the periodic review is to evaluate whether human health and the environment are being protected. A summary of the conclusions of the periodic review is provided below. The conclusions in full are provided in the periodic review report, which is attached.

- An updated vapor intrusion assessment is warranted to ensure the remedy is protective of building occupants on the North Yard property.
- Groundwater cleanup levels have not been met at the conditional point of compliance for one or more of the last five monitoring events for arsenic, benzene, and lead.
- Trend analysis should be incorporated into future monitoring reports in order to evaluate the performance of the remedy over time. A restoration timeframe should be estimated so it can be determined when/if contingency actions might be necessary (if the remedy is not performing as intended). Wells should be sampled for diesel- and gasoline-range total petroleum hydrocarbons (TPH) to confirm that these are not groundwater contaminants of concern (COCs), and because groundwater concentrations are used as a compliance metric for the soil remedy.
- The condition and location of well MW-14 should be verified during the next sampling event, and the surface monument of well MW-22 must be repaired.
- Since the CD and PPCD excluded the characterization or cleanup of any potentially contaminated sediments, the selected remedy may not be protective of sediments.

- The Restrictive and Environmental Covenants for the North Yard and South Yard at the Site are in place and continue to be effective in protecting human health and the environment from exposure to hazardous substances and protecting the integrity of the cleanup action. However, the City of Seattle did not sign the covenants or sign a subordination agreement; therefore, the right of way (ROW) portion of the Site is not included in the covenants and does not have institutional controls. Since there are potential risks of exposure to excavation workers and/or releasing hazardous substances to the environment, the City of Seattle and other workers excavating in the ROW are recommended (but not required by the covenants) to follow the terms and conditions in the covenants in order for the remedy to be protective of human health and the environment. A health and safety plan is also recommended.

Institutional controls for the Site were recorded in the form of a restrictive covenant in 2002, and environmental covenants in 2015 and 2016. The covenants prohibit activities that could result in the release of contaminants contained as part of the remedy and prohibit any use of the property that is inconsistent with the covenants (unless Ecology's approval is obtained in advance). It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the remedy is maintained.

If you have any questions regarding this letter or the periodic review, please contact me by email at [tamara.welty@ecy.wa.gov](mailto:tamara.welty@ecy.wa.gov) or by phone at (425) 256-1449 or the site manager Vance Atkins by email at [vance.atkins@ecy.wa.gov](mailto:vance.atkins@ecy.wa.gov) or by phone at (425) 324-1438.

Sincerely,



Tamara Welty, LG, LHG  
Periodic Reviewer  
Toxics Cleanup Program, NWRO

cc: Vance Atkins, Ecology, ([vance.atkins@ecy.wa.gov](mailto:vance.atkins@ecy.wa.gov))  
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Enclosures: Periodic Review Report