



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

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November 12, 2024

Meredith Lightbody  
Brownfields and Land Revitalization Section  
Land, Chemicals, and Redevelopment Division  
U.S. Environmental Protection Agency (EPA), Region 10  
1200 Sixth Avenue, Seattle, WA

RE: Petroleum Site Eligibility Determination for Evergreen Treatment Services site in  
Seattle, WA

Meredith Lightbody:

The Washington State Department of Ecology (Ecology) has reviewed information on the Evergreen Treatment Services site in Seattle. The property is located at 1700 Airport Way South, Seattle, Washington (property or site) and is associated with King County parcel No. 766620-2855-08.

Ecology performed the review to determine if the property is eligible to receive funding from an EPA Section 104(k) Brownfields Cleanup grant. Evergreen Treatment Services (ETS) plans to apply for site-specific federal Brownfields Cleanup funding to remediate the site.

To evaluate the property's eligibility, Ecology used the following criteria outlined in Section 1.3.2 of EPA's *"Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k)"*, which states:

For a petroleum-contaminated site that otherwise meets the definition of a brownfield site to be eligible for funding, EPA or the state must determine:

1. There is no viable responsible party.
2. The site will not be assessed, investigated, or cleaned up by a person that is potentially liable for cleaning up the site.
3. The site must not be subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) § 9003(h).

Based on the information provided by ETS and available records, Ecology has determined the property is **eligible** to receive funding from an EPA Section 104(k) Brownfields Cleanup grant. The determinations contained in this letter represent only a review of information either provided or readily available to Ecology and comparison of that information with the EPA guidance cited above. The determinations do not constitute, in any way, findings or determinations regarding the property, the parties, or their status under any state law or regulation, including but not limited to the Model

Toxics Control Act, Revised Code of Washington (RCW) 70A.305; Underground Storage Tanks, RCW 70A.355; and the Water Pollution Control Act, RCW 90.48. Furthermore, the determination of financial viability of responsible parties is based upon the information provided and may or may not represent actual the financial status of the parties.

**There is no viable responsible party.**

This criterion has been met. Based on the King County Assessor's online records, the current owner of property is Evergreen Treatment Service with a purchase date of April 23, 2021. The immediate past owner, Western Blower Associates LLC acquired the property on December 6, 2016. The property was previously part of a hazardous waste treatment and storage facility that is included on Ecology's Contaminated Sites List as Emerald Recycling, cleanup site ID (CSID) 39, which is undergoing closure under the Resource Conservation and Recovery Act (RCRA). Parcel 766620-2855-08 has been separated from CSID 39 and in 2017 Ecology found that only an environmental restrictive covenant was needed to prevent exposure to contaminated soil at the property. Based on Ecology records and those provided by ETS, the current owner and immediate past owner did not dispense or dispose of petroleum or petroleum product at the property.

**The site will not be assessed, investigated, or cleaned up by a person that is potentially liable for cleaning up the site.**

This criterion has been met. Ecology concludes this is an eligible property because the current property owner and grant applicant, Evergreen Treatment Services, has never dispensed or disposed of petroleum or petroleum product at the property.

**The site must not be subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) § 9003(h).**

This criterion has been met. The property is not subject to any order issued under 9003(h) of the Solid Waste Disposal Act, as confirmed by Ecology records, EPA's ECHO database, and institutional knowledge concerning this property.

Please contact me with any questions regarding this letter at (509) 655-0538 or [ali.furmall@ecy.wa.gov](mailto:ali.furmall@ecy.wa.gov).

Sincerely,



Ali Furmall

Small & Rural Communities Brownfield Specialist  
Toxics Cleanup Program

cc: Kim Wooten, Ecology  
Erik Snyder, Ecology  
Kris Grinnell, Ecology

