



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Northwest Region Office
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July 29, 2025

Rebecca Judy
Chief Operations Officer
Evergreen Treatment Services
4634 E Marginal Way Suite C 110
Seattle, WA 98134

**RE: Approval of Change in Use for 1700 Airport Way South Seattle, WA - under
Environmental Restrictive Covenant No. 20171227001452**

Dear Rebecca Judy:

Evergreen Treatment Services (ETS) requested a Change In Use for a property located at 1700 Airport Way South in Seattle, Washington. This property is a former cleanup site where site use is restricted by an Environmental Covenant. ETS uses the south portion of the building as a clinic, substance abuse treatment, and counseling facility. The north part of the building is an unoccupied warehouse.

Cleanup for the south portion of the Site ended when EPA and Ecology agreed that only an Environmental Restrictive Covenant (aka the Covenant) would be needed to manage the limited arsenic-, lead-, cadmium, petroleum-, benzo(a)pyrene-contaminated soil or concrete that remain at the Subject Property.

The Covenant was recorded on the Subject Property on December 27, 2017 (Instrument No. 20171227001452) on tax parcel 766620-2855-08. The Covenant involves three restrictions/requirements: (1) limiting non-conforming zoning classification uses, (2) restricting use of groundwater, and (3) restricting the alteration of existing structures without prior written approval from Ecology.

ETS intends to redevelop the property to further support its mission. This will require demolition of the existing buildings on the Subject Property, removing existing concrete slabs and the underground sump and then regrading the Site to support redevelopment. A chemical vapor barrier will be constructed beneath new structures, with the buildings and hardscapes acting as a cap above any contaminated media that remains after excavation. Contaminated groundwater will be treated in-situ via application of chemical oxidizers and/or bioremediation, and contaminant concentrations in groundwater will be monitored until groundwater is below cleanup levels for two consecutive monitoring events.

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As required by the Covenant, the proposed actions were put out to public comment from June 16, 2025 to July 16, 2025, and three comments were received and addressed. Ecology has reviewed the comments and ETS's redevelopment proposal. Ecology approves the proposed use of the property, provided that ETS or their consultants designate removed soils before disposal to ensure they are sent to the correct type of landfill. In addition, a health and safety plan for this work must include provisions that protect workers from the hazards presented by any remaining contamination.

Pursuant to ETS compliance with soil designation and safety requirements, Ecology approves the described change in use for the property restricted by Covenant No. 20171227001452. The covenant itself remains in effect.

If you have any questions concerning this letter I can be reached at (425) 324-1850 or cboe461@ecy.wa.gov.

Sincerely,



Christa Colouzis, PE

NWRO Section Manager

Hazardous Waste and Toxics Reduction Program

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To request an ADA accommodation, contact Ecology by phone at 360-407-6831 or email at ecyadacoordinator@ecy.wa.gov, or visit <https://ecology.wa.gov/accessibility>. For Relay Service or TTY call 711 or 877-833-6341.

