



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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March 1, 2018

South Jackson Street Development LLC
1417 116th Ave NE #208
Bellevue, WA 98004

Re: EARLY NOTICE LETTER: Facility Site # 24714

Modera Jackson
1801 S. Jackson St
Seattle, WA 98144
Parcel # 3319501215, 3319501225, 3319501235, 3319501245, 3319501255
3319501265, & 3319501275
Cleanup Site # 14468

Dear Sir or Madam:

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 suspected 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=14468>. 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 may exist 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.



South Jackson Street Development LLC
March 1, 2018
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 the Pollution Liability Insurance Agency (PLIA) Petroleum Technical Assistance Program (PTAP <http://plia.wa.gov/ptap/>) or the Ecology Voluntary Cleanup Program (VCP <http://www.ecy.wa.gov/programs/tcp/vcp/Vcpmain.htm>). A fee has been established to support this review process. If you are interested in one of these options, a guidance document is available to help determine the appropriate program (<https://fortress.wa.gov/ecy/publications/documents/1709059.pdf>).

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 may 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 [9171 9690 0935 0132 2127 98]

E-cc: Rob Roberts (rroberts@soundearthinc.com)
Kristin Evered, PLIA (kristin.evered@plia.wa.gov)
Mark Willoughby, Ecology HQ (mark.willoughby@ecy.wa.gov)

Site Data Summary

2/27/2018

CS ID: 14468 Modera Jackson

FS ID: 24714

[Site Page](#) [Site Docs](#) [Vicinity Map](#)

Alternate Names:

LOCATION

Address: 1801 S JACKSON ST

Lat/Long: 47.599049

-122.308588

UST ID:

Seattle

98144

WRIA: 8

Legislative District: 37

County: King

TRS: 24N 4E 4

Congressional District: 9

DETAIL

Status: Cleanup Started

RANK:

NFA Received? No

NFA Date:

Site Manager: Northwest Region

Statute: MTCA

NFA Reason:

Responsible Unit: Northwest

Has VCP/In VCP: No/No

Has Institutional Control? No

Is PSI Site? No

CLEANUP UNITS

Unit ID	Cleanup Unit Name	Unit Status	Resp Unit	Unit Manager	Current Process
15193	Modera Jackson	Cleanup Started	NWRO	Musa, Donna	Independent Action

AFFECTED MEDIA & CONTAMINANTS

CONTAMINANT	MEDIA					
	Soil	Ground Water	Surface Water	Sediment	Air	Bedrock
Arsenic	B	B				
Benzene	B	B				
Lead	B	B				
Mercury	B	B				
Metals - Other	B	B				
Other Halogenated Organics	B	B				
Other Non-Halogenated Organics	B	B				
Petroleum-Diesel	S	B				
Petroleum-Gasoline	S	B				
Petroleum-Other	S	B				
Polychlorinated biPhenyls (PCB)	B					

Key:

B--Below Cleanup Level

C--Confirmed Above Cleanup Level

RA--Remediated-Above

S--Suspected

R--Remediated

RB--Remediated-Below

SITE ACTIVITIES

Area	Activity	Status	Start Date	End Date	Activity Lead
Admin	Site Discovery/Release Report Received	Completed	2018-01-24	2018-01-24	Northwest Region
Unit	Non-LUST Ind Report Received	Completed	2018-01-29	2018-01-29	
Admin	Initial Investigation / Federal Preliminary Assessment	Completed	2018-02-07	2018-02-07	Wooten, Kim