

PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY dba Verdant Health
Commission

R10-26-C-011



EPA Brownfield Cleanup Grant Application Information Sheet

1. Applicant Identification:

Applicant: Public Hospital District No. 2 of Snohomish County dba Verdant Health Commission

Address: 4710 196th St SW, Lynnwood, WA 98036

2. Website URL: <https://verdanthealth.org/>

3. Funding Requested:

(a) Grant Type: Single Site Cleanup

(b) Federal Funds Requested: \$1,493,435

4. Location:

City: Edmonds

County: Snohomish

State: Washington

5. Property Information

Property Name: Community Property (fka Value Village)

Site Address: 21558 HWY 99, Edmonds, WA 98026

See map attached to this sheet.

6. Contacts:

(a) Project Director: Riene Simpson, 425-582-8543; riene.simpson@verdanthealth.org,
4710 196th St SW, Lynnwood, WA 98036

(b) Chief Executive/Highest Ranking Elected Official: Carolyn Brennan, 425-582-8600;
Carolyn.brennan@veradanthealth.org; 4710 196th St SW, Lynnwood, WA 98036

7. Population: 42,853

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed site(s) will incorporate energy efficiency measures	p. 3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	p. 3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

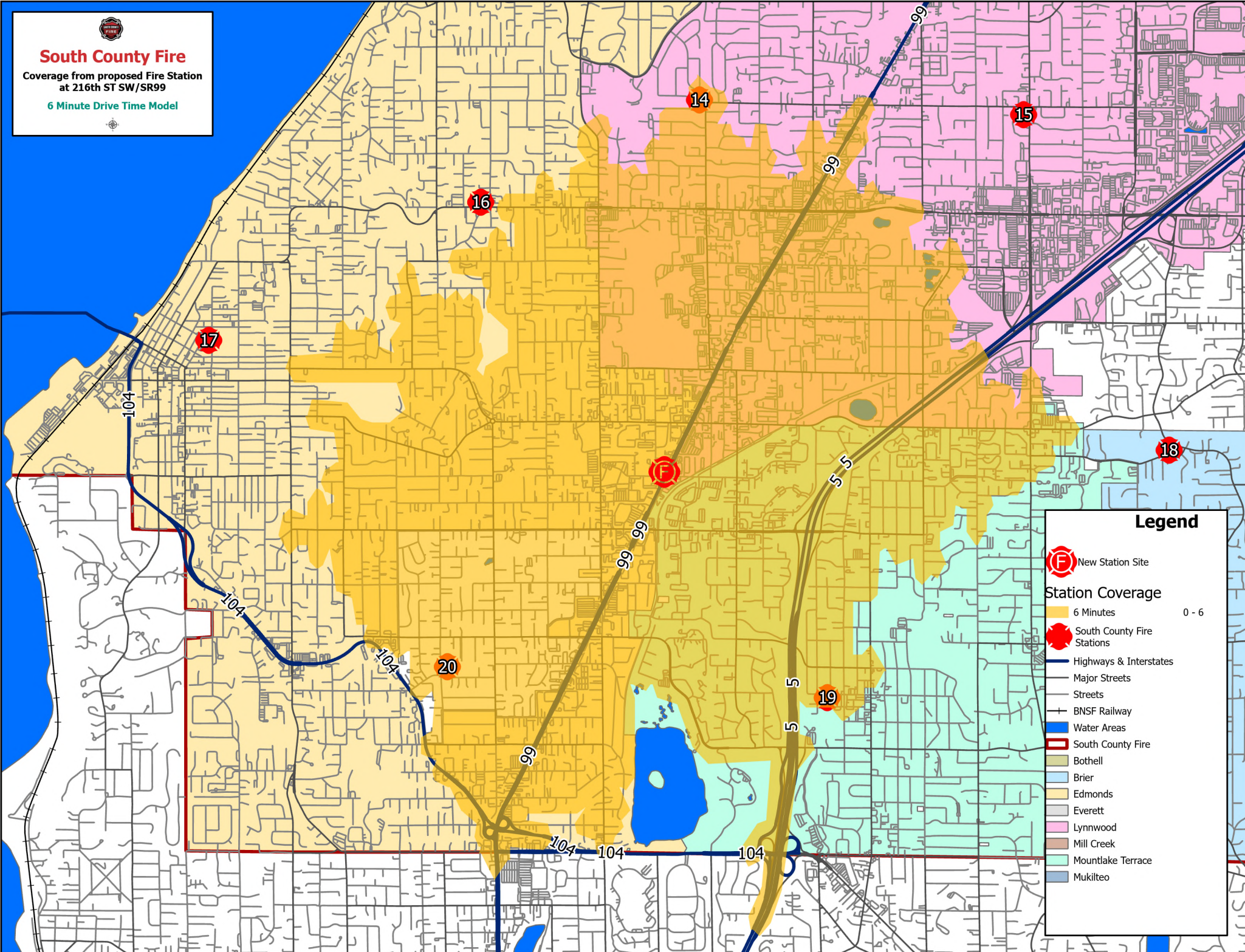
9. Releasing Copies of Applications: Not applicable.



