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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

October 11, 2023

Rik Norman
Northland Group, RA LLC
3040 78th Avenue SE, #81
Mercer Island, Washington 98040-0081
(info@northlandgroupra.com)

Re: Rescission of No Further Action (NFA) Status for the Following Site:

- **Site Name:** Ron Isaacs Property
- **Site Address:** 14 Roy Street, Seattle, Washington 98109
- **Facility/Site ID:** 37384634
- **Cleanup Site ID:** 5972

Dear Rik Norman:

The Department of Ecology (Ecology) issued a No Further Action (NFA) determination letter for the Ron Isaac Property facility (Site) on March 1, 1999. The Site is located on one King County parcel 0520000000, with address 14 Roy Street in Seattle (Property, see **Figure 1**). The Site is currently developed with a four-story mixed-use building (Barclay Square on Queen Anne Condominium). The current building was constructed in 2001 during a Property redevelopment.

The NFA determination relies on groundwater compliance and confirmation monitoring following Property redevelopment. The NFA letter requires that the groundwater compliance and confirmation monitoring conducted for a period of five years.

Ecology reviewed the following reports that documented the groundwater monitoring after the Property redevelopment:

- Kleen Environmental Technologies, Inc., *Quarterly Groundwater Sampling Report April 2001 Sampling Event*, May 10, 2001.
- Associated Earth Sciences, Inc. *Groundwater Monitoring Report Second Quarter 2003, Isaacs Property, Seattle, Washington*, May 30, 2003.

Three monitoring wells were installed at the Site after the Property redevelopment. One well is located at the north sidewalk of Roy Street, just south of the Property. Two wells are located at the south sidewalk of Roy Street, further downgradient of the Property (see **Figure 2**).

Groundwater samples were collected from these three monitoring wells in April 2001 and April 2003. Analytical data indicated that the concentrations of tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), vinyl chloride (VC) exceeded the respective Model Toxics Control Act (MTCA) cleanup levels.

Ecology has determined that the March 1, 1999 NFA determination should be rescinded. The effective date of the NFA rescission is the date of this letter.

Ecology made the determination for the following reasons:

- The groundwater sampling data collected in 2001 and 2003 indicated that chlorinated solvent contaminated groundwater remains at the Site. The contaminated groundwater plume has extended downgradient.
- Only two rounds of groundwater sampling data were submitted to Ecology. This does not meet the five-year groundwater monitoring required by the March 1, 1999 NFA letter. The NFA letter states that, *"failure to conduct necessary monitoring and maintenance will result in automatic withdrawal of Ecology's no action determination"*.

Next Steps

This Site requires additional cleanup under the [Model Toxics Control Act](#) (MTCA),¹ [Chapter 70A.305 RCW](#)² and the Washington Administrative Code [173-340 WAC](#).³ Ecology has updated the Site status on the [Confirmed and Suspected Contaminated Sites List](#).⁴ You can find Site information and electronic records at Ecology's [Cleanup and Tank Search](#) webpage.⁵

This letter or inclusion in our database of state cleanup sites does not mean that Ecology has made a determination about potential liability for cleanup under MTCA. Ecology's policy is to work cooperatively with individuals to accomplish prompt and effective cleanups.

Your cooperation to clean up the Site is neither an admission of guilt nor liability. This notice is required under Washington Administrative Code (WAC) [173-340-310](#)(6)(b).⁶

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

² <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

³ <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

⁴ <https://apps.ecology.wa.gov/tcpwebreporting/reports/cleanup/contaminated>

⁵ <https://apps.ecology.wa.gov/cleanupsearch/>

⁶ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-310>



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For more information about this notice, please contact me by phone at (206) 594-0113 or by email at nick.treat@ecy.wa.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Nick Treat', with a long horizontal stroke extending to the right.

