



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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December 17, 2018

Tom Bartholomew
Seattle Department of Construction & Inspections
PO Box 34019
Seattle, WA 98124-4019

**Re: Third and Virginia Development Project, 1931 3rd Ave
Record #3032881-LU, Ecology SEPA #201806707**

Dear Tom Bartholomew:

Thank you for the opportunity to provide comments on the **Third and Virginia Development Project**. Based on review of the State Environmental Policy Act (SEPA) checklist associated with this Project, the Department of Ecology (Ecology) has the following comments:

The proposed redevelopment is located on a known contaminated site, which is not discussed in any of the applicable sections of the checklist (i.e. section B7, Environmental Health). Ecology's site name is Barg French Cleaners and the cleanup site ID is 4045. The site entered into a Prospective Purchaser Consent Decree with Ecology in 2004 to cleanup chlorinated solvent contamination in soil and groundwater located under the north and central portions of the building. The cleanup was not completed; to the best knowledge of Ecology, contamination remains in shallow perched groundwater at the site.

We anticipate that excavation for the proposed construction will include the area of remaining contamination. Soil and groundwater removed from the site via excavation or dewatering should be analyzed to determine contamination status. It may be necessary to obtain a contained-in determination from Ecology prior to disposal; more information on that process is available at <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Contained-in-Determinations>. If contaminated media is removed, confirmation samples should be collected from the boundaries of the excavation as documentation of remedial activities. Results from these samples should be submitted to Ecology as evidence toward meeting the requirements of the consent decree. Specific questions about the site history, potential remediation in conjunction with construction excavation, and required confirmation samples are best directed to the Ecology site manager for this site, Ching-Pi Wang.

For more information about SEPA and Ecology, visit www.ecy.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-laws-rules-current-historical-revisions.

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Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Ching-Pi Wang from the Toxics Cleanup Program at (425) 649-7134 or by email at ching-pi.wang@ecy.wa.gov.

Sincerely,

Tracy Nishikawa

Tracy Nishikawa
SEPA Coordinator

Sent by email: Tom Bartholomew, prc@seattle.gov

cc: Jim Light, Martin Selig Real Estate

ecc: Ching-Pi Wang, Ecology
Kim Wooten, Ecology