South County Fire

Coverage from proposed Fire Station
at 216th ST SW/SR99

6 Minute Drive Time Model



Legend

- New Station Site
- Station Coverage**
- 6 Minutes 0 - 6
- South County Fire Stations
- Highways & Interstates
- Major Streets
- Streets
- BNSF Railway
- Water Areas
- South County Fire
- Bothell
- Brier
- Edmonds
- Everett
- Lynnwood
- Mill Creek
- Mountlake Terrace
- Mukilteo

1. Project Area Description and Plans for Revitalization

Target Area and Brownfields, a. Overview of Brownfield Challenges and Description of Target Area

Public Hospital District #2, Snohomish County, doing business as Verdant Health Commission (Verdant Health), is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant for \$1,493,435 to remediate the Community Property (formerly known as the Value Village site; the Site) located in the City of Edmonds, Washington, and adjacent to the City of Lynnwood (see site map attachment in Application Information Sheet). The two cities are located on the Puget Sound approximately 15 miles north of Seattle in Snohomish County and have a combined population of approximately 81,424.¹ Snohomish County is rapidly growing and is projected to have 308,000 new residents by 2044.² The county was traditionally dominated by agricultural use, but rapid urbanization beginning in the 1990s has put pressure on essential services by the county and cities. The cities have little vacant land and are dominated by single-family residential development. The reuse of underutilized commercial properties is essential to meeting community needs and advancing local planning goals. Aside from the Site, there is only one additional known brownfield adjacent to the Target Area corridor approximately 3 miles northeast of the Site. South County Fire (the regional fire authority for unincorporated southwest Snohomish County and the cities of Edmonds, Lynnwood, Mountlake Terrace, Mill Creek, and Brier) has identified the Site as the desired future location of a fire station to serve the immediate surrounding area (see Target Area and Site map attachment).

The Target Area for this project includes portions of the city of Edmonds, Lynnwood, and sections of Mountlake Terrace within an approximately 2-mile radius of the Site (see map). The Target Area that will be served by the future fire station includes portions of Census Tracts 53061050402, 53061050404, 53061050800, 53061050900, 53061051000, 53061051200, 53061051401, 53061051402, 53061051500, 53033020301, 53033020401, and 53061051701. The Target Area includes a mix of residential neighborhoods, commercial corridors, and community-serving facilities. The Site is within the City of Edmonds' Anchored by a large hospital complex. The Health District is intended to support and grow healthcare-adjacent businesses, amenities, and services that enhance community health, safety, and resilience. The brownfield Site is within the Interstate 5 (I-5) and Highway 99 corridor, which is an area with a higher concentration of families with low incomes and health disparities (see Sections 2a–2d). The remediation of the Site will remove a health hazard within the I-5 and Highway 99 corridor, improve public safety by providing emergency services, and address a threat to the community posed by long emergency response times within the Target Area.

b. Description of the Proposed Brownfield Site

The Site occupies Snohomish County tax lot 00580700002201 at 21558 Highway 99 in Edmonds, Washington. The approximately 1.36-acre property previously included a 21,600-square foot building that was demolished by Verdant Health in December 2025. A paved parking area is located along the northern and eastern portions of the Site; the footprint of the former building is graveled. No structures remain, and the Site has been vacant since 2024. Historical commercial uses at the Site date back to the 1960s and include a grocery store, hardware store, paint store, resale retail, and vehicle storage for an off-site car dealership.

The Site is listed in the Washington State Department of Ecology (Ecology) cleanup database as Cleanup Site ID 16766. Contamination has created significant financial and regulatory challenges for redevelopment. This EPA Brownfields Cleanup Grant will enable remediation of the Site, reducing potential risks to human health and the environment and removing a critical barrier to Site transfer and redevelopment. Cleanup will allow South County Fire to proceed with acquisition and construction of a new fire station that improves emergency response times, enhances public safety, and delivers essential services more efficiently for the cities of Edmonds, Lynnwood, and a portion of Mountlake Terrace.⁴ With the Health District and mix of residential, commercial, and community facilities, The Target Area closely matches the area that would be served by the new fire station.