Nick Treat
Voluntary Cleanup Unit Supervisor
Toxics Cleanup Program, NWRO

Enclosure (2): Figure 1 Property Location Map
Figure 2 Monitoring Well Location Map

cc: Residents at Barclay Square on Queen Anne Condominium
Donna Kirkman, Regional Data Coordinator, NWRO (donna.musa@ecy.wa.gov)
Sonia Fernandez, VCP Coordinator, NWRO (sonia.fernandez@ecy.wa.gov)
Kimberly Wooten, Section Manager, TCP-NWRO (kim.wooten@ecy.wa.gov)



Figure 1: Property Location Map



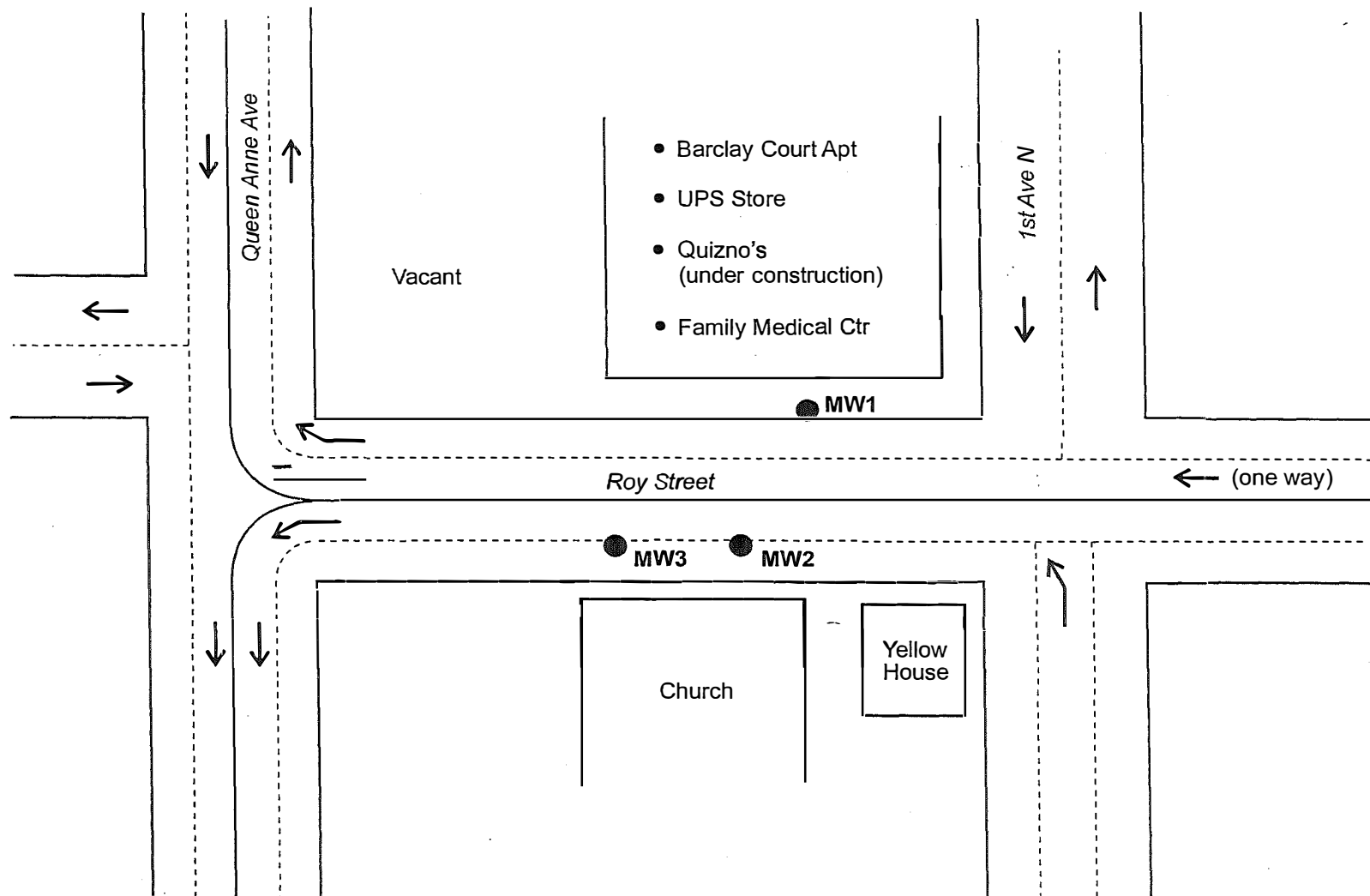
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Date: 6/28/2023

Notes:



Figure 2: Monitoring Well Locations Map



LEGEND

MW1 ● Approximate location of monitoring well



Associated Earth Sciences, Inc.



GROUND WATER MONITORING WELL SITE SCHEMATIC
ISAACS PROPERTY
SEATTLE, WASHINGTON

FIGURE 2

DATE 04/03

PROJ. NO. KE03139A