



Evergreen Treatment Services

Transforming the lives of individuals and their communities through innovative and effective addiction and social services

COLLABORATION COMPASSION DIVERSITY EMPOWERMENT HOLISTIC INNOVATION INTEGRITY

September 17, 2018

Scott O'Dowd
Cleanup Policy Engineer
Toxics Cleanup Program – ECY HQ
Phone: 360-407-7195

Dear Scott,

Thank you for your time to meet with Evergreen Treatment Services (ETS) and Aspect Consulting on September 17, 2018. Although our goal for the meeting is specific to our needs as a non-profit health organization, we also would like to use the opportunity to advocate for other non-profits that are trying to secure property to achieve their mission and goals – just like we are. A major hurdle in establishing a “home” is acquisition of urban property – much of which is contaminated. The opportunities for organizations like ours through Ecology’s Integrated Planning Grants may be a path forward, and we’d like to discuss this further with you.

ETS is a private, 501(c)(3) non-profit organization with a national and regional reputation for excellence that has been delivering evidence-based substance use disorder and social services in Western Washington since 1973. <https://www.evergreentx.org/about-us/>

Specific Request

ETS is seeking an Interactive Planning Grant of \$100,000 for the completion and administration of environmental due diligence at 1700 Airport Way S., Seattle – the location of our current facility which we lease, and would like to purchase, enhance, and expand.

ETS is on a tight due diligence deadline. We need to exercise an option to purchase the property where our headquarters and treatment space for 1400 adults with opioid use disorder resides. We are the primary treatment facility for the City of Seattle and having uncertainty about where our facility will reside is not an option. Because of this, we hired Aspect Consulting to begin environmental due diligence; and not surprisingly, the property’s industrial history contains Recognized Environmental Conditions (RECs) related to industrial blower manufacturing (Western Blower) and later wastewater treatment (Northwest Enviroservice - aka Emerald Recycling). These uses, plus surrounding environmental conditions require testing of soil, soil gas, and groundwater for potential hazardous chemical impacts.



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Like most non-profits, ETS' financial capabilities are continually stretched in administering our drug treatment program and it is critical that we be able to provide uninterrupted care to our patients seeking treatment for heroin and prescription opioid use disorders. As a safety net treatment provider working primarily with the Medicaid population, nearly half our patients are homeless and about 80% have co-occurring physical disabilities and diagnosable mental health issues. ETS requires funding assistance to complete the ESA in order to move towards a purchase under the timeline required by our current lease.

Timeline

| Item | Deadline |
|---|-----------------|
| Funding for due diligence testing | Fall 2018 |
| Environmental testing / results / reports | Spring 2019 |
| Property purchase strategy actions | July 2019 |
| Purchase option decision | Fall 2019 |

ETS's critical role on the front lines of the opioid epidemic

Chances are you know someone affected by the opioid epidemic. One in three Americans has been affected in some way. Individuals, families, and communities suffer the consequences: broken relationships, loss of employment, homelessness, discarded needles and trash, higher rates of imprisonment and theft, and rising overdose death rates. The opioid epidemic is in a state of emergency in the US. Over half a million Americans have died of drug overdoses between 2000 and 2015; approximately 52,000 die each year – 106 a day. More people die of drug overdoses every single year than died in all of the Vietnam war. Despite our efforts, 70% of people with opioid user disorder are untreated in our communities.

ETS' role is front and center. We are one of only a relatively few accredited specialty providers of Opioid Treatment Programs services that are recognized for the expertise and experience to effectively address the problem. Our Opioid Treatment Programs are regulated by the Substance Abuse and Mental Health Services Administration, Drug Enforcement Administration, the Washington State Department of Health, and the Washington State Health Care Authority. ETS currently provides treatment for 3,000 people with opioid use disorder six days per week at our brick and mortar Opioid Treatment Program clinics, nearly 400 in our less intensive office-based programs for opioid use disorder, and 3,500 homeless adults with substance use disorder in street-based outreach and case management.

Treatment works

ETS employs evidence-based, gold standards of care in the services we provide, and treatment works! Through the use of FDA approved medications, therapeutic counseling, physical/mental health providers, case management, outreach, housing and employment services, the majority of patients that maintain regular treatment regimens stop using illicit substances. They return to housing, jobs, families, stop theft, are less likely to be incarcerated, and lead productive lives. ETS transforms lives and literally SAVES lives every day.

Growing demand. Better response. Positive outcomes.

ETS has doubled the number of clinics, expanded our program offerings and doubled the number of patients we serve in the past four years and is still expanding to address growing demand. The Seattle property location is ideal – easily accessible to multiple forms of public transportation and close to high drug use areas. The current lease ends in March 2020 and the property owner intends to put it up for sale soon. The landlord would like to sell to ETS if we can complete the due diligence process. Because of our location, and the difficulty of siting programs like ours due to neighborhood issues, ETS must purchase this property and building in order to continue services for the downtown Seattle clientele in need.

