



Donna Musa
Northwest Regional office
State of Washington Department of Ecology
3190 160th Ave SE
Bellevue, WA 98008

November 17, 2023

RE: Release Report for King County Parcels 7883608611 and 7883608608 (8914 14th Ave S & 1412 S. Henderson St)

Dear Donna Musa:

This letter reports a release at King County Parcels 7883608611 and 7883608608 located at 8914 14th Ave S & 1412 S. Henderson St. The City of Seattle acquired this parcel via acquisition in June of 2022. Prior and post acquisition, the City had Phase I and Phase II Environmental Site Assessments prepared for the parcels. The Phase I ESA revealed that historical gasoline station locations at the adjacent parcel to the north represents a business environmental risk. During the site visits by the consultant petroleum-like stains on the gravel surface of the parking area were observed. The presence of the staining as well as the tenure of the current commercial tenant (towing company) on the site represent a recognized environmental condition. Asbestos was also identified during this assessment. These findings encouraged the City to seek a Phase II Environmental Site Assessment.

The Phase II ESA revealed heavy oil in soil samples at a concentration of 3,190mg/kg as well as TPH at a concentration of 4,000 mg/kg. The assessment also revealed TEQ concentration for carcinogenic PAHs of 0.37 mg/kg. All these findings are above the Ecology MTCA method A Cleanup levels.

The Phase II ESA also detected in the groundwater samples were above the MTCA Method A or B clean up levels. The groundwater collected contained heavy oil and TPH at concentrations above the Ecology MTCA Method A cleanup levels. The groundwater analysis also detected arsenic ranging from 21.7 to 6.13 µg/L in all five samples. Dissolved arsenic ranging from 3.77 to 38.3 µg/L exceeds, the MTCA Method A Cleanup levels. Dissolved lead and chromium levels were present and exceed the MTCA Method A clean up levels.

The City of Seattle plans to work with an affordable housing developer to redevelop the parcels into affordable housing which is intended for a start of construction in 2025. The two parcels will be redeveloped into resilient affordable housing funded in part by the Office of Housing.

The City is cognizant of the MTCA requirements, and intends to comply with all applicable MTCA provisions. The City plans to incorporate any required MTCA actions into its design and development efforts at the sites.

If you have any questions, please contact me at Jessica.gomez@seattle.gov.

Sincerely,

Jessica Gomez
Strategic Advisor of Policy and Equitable Development

Office of Housing