Environmental investigations have identified multiple features of concern and confirmed extensive contamination at the Site:

- **2021 Phase I Environmental Site Assessment (ESA):** Phase I ESA identified the potential presence of an underground storage tank (UST) as a recognized environmental condition, along with a former hazardous materials storage area, a suspected drainage feature, and potential impacts from adjacent properties listed in Ecology's cleanup site database as features of environmental interest.⁵

¹ U.S. Census Bureau. n.d. Population by Age. American Community Survey, ACS 5-Year Estimates Detailed Tables, Table K200104. Accessed January 21, 2026, <https://data.census.gov/table/ACS5Y2019.B01001>.

² Yaw, Claudia. 2022. By 2044, Snohomish County Population Projected at 1.1 Million. Herald.Net. Accessed January 21, 2026, <https://www.heraldnet.com/news/by-2044-snohomish-county-population-projected-at-1-1-million/>

³ City of Edmonds. 2024. 2024–2044 Comprehensive Plan. December. Accessed January 21, 2026, [Plan link](#)

⁴ South County Fire. 2016. Capital Facilities Plan, Phase 1 – Final Plan. Snohomish County Fire District 1. October 16.

⁵ Maul Foster & Alongi, Inc. 2021. Phase I Environmental Site Assessment. 21558 Highway 99, Edmonds, Washington. October 21.

- **2022 Phase II ESA, 2022 and 2023 Supplemental Investigations, 2024 and 2025 Remedial Investigation:** These investigations confirmed the presence of at least two USTs; demonstrated that the suspected drainage feature inside the former building led to one of the USTs; and documented soil, groundwater, and potential soil vapor contamination above applicable Ecology cleanup levels consistent with Washington Administrative Code 173-340 (i.e., Model Toxics Control Act) across the central and southern portions of the Site. The Phase II ESA and two supplemental investigations were completed under an EPA State and Tribal Response Program Grant managed by Ecology and the remedial investigation was completed under an Ecology Integrated Planning Grant.^{6,7,8,9,10}

Contamination consists of hazardous substances in multiple media, including chlorinated solvents (trichloroethene [TCE], tetrachloroethene [PCE], and vinyl chloride), heavy metals (arsenic and lead), carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and petroleum hydrocarbons in the gasoline-, diesel, and oil-range- fractions. These contaminants are attributed to potential use of contaminated fill material during Site development in the 1960s, historical Site operations as a retail paint store and hardware store, and one or more unknown on or off-Site sources of chlorinated solvents.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

Remediation of the Site will enable South County Fire to acquire and redevelop the property as a new fire station (big house) serving an approximately 2-mile radius and 47,791 residents in Snohomish County, closing a documented service gap in response coverage identified in the South County Fire's 2016 *Capital Facilities Plan*.⁴ The Site is not in a federally designated flood plain. The station will provide full fire suppression, all-hazards emergency response (including windstorms and floods), advanced life support/basic life support transport, emergency medical support, hazardous materials operations, rescue, and technical resources to support nearby residential, commercial, and healthcare uses.

To develop the projected reuse strategy, in 2021, South County Fire engaged a site locator firm to identify and prioritize fire station locations based on expected growth through 2041. The assessment identified the vicinity of 212th Street SW (approximately 0.4 mile north of the Site) as the highest priority location. The area is considered high need because it is a densely populated, high-traffic area where current emergency response is limited to existing fire stations located approximately 2 to 3 miles away, contributing to increased response times and associated risks of loss of life, structures, and property, as well as associated negative economic impacts. South County Fire approached Verdant Health in 2021 to evaluate the Site as a potential location to address these needs.¹¹

To engage the broader community, Verdant Health discussed the Site and proposed reuse strategy at five public monthly board meetings and public special meetings where residents could provide comments. Public meeting agendas, minutes, reports, budgets and other documents were posted on Verdant Health's website for those unable to attend. Contact information was provided on the website so residents can submit written comments. South County Fire conducted additional outreach to partners by using a consultant team to interview the mayor of the City of Edmonds, the City of Edmonds Police Chief, the Everett Housing Authority, the Housing Authority of Snohomish County, and the Evergreen Recovery Center. Partners were supportive of the projected Site use and provided ideas for mixed-use scenarios of the Site that would be compatible with the fire station.