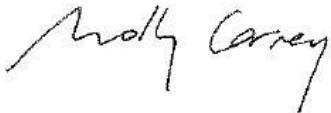
Our need to stay at our current home and how Dept. of Ecology can help

A grant of \$100,000 from the Department of Ecology will enable ETS to conduct an additional environmental due diligence and plan for any mitigation that may be needed on the property. ETS will then be in a position to move forward with a down-payment on the property, and a future capital campaign will raise funds to complete the purchase. Washington State has already allocated a \$3M capital grant towards the down-payment, which puts us 75% of our goal towards the financing. An understanding of the environmental condition of the property is essential before we can commit to purchase and utilize these funds.

The long-term vision is to redevelop the 1913 structure in the future. With capital funding, ETS envisions a state-of-the-art health care facility, integrating primary care, mental health, and substance use treatment, evening programs, outpatient programs, day time recovery and social programs, and additional space for ongoing research and training.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Molly Carney". The signature is written in a cursive, flowing style.

Molly Carney
Executive Director

Executive Summary

Aspect Consulting, LLC (Aspect) has prepared this Phase I Environmental Site Assessment (ESA) report on behalf of Evergreen Treatment Services (ETS) for the property located at 1700 Airport Way S in Seattle, Washington (King County tax parcel number 7666-20-2855), referred to herein as the Subject Property. The Subject Property is currently developed with two connected buildings. The southern building includes a former warehouse that has been converted into office space and treatment rooms used by ETS. The northern building is a warehouse used by Emerald Recycling as part of their used oil recycling facility. The building was constructed in 1914/1915 as a factory for the Western Blower Company, manufacturer of blowers for saw mills and furnaces. The Subject Property is shown relative to surrounding physical features on Figures 1 and 2, *Vicinity Map* and *Site Plan*, respectively.

The Subject Property is located in an area that has been industrially and commercially developed with manufacturing facilities and warehouses since the 1910s. The Subject Property was residential prior to this time and located adjacent to the Elliott Bay tide flats. Businesses that have operated on the Subject Property include:

- Western Blower Company (north and south building)—1915 to early 1960s; blower manufacturer
- Northwest EnviroService (NWES; south building)—1987 to 1995; administrative office and waste loading and unloading
- NWES/Emerald Recycling (north warehouse)—1987 to present; used oil filter processing
- Evergreen Treatment Services (south building)—1998 to present

NWES has completed environmental investigations on the Subject Property in 1995 and the north adjacent property, primarily in 2002. Subject Property investigations included collection of two soil samples and three concrete samples from the waste loading and unloading area and one groundwater sample from the well located at the southeast corner of the property. Elevated concentrations metals, polycyclic aromatic hydrocarbons (PAHs) and total petroleum hydrocarbons (TPH) in soil and concrete samples led to Ecology requiring a restrictive covenant for the Subject Property restricting soil and concrete disturbance. Groundwater use restrictions are included in the restrictive covenant due to elevated manganese concentrations in groundwater.

Investigations completed on the north adjacent NWES property found soil and groundwater impacted from metals, TPH, PAHs and volatile organic compounds (VOCs) including benzene and vinyl chloride. However, the potential for these contaminants to impact soil and groundwater at the Subject Property are low since the more heavily contaminated portion of the property is located 500 feet north of the Subject Property.

Furthermore, groundwater flow (i.e., contaminant transport) is towards the west, not south towards the Subject Property.

Although limited soil and groundwater testing was done at the Subject Property, it is not sufficient to evaluate the environmental impact or risk to the property. Therefore, more environmental evaluation is necessary to better understand environmental risk, liability, and remedial cost prior to property acquisition/ownership. This assessment revealed the following recognized environmental conditions (RECs) in connection with the Subject Property (which require further evaluation):

Historical manufacturing on property by Western Blower. Materials used during manufacturing may have resulted in releases of oil, solvents and metals.

Spills and releases to drains from former property use by NWES. NWES used the loading dock located at the north end of the south building for loading and unloading hazardous and non-hazardous waste from 1987 to 1995. Limited sampling completed in 1995 has identified metals, oil and PAH contamination in soil and concrete.

Used oil recycling activities by Emerald Recycling. Emerald Recycling handles used oil waste in the northern portion of the Subject Property. Practices may have resulted in releases of oil, solvents, and metals.

