



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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June 15, 2016

Mr. Todd Leber
Acorn Development
1191 2nd Ave, Ste 1500
Seattle, WA 98101

Re: EARLY NOTICE LETTER: Facility Site # 23876

Block 20 8th & Blanchard
2101 & 2121 8th Ave / 2130 & 2100 7th Ave
Seattle, WA 98121
Parcels 0660000320, 0660000280, 0660000275 & 0660000270
Cleanup Site # 13061

Dear Mr. Leber:

This letter is sent to you concerning information that the Department of Ecology (Ecology) has gathered regarding the above referenced property. As part of the process under the Model Toxics Control Act (MTCA), Ecology maintains a list of known or suspected contaminated sites. Based on available information in the department's files, it is Ecology's decision to add this property to the list as a site known to be contaminated by hazardous substances.

Enclosed is a data summary report containing information we believe reflects the current site status. You may also access the electronic records Ecology has available for this site, here: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=13061>. Please note that inclusion on the list **does not** mean that Ecology has determined you to be a potentially liable person responsible for cleanup under MTCA. However, this letter is a notification that an area of contamination exists on this property. Further investigation or cleanup action will need to be done to comply with Washington State laws and regulations.

Because of considerable potential liability, please be advised to carefully consider any investigation or cleanup actions and to carefully document steps taken independent of Ecology's involvement. Guidance documents to help conduct an independent cleanup are available if you are interested in this option. In proceeding with an independent cleanup, please be aware there are requirements in State law which must be met. Some of these requirements are addressed in WAC 173-340-120(8)(B) and -300(4). Ecology will use the appropriate requirements contained throughout MTCA in its evaluation of the adequacy of any independent remedial (cleanup) actions performed.



Mr. Todd Leber
June 15, 2016
Page 2

Ecology has a strong commitment to work cooperatively with individuals to accomplish prompt and effective investigations and site cleanups. However, due to limited resources and requirements in State law, we are not able to provide all the assistance requested. Your cooperation in planning or conducting a cleanup action is not an admission of guilt or liability.

If an independent cleanup action is undertaken, and a formal review of the work is desired, a report may be submitted to Ecology through the Voluntary Cleanup Program. This program was established in response to the public's need for Ecology to more rapidly review cleanup actions. A fee has been established to support this review process. Guidance documents to help conduct an independent cleanup are available on our website (<http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>) if you are interested in this option.

If a cleanup action is undertaken and a formal review of the work is not desired at this time, then the information should be submitted to Ecology in order to document any assessment or cleanup activities. If no report is available, but work is in progress or anticipated, a description of these plans would be helpful in updating the site record.

If an independent cleanup action does not occur on this property, Ecology will conduct a more detailed inspection at a future time that may include testing for contamination. After that, Ecology will assess what action is needed and establish a priority for that work under the formal MTCA cleanup process. At that time, the potentially liable person(s) would be determined and would be responsible for cleanup costs, including State oversight.

Should you have any questions regarding this letter or if you would like a copy of Chapter 70.105D RCW (The Model Toxics Control Act), the implementing regulations, Chapter 173-340 WAC, that detail these requirements, or a guidance document, please contact Donna Musa at (425) 649-7136 or donna.musa@ecy.wa.gov. Thank you in advance for your cooperation.

Sincerely,



Louise Bardy
Voluntary Cleanup Unit Supervisor
Toxics Cleanup Program

Enclosure: Data Summary Report

By Certified Mail [7011 0470 0003 3682 2628]

E-cc: Jessica Smith, GeoEngineers (jasmith@geoengineers.com)

CS ID: 13061

Block 20 8th & Blanchard

FS ID: 23876

[Site Page](#) [Site Docs](#) [Vicinity Map](#)
Alternate Names:
LOCATION

Address: 2101 2121 8TH AVE & 2130 2100 7TH AVE	Lat/Long: 47.616624	-122.339094	UST ID:
Seattle 98121	WRIA: 8		Legislative District: 36
County: King	TRS:		Congressional District: 7

DETAIL

Status: Awaiting Cleanup	RANK:	NFA Received? No	NFA Date:
Site Manager: Musa, Donna	Statute: MTCA	NFA Reason:	
Responsible Unit: Northwest	Is Brownfield? No	Has Institutional Control? No	Is PSI Site? No

CLEANUP UNITS

Unit ID	Cleanup Unit Name	Unit Status	Resp Unit	Unit Manager	Current Process
13748	Block 20 8th & Blanchard	Awaiting Cleanup	NWRO	Musa, Donna	Independent Action

AFFECTED MEDIA & CONTAMINANTS

CONTAMINANT	MEDIA					
	Soil	Ground Water	Surface Water	Sediment	Air	Bedrock
Lead	C					
Petroleum-Other	C					
Polynuclear Aromatic Hydrocarbons	C					

Key:

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

SITE ACTIVITIES

Area	Activity Display Name	Status	Target Start Date	Start Date	Target End Date	End Date	Legal Mech	Activity Lead
Admin	Site Discovery/Release Report Received	C		11/20/2015		11/20/2015		Cardona, Tamara
Admin	Initial Investigation / Federal Preliminary Assessment	C		5/18/2016		5/18/2016		Cardona, Tamara
Upland	Ind - Report Received	C		6/7/2012		6/7/2012		