The reuse strategy is consistent with local comprehensive plans and advances the following goals:

- Locate and staff fire stations to meet adopted response-time standards (Goal CF-1 in the [City of Edmonds Comprehensive Plan](#)).³
- Further public safety by providing services to the community to maintain a safe environment (CH Goal 1, [City of Lynnwood Comprehensive Plan](#)).¹²
- Grow healthcare-adjacent businesses, amenities, and services in the Health District (vision statement for the Health District in [City of Edmonds Comprehensive Plan](#)).³
- Promote mixed-use redevelopment and improved transit and pedestrian connections by providing essential public safety infrastructure that can serve a growing population (Goal LU-12 [City of Edmonds Comprehensive Plan](#), Highway 99 Subarea Plan of the [City of Lynnwood Comprehensive Plan](#)).^{3,12}

⁶ Maul Foster & Alongi, Inc. 2022. Phase II Environmental Site Assessment. 21558 Highway 99, Edmonds, Washington. August 30.

⁷ Maul Foster & Alongi, Inc. 2023. Supplemental Investigation Report. 21558 Highway 99, Edmonds, Washington. January 3.

⁸ Maul Foster & Alongi, Inc. 2023. Secondary Supplemental Investigation Report. 21558 Highway 99, Edmonds, Washington. May 30.

⁹ Maul Foster & Alongi, Inc. 2023. Secondary Supplemental Investigation Report. 21558 Highway 99, Edmonds, Washington. May 30.

¹⁰ Maul Foster & Alongi, Inc. 2025. Remedial Investigation Report. 21558 Highway 99, Edmonds, Washington.

¹¹ South County Fire. 2021. Non-binding letter of intent (LOI) to enter into exclusive negotiations for property acquisition. September 15.

¹² City of Lynnwood. 2025. Imagine Lynnwood Comprehensive Plan. January 27. Accessed January 21, 2026, [Link to plan](#).

d. Outcomes and Benefits of Reuse Strategy The reuse strategy will have the following regional and local economic development outcomes and benefits:

Expanded Emergency and Community Services: The fire station will provide improved and expanded fire and emergency response services to meet the needs of a growing population in a high-service area. A centrally located fire station reduces travel distances and leads to faster response times, improved life safety outcomes, and reduced property loss. The current response time in the Target Area is 8 minutes. The new fire station will reduce response times to the recommended 4 to 6 minutes.

Long-Term Public Health and Safety Improvements: Remediation will reduce potential exposure of petroleum hydrocarbons, chlorinated solvents, cPAHs, and heavy metals in soil, groundwater, and/or soil vapor to future occupational workers at the Site through direct contact, dust inhalation, or vapor intrusion.

- **Natural Disaster and Extreme Weather Resilience:** An additional fire station will improve response by providing additional first responders during extreme weather events such as heat waves and flooding. The location of the surrounding Highway 99 Health District will allow for efficient coordination between the hospitals and fire station emergency responders during natural disasters and extreme weather events.³
- **Operational Efficiency and Cost Savings:** A modern, purpose-built facility will improve firefighter safety, reduce maintenance costs, and allow for more efficient deployment of personnel and equipment to the community. The Site is located less than 0.25 mile east of the hospital, allowing for more efficient turnaround of emergency response vehicles and personnel in responding to subsequent emergencies.
- **No Displacement:** No displacement of residents or businesses will occur. The Site is currently vacant.

Energy Efficiency and Renewable Energy: The design for the fire house will meet Washington State Energy Code-Commercial Provisions in Washington Administrative Code Chapter 51-11C, which includes requirements on energy efficiency for insulation, windows, HVAC systems, and other building requirements.¹³

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

The site characterization is sufficient for remediation to continue as reflected in a letter obtained from the Washington Department of Ecology and attached to the Threshold Criteria Responses (Attachment C).

f. Resources Needed for Site Remediation

Given current community economic challenges (see Section 2a), public approval of a bond sufficient to cover site remediation is unlikely. The EPA funding requested in this application is expected to be sufficient to complete remediation of the Site. No additional resources are needed for Site remediation.¹⁴ Funding for ongoing monitoring following completion of the remedial action outside of the grant period will be carried out by South County Fire using bond funds.