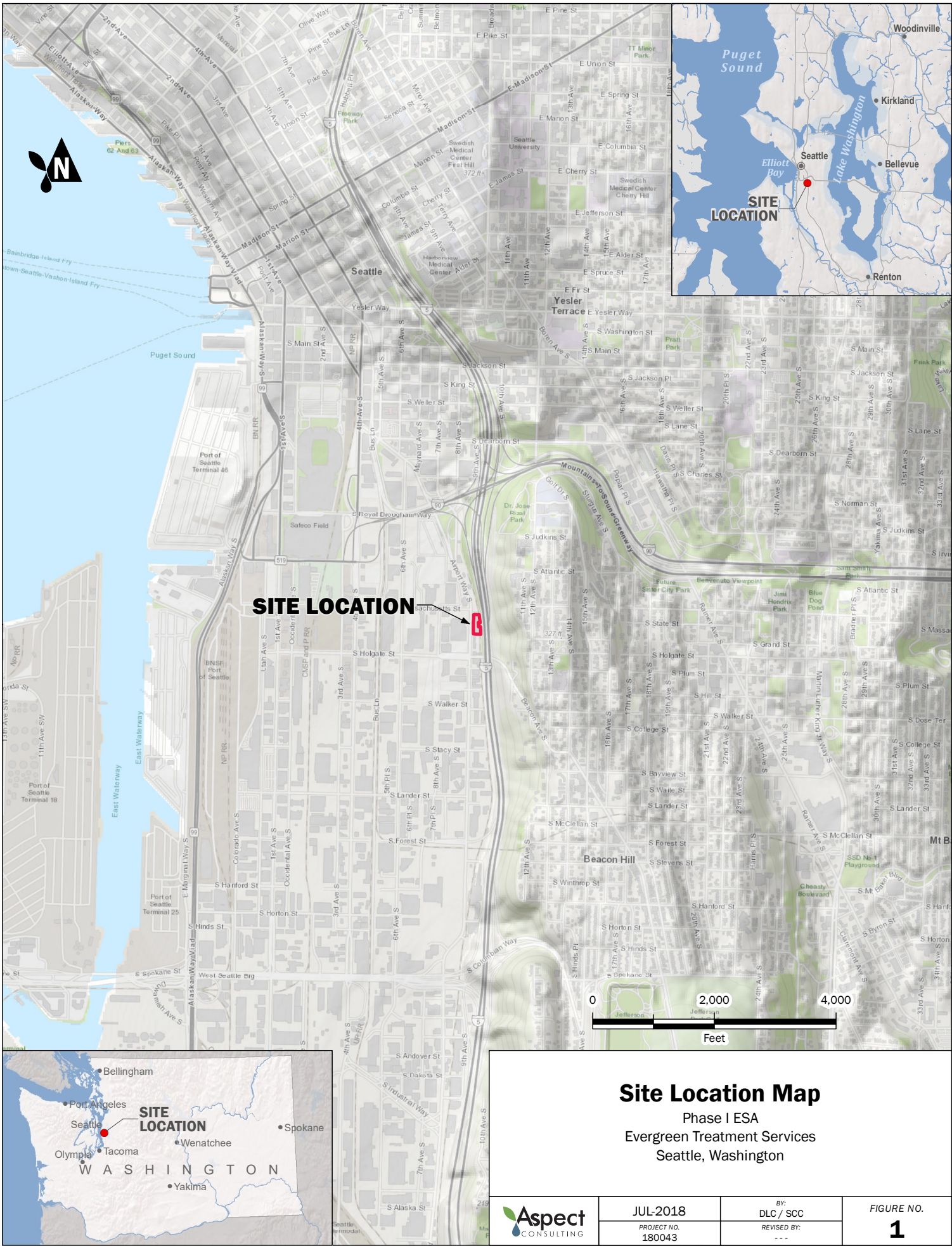
Large engine maintenance/cleaning (north warehouse). Large engines were potentially cleaned or maintained on main warehouse floor.

Fill material. Based on borings completed on the north adjacent property, approximately 10 feet of undocumented fill material underlies the Subject Property. Fill material can result in elevated concentrations of metals, oil, and PAHs in soil.

Potential heating oil underground storage tank. Historical building records indicate the Subject Property was heated by an oil burner. The boiler room was located near the west central entrance to the building.

The results of this study indicate a potential for petroleum, solvents, and metals contamination to soil and/or groundwater at the Subject Property from on property potential sources, and a risk for vapor encroachment or intrusion to Subject Property structures.

This executive summary should be used only in the context of the full report.



