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Subject: Montlake Apartments next steps
Date: Tuesday, February 25, 2025 3:48:53 PM
Attachments: [Montlake Former Dry Cleaner ltrpt-05-29-13 \(3\).pdf](#)

Max and Ryan,

Nice talking with you today on the next steps on the Montlake Apartments site. Based on our discussions, Ecology recommends the following:

- Install a sub-slab vapor pin (preferred) or soil vapor probe (if a vapor pin is not feasible) on northern portion of the building to evaluate the vapor intrusion risk. The northern portion of the building appears to be more contaminated than the southern portion based on the groundwater data.
- Collect one more round of soil vapor data to account for seasonal variations.
- Install a monitoring well south of well MW-5 to evaluate the southern extent of HVOC plume.
- Install a monitoring well on the west side of 24th Ave E, west/northwest of well MW-5 to evaluate the potential upgradient impact to the site. This well can be installed in the sidewalk in front of Montlake Cleaners site.
- Reach out to the property owner of 2414 E Lynn St and try to get access to this property. Ecology can provide assistance if you encounter difficulties when requesting access. Please just let me know.

Ecology appreciates your effort on navigating through the challenges during characterizing the Montlake Apartments site. Please let us know when you decide the final locations of the soil vapor pin/probe and monitoring wells. Also please let us know when you're out there drilling. Ecology may conduct a site visit during the next round of field work.

I also attached the Subsurface Investigation report for Montlake Cleaners (located west of 24th Ave E) dated May 29, 2013. Hopefully it can provide you some information on the HVOC contamination upgradient of the site.

Please let me know if you have further questions or need further discussion. Thank you!

Jing Song, LG, LHG

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