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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office

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

March 5, 2025

Jon Blaha
Ryan Companies US, Inc.
533 S 3rd St, Ste 100
Minneapolis, MN 55415
(jon.blaha@ryancompanies.com)

Re: Early Notice of Listing Contaminated Site

- **Site Name:** Greenwood & 85th Redevelopment
- **Site Address:** 425 N 85th St, Seattle WA 98103
- **Facility/Site ID:** 100002673
- **Cleanup Site ID:** 17090

Dear Jon Blaha:

The Department of Ecology (Ecology) has confirmed that a release of hazardous substances has occurred at the Greenwood & 85th Redevelopment facility (Site). This Site requires cleanup under the Model Toxics Control Act (MTCA), chapter [70A.305](#) RCW,¹ and the cleanup regulations adopted under that Act, chapters [173-340](#)² and [173-204](#) WAC³ (collectively called “the state cleanup law”).

Based on this confirmation, Ecology has added the Site to the [Contaminated Sites List](#).⁴ This list includes all known or suspected contaminated sites that Ecology has determined require further remedial action under MTCA.

Ecology based this determination on your October 2024 enrollment in the [Technical Assistance Program](#) (TAP)⁵ of the [Pollution Liability Insurance Agency](#) (PLIA).⁶ We applaud your initiative and appreciate your work to independently clean up the Site.

¹ <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

² <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

³ <https://apps.ecology.wa.gov/publications/documents/1309055.pdf>

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

⁵ <https://plia.wa.gov/technical-assistance-program/>

⁶ <https://plia.wa.gov/>

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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).⁷

For more information about this notice, please contact Donna Kirkman by phone at (425) 301-6080 or by email at donna.kirkman@ecy.wa.gov.

Sincerely,



Nick Treat
Unit Supervisor, Voluntary Cleanup Program
Toxics Cleanup Program, NWRO

Enclosure: Cleanup Site Details Report

cc: Javan Ruark, GeoEngineers, Inc. (jruark@geoengineers.com)
PLIA TAP Coordinator (pliamail@plia.wa.gov)

⁷ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-310>



Cleanup Site Details

Cleanup Site ID: 17090

Cleanup Site ID: 17090 Facility/Site ID: 100002673 UST ID: N/A [Site Page](#) [Site Documents](#) [View Map](#)

Cleanup Site Name: Greenwood & 85th Redevelopment [Glossary](#)

Alternate Names: Greenwood & 85th Redevelopment, Signal Oil

LOCATION

Address: 425 N 85th St City: Seattle Zip Code: 98103 County: King
Latitude: 47.69045 Longitude: -122.35286 WRIA: 8 Legislative District: 36 Congressional District: 7 TRS: 25N 4E 6

DETAIL

Status: Cleanup Started NFA Received? No Is PSI site? No
Statute: MTCA NFA Date: N/A Current VCP? No Past VCP? No
Site Rank: N/A NFA Reason: N/A Brownfield? No
Site Manager: PLIA Responsible Unit: Pollution Liability Ins Agcy Active Institutional Control? No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Greenwood & 85th Redevelopment	Upland	Cleanup Started	PLIA	PLIA	PLIA Petroleum Technical

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
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There are no current Institutional Controls in effect for this site.

AFFECTED MEDIA & CONTAMINANTS

MEDIA						
Contaminant	Soil	Groundwater	Surface Water	Sediment	Air	Bedrock
Benzene	S	S			S	
Other Non-Halogenated Organics	S	S			S	
Petroleum-Gasoline	S	S			S	

Key:
B - Below Cleanup Level C - Confirmed Above Cleanup Level RA - Remediated-Above
S - Suspected R - Remediated RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Discovery/Release Report Received	Completed		10/7/2024