g. Resources Needed for Site Reuse

For reuse of the Site as a fire station, South County Fire plans to pursue a voter-approved, taxpayer-funded bond to finance the redevelopment on the November 2026 ballot. This funding approach is consistent with the agency's established capital financing practices and would provide a dedicated revenue source for the project. The strategy of using a bond is viable because fire districts in the state have broad community support, as demonstrated by the passage of levy lid lifts to improve funding for 11 fire districts in Washington in November 2025.¹⁵

h. Use of Existing Infrastructure

The Site is in a densely populated neighborhood and is fully served by sewer, stormwater, drinking water, electrical, telecommunications, internet, natural gas, and transportation infrastructure. The reuse strategy will require improvements for station access and egress, traffic control and signalization, land and intersection modifications, pavement and structural upgrades, improvements for pedestrians and cyclist safety, as well as signage and markings. The Site is easily accessible from Highway 99 to the east, 216th Street SW to the south, and 72nd Avenue W to the west. The Site is on the local 101, 102, and Swift Blue bus routes with stops at the intersection of Highway 99 and 216th Street SW. Additionally, the Site is less than 0.25 mile south of the existing Edmonds Park & Ride facility.

2. Community Need and Community Engagement

Community Need, a. The Community's Need for Funding

This grant will directly address the needs of low-income communities in the Target Area by removing potential hazards to the community from contamination on the Site and allowing the construction of a fire station to eliminate service gaps. These gaps were identified in a community planning process driven by the city, fire district,

¹³ Washington State Building Code Council. 2024. Washington State Energy Code-Commercial 2021 Edition, Chapter 51-11C WAC. March 15. Accessed January 21, 2026, [Link to WAC](#).

¹⁴ Maul Foster & Alongi, Inc. 2026. Draft Analysis of Brownfield Cleanup Alternatives. 21558 Highway 99, Edmonds, Washington. January 5. Accessed January 21, 2026, [Link to ABCA](#).

¹⁵ Hawley, Steve. 2025. "November 2025 Ballot Measures: Counties and Special Purpose Districts." Municipal Research and Services Center. Accessed January 21, 2026, <https://mrsc.org/stay-informed/mrsc-insight/december-2025/2025-ballot-measures-november2>.

and a consultant team. The community in the Target Area has a lower per capita income than those in Snohomish County or the state (Table 1). The City of Lynnwood, which will be served by the fire house, also has a lower per capita income and higher unemployment rate than in the U.S. (Table 1). Large portions of the community in the Target Area and Lynnwood spend more than 30% of their income on housing while making less than 90% of the area’s median family income—a condition known as cost-burdened (Table 2). The City of Lynnwood’s Housing Needs Assessment identified those living along Highway 99, the region of the Target Area, to be at the highest likelihood of experiencing housing insecurity and notes that crime rates along the corridor are on the rise as well, which increases the need for emergency services.¹⁶

Table 1. Economic Distress Data

Indicator	Target Area	Edmonds	Lynnwood	Snohomish County	State	U.S.
2020 Population	47,791	42,853	38,568	827,957	7,705,281	331,449,281
2023 Per-capita Income	\$48,821	\$73,521	\$41,614	\$56,592	\$51,493	\$43,289
% 2022 Unemployment Rate	4.5	2.6	3.6	3.2	4	3.6
2022 % Below Poverty Level	9.6	3.5	14.2	8.7	9.9	12.1

Note: Shading indicates Target Area disadvantage compared with other areas. Source: [U.S. Census Bureau](#).

Table 2. Cost Burden in Target Area Compared to Cities, the State, U.S.

Indicator	Target Area	Edmonds	Lynnwood	State	U.S.
% Of population housing cost-burdened	37	31	43	32	33

Notes: Cost-burdened = spending more than 30% of income on housing while making less than 90% of area median family income. Shading indicates rates higher than in the state or U.S. Sources: [Washington Health Disparities Map](#) tool, [U.S. Census Bureau 2022](#).

Regional sources of funding for site remediation are unlikely as there are budget deficits at the local level. Snohomish County has a projected budget deficit of \$23.6 million in 2025–2026,¹⁷ while the City of Edmonds is facing a budget deficit of \$13.5 million dollars and will be forced to cut services in 2026.¹⁸ At the state level, Governor Ferguson has called for \$800 million in reductions to fill a \$2.3 billion budget gap.¹⁹ Verdant Health provides funding to local nonprofit community organizations that support food security, healthcare access, and mental health for vulnerable populations in the Health District, including low-income communities. This work is critical as recent cuts to local and state government budgets will directly impact programs serving these communities. Funding Site cleanup would require a further reduction in resources available for Verdant Health’s community services. Verdant Health seeks support to remediate the Site to ensure that its operating funds continue to benefit low-income residents during a period of regional economic distress. In addition, the hospital district has a requirement to maintain sufficient reserves to be able to assume hospital operations should this be required. Verdant Health’s finance department has estimated that the hospital district’s reserve is currently underfunded by approximately \$40 million.

b. Health or Welfare of Sensitive Populations

The Target Area has a higher percentage of children under the age of 18 and women of childbearing age than the state average (Table 3). Lynnwood has a higher percentage of these groups than both state and national averages (Table 3). The Site is also immediately adjacent to the building housing Swedish Pediatrics and 0.5 miles from the Swedish Birth and Family Clinic, which means that pregnant women and children are often in proximity to the Site. Cleanup of the Site will remove lead, arsenic, and TCE, all of which have been shown to pose risks for children and to pregnant women.^{20,21,22}

Table 3. Sensitive Populations in the Target Area

Indicator	Target Area	Lynnwood	Edmonds	State	US
% of children under 5	5	5	4	5	5.4

¹⁶ City of Lynnwood. 2020. Housing Needs Assessment. October. Accessed January 21, 2026, [Link to document](#).

¹⁷ Sinnott, Rick. 2025. “Underwhelming 2025 Deepen County Budget Woes.” Tribune. December 3. Accessed January 21, 2026, [Link](#).

¹⁸ Moreno, Joel. 2025. “Edmonds Faces Tough Budget Choices as Proposition 1 Fails to Secure Necessary Support.” KOMONews. November 7. Accessed January 21, 2026, [Link](#).

¹⁹ Vinson, Ty. 2025. “WA Gov. Ferguson Calls for \$800M in Reductions to Fill \$2.3 Billion Budget Gap.” The News Tribune. December 2025. Accessed January 21, 2026, [Link](#).

²⁰ Centers for Disease Control and Prevention. 2025. “Know the Facts: Protect Your Child from Lead Exposure.” August 2021. Accessed January 21, 2026, <https://www.cdc.gov/lead-prevention/communication-resources/know-the-facts.html>.

²¹ Centers for Disease Control and Prevention. 2015. “Public Health Statement for Arsenic.” Agency for Toxic Substances and Disease Registry. March 12. Accessed January 21, 2026, <https://wwwn.cdc.gov/TSP/PHS/PHS.aspx?phsid=18&toxid=3>.

²² Lash, Lawrence H. 2025. “Trichloroethylene: An Update on an Environmental Contaminant with Multiple Health Effects.” Annual Review of Pharmacology and Toxicology. Vol. 65:507-27. Accessed January 21, 2026, [Link to article](#).

% of population under 18	20	22	18	18	21.4
% of women of childbearing age	23	24	21	23	23
% over 65	16	19	12	16	18

Note: Shading indicates Target Area greater percentage of sensitive populations in Target Area compared with other areas.
Source: Sensitive population data from the [US Census Bureau 2022](#).

The adjacent City of Lynnwood has a higher percentage of residents over 65 than the national percentage (Table 3). There are also specific elderly populations near the Target Area and Site. The Site is immediately across from Cogir (an assisted living and memory care unit with a vulnerable elderly population) and within a block of the Pavilion Medical Building, which houses medical practices that serve the elderly. The Site is near Swedish Radiation Oncology and the Swedish Medical Oncology Center, which also serve elderly patients. Cleanup of the site will remove volatile carcinogens, such as cPAHs and chlorinated solvents, that could present a risk to the elderly populations adjacent to the Site, in the Target Area, and Lynnwood. The removal of the carcinogens would also reduce a potential risk to all cancer patients receiving treatment.

Funding from EPA’s Brownfield grant will support Verdant Health in removing Site risks to sensitive populations, including pregnant women, children, residents over 65, and patients of adjacent medical facilities. The proposed site reuse offers added advantages for sensitive and vulnerable populations within the Target Area by enabling the development of a new fire station. The new station will increase the number of first responders and reduce response times to the sensitive populations within the area of service, including the low-income communities described in Section 2a.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Site remediation will address a source of localized volatile compounds in an area that has elevated rates of asthma. Table 5 demonstrates that asthma rates are higher in the Target Area, Lynnwood, and Edmonds than Washington state or the US. The Site includes petroleum hydrocarbons and cPAHs, both of which are shown to be associated with the onset of asthma or increase of asthmatic symptoms.^{23,24} Lynnwood is also an area of high environmental disparity when assessing particulate matter 2.5 (PM 2.5) and traffic proximity (Table 5). Cleanup of the Site will reduce a source of pollution that can contribute to asthma and will reduce exposure to chlorinated solvents and cPAHs in a community that already has higher levels of air pollution from PM 2.5 and traffic.

Table 4. Sensitive Population Health Risk Factors in the Target Area

Health Measure in Adults ≥ 18	Target Area	Lynnwood	Edmonds	State	U.S.
Asthma	11.3%	11.3%	11%	10.5%	7.7%
Cancer	7.6%	7.5%	10.6%	10.7%	9.0%
Heart disease	5.3%	5.7%	5.6%	7.1%	8.4%
Chronic obstructive pulmonary disease	5.1%	5.6%	4.7%	5.2%	9.0%
Diabetes	10%	11%	9.2%	8.6%	13.5%
Depression	24.9%	24.4%	24.2%	23.4%	23.2%

Note: Shading indicates higher incidence of condition or disease compared to U.S. Sources: Sensitive population data from [CDC PLACES](#) and [CDC WONDER 2023](#).

Table 5. Identifying Sensitive Populations in the Target Area

Environmental Risk	Rank on a Scale of 1 (Lowest) to 10 (Highest)	
	Lynnwood	Edmonds
Particulate Matter 2.5	8	5
Ozone	2	2
Traffic Proximity	7	8
Lead Paint	6.5	4

Note: The environmental health disparities tracker is based on a formula of risk = threat x vulnerability. Communities are ranked from the lowest environmental health disparity (rank 1) to the highest environmental health disparity (rank 10). Higher numbers therefore indicate greater threats and vulnerabilities. Source: [WA Health Disparities Tracker 2023](#).

d. Economically Impoverished/Disproportionately Impacted Populations

Target Area residents in Lynnwood and communities living along the Highway 99 and I-5 corridor face high levels of economic distress and housing insecurity (Tables 1 and 2). Residents in Lynnwood are disproportionately impacted by environmental hazards, some likely a result of their proximity to a major transportation corridor

²³ Karimi, P., Peters, K.O., Bidad, K. et al. 2015. “Polycyclic Aromatic Hydrocarbons and Childhood Asthma.” *European Journal of Epidemiology*. 30, 91–101. Accessed January 21, 2026, <https://link.springer.com/article/10.1007/s10654-015-9988-6>.

²⁴ Kuppusamy, S., Maddela, N.R., Megharaj, M., Venkateswarlu, K. 2020. “Impact of Total Petroleum Hydrocarbons on Human Health.” In: *Total Petroleum Hydrocarbons*. Springer, Cham, Switzerland. Accessed January 21, 2026, https://link.springer.com/chapter/10.1007/978-3-030-24035-6_6.

(Table 5).^{25,26} The remediation of the Site will remove toxins and reduce exposure to communities facing higher economic and environmental burdens.

Patients using Health District centers and services are another economically burdened population who will benefit from remediation. The Site is near Swedish Hospital, a major regional hospital where 41% of patients are on Medicaid.²⁷ Healthcare costs are a significant economic burden in Snohomish County, which has higher costs of care for both private insurance and Medicaid compared to Washington state averages.²⁸ Site cleanup will reduce environmental exposures to families visiting the Health District and paying for medical treatments.

In addition to removing an environmental hazard from the community, the project will address a need in the Target Area by building a fire station that closes a service gap. Current response times in the Target Area are 8 minutes, meaning that the communities with lower incomes in the Target Area and Lynnwood are experiencing nearly twice the recommended response time of 4 to 6 minutes. By funding remediation of the Site, the grant will reduce environmental exposure and, once the fire station is constructed, help lower emergency response times for lower-income communities facing higher environmental burdens.

Community Engagement

e.–f. Project Involvement and Project Roles (2.e.–f.)

g. Incorporating Community Input

Table 6. Project Involvement and Project Roles

Organization/Entity/ Group Name	Point of Contact	Specific Project Role or Assistance Provided
South County Fire	Robert Eastman, Fire Chief REastman@southsnofire.org	Prospective buyer of the Site following cleanup. South County Fire will work closely with Verdant Health to ensure cleanup plan aligns with reuse strategy.
South County Fire	Keith Sharp, Captain KSharp@southsnofire.org	
Washington State Department of Ecology	Ali Furmall, State Brownfields Lead Afur461@ecy.wa.gov	Ecology will provide regulatory oversight and technical assistance throughout cleanup.
Washington State Department of Ecology	Tina Hochwender, Brownfields Program Planner Thoc461@ecy.wa.gov	
Swedish-Edmonds Hospital	Kristy Carrington, Chief Executive Officer Kristy.Carrington@providence.org	These organizations are key project stakeholders from the Highway 99 Health District that will provide input on services, utilization, and community needs and advocate for property redevelopment as a fire station to help further the goals of the Highway 99 Health District. Representatives of these organizations will attend meetings to stay informed about the project and provide input on the cleanup process. They may also help communicate project news to residents using established networks and tools such as websites, community meetings, and newsletters. They will also provide organizational coordination and connection to the communities being served by South County Fire.
Snohomish County Health Department	Dr. James Lewis, County Health Officer James.Lewis@co.snohomish.wa.us	
Snohomish County Human Services Department	MJ Brell Vujovic, Director Mary.Vujovic@co.snohomish.wa.us	
City of Edmonds Human Services Department	Shannon Burley, Deputy Director Shannon.Burley@edmondswa.gov	
Edmonds Food Bank	Casey Davis, Executive Director director@edmondsfoodbank.org	
Volunteers of America Western Washington	Brian Smith, President bsmith@voaww.org	
Compass Health	Tom Sebastian, President Tom.Sebastian@compassh.org	
Community Health Center of Snohomish County	Joe Vessey, Chief Executive Officer jvessey@chcsno.org	
Edmonds College	Dr. Amit Singh, President Amit.singh@edmonds.edu	

Community engagement has been a key element of Verdant Health’s planning for the Site to date. Under the Brownfields grant, Verdant Health will prepare a community involvement plan (CIP) and lead community engagement for remediation and redevelopment. Verdant Health’s CIP will include the methods and strategies described here, including, but not limited to: (1) Use of public notice boards at Target Area and community

²⁵ Thangavel P., Park D. & Lee Y. 2022. “Recent Insights into Particulate Matter (PM2.5) Mediated Toxicity in Humans: An Overview.” International Journal of Environmental Health. 19(12):7511. Accessed January 26, 2026. [Link](#).

²⁶ Levy J., Buonocore LJ, & Stackelberg KV. 2010. “Evaluation of the Public Health Impacts of Traffic Congestion: a Health Risk Assessment.” Environmental Health. Vol. 9: 65. Accessed January 26, 2026: [Link](#).

²⁷ Washington State Department of Health. 2024. Comprehensive Hospital Abstract Reporting System. Hospital Census & Charge Comparison by Payer from 01/01/2024 to 12/31/2024. Accessed January 21, 2026, [Link](#).

²⁸ Washington Health Alliance. 2026. “Highlight: Total Cost of Care.” Accessed January 21, 2026, [Link](#).

libraries, senior and community centers, churches and transit stations to provide fact sheets and notices of neighborhood and community meetings. (2) Use of Verdant Health’s website and social media to link to articles in local newspapers; e-newsletters, and posts. (3) Engaging the community partners listed in Table 6 to use their networks to expand reach to community leaders and organizations and generate word-of-mouth information to community members. (4) Posting project updates and information quarterly on Verdant Health’s project-specific web page. (5) Requesting public feedback on the project via a comment form on Verdant Health’s website. (6) Reviewing public comment and adjusting the cleanup plan and implementation as necessary, with feedback summarized in quarterly reports to the EPA prepared by Verdant Health. Additionally, Verdant Health holds monthly public board meetings and posts all public meeting agendas, minutes, reports, and budgets on their website.

Verdant Health will hold 4 community open houses, which will be held as hybrid online and in-person meetings at the Verdant Community Wellness Center to gather community feedback on the project. This in-person location is accessible to those who rely on public transit and is an ADA-compliant facility in the Target Area. Translation services for non-English speaking and hearing-impaired participants will be used as needed to provide equal access to project information. All public materials will include a statement that citizens may request alternative formats or special accommodations.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Proposed Cleanup Plan

The preferred remedial action includes the following:

- Decommissioning by removal of the two known USTs on the Site.
 - Targeted excavation of 100 bulk cubic yards of contaminated soil adjacent to the USTs.
 - Off-site disposal of 150 tons of excavated soil.
 - Import and placement of clean fill material to return excavated areas to the existing grade.
- Capping the central and southern portions of the Site through construction of a fire station (22,000 square feet) and associated asphalt parking lot (8,000 square feet).
 Installation of a vapor mitigation system (22,000 square feet).

This cleanup plan is a protective, long-term reliable solution that will effectively eliminate the risk of contamination to human health and future property occupants, as further described in the analysis of brownfields alternatives (ABCA) report.

Description of Task, Activities, and Outputs

b-e. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, Outputs

Table 7. Tasks and Activities

Task 1 – Project Management

b. Project Implementation: The Verdant Health Project Manager (PM) and a competitively procured (pursuant to 2 Code of Federal Regulations [CFR] 200) qualified environmental professional (QEP) will be responsible for overall