Site Location Map

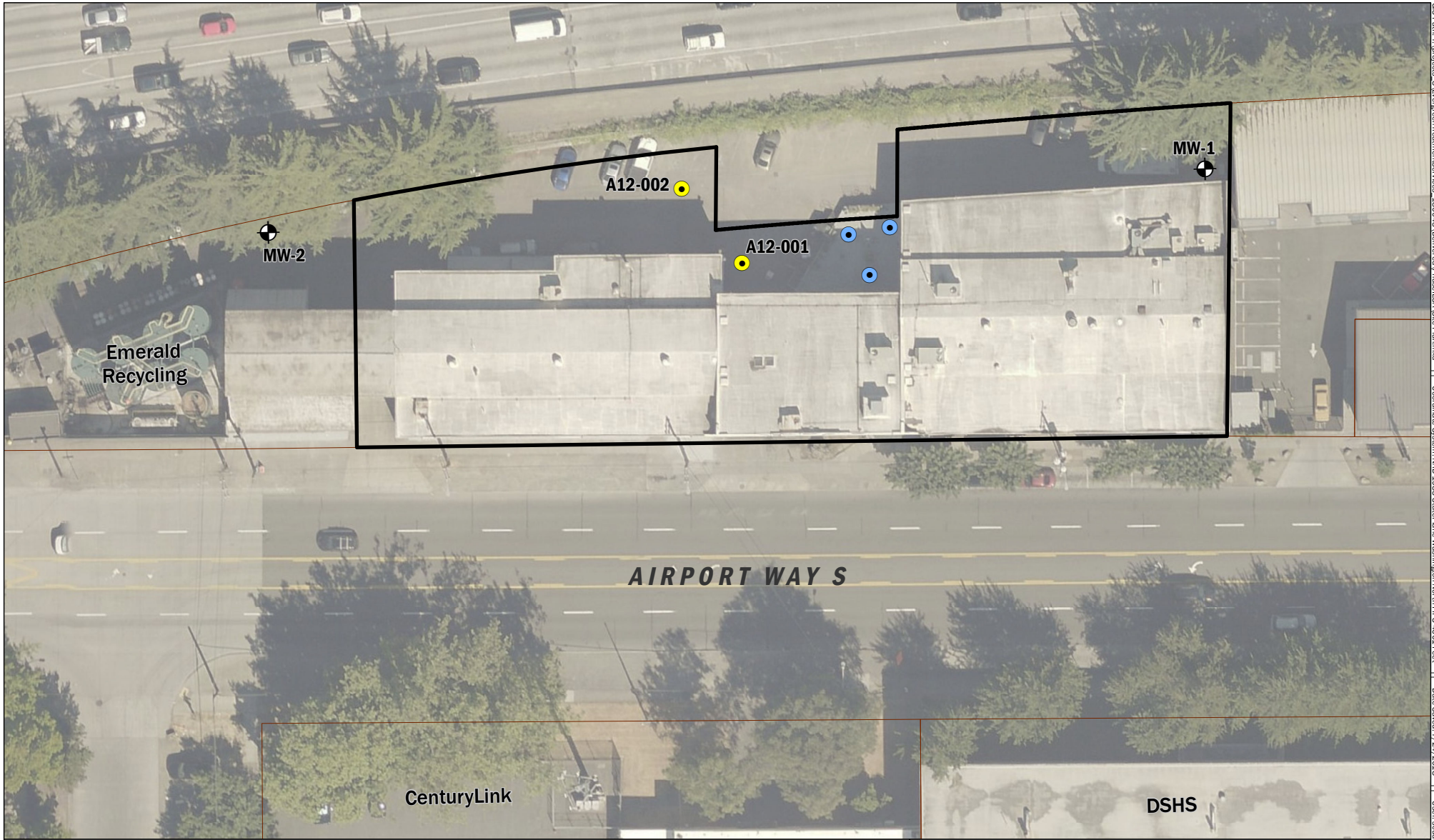
Phase I ESA
Evergreen Treatment Services
Seattle, Washington

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180043

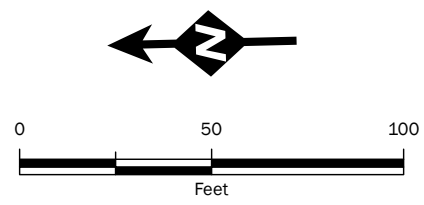
BY:
DLC / SCC
REVISED BY:

FIGURE NO.
1

Basemap Layer Credits | | Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community
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-  Concrete Sample Location
-  Shallow Soil Sample Location
-  Monitoring Well Location
-  Site Parcel
-  King County Parcel



Note: MW-2 was reported to be damaged in 2010 groundwater monitoring report (AECOM, 2010).

Site Plan

Phase I ESA
Evergreen Treatment Services
Seattle, Washington

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|---|-----------------------|------------------------|------------------------|
|  | JUL-2018 | BY: DLC / EAC / SCC | FIGURE NO. 2 |
| | PROJECT NO. 180043 | REVISED BY: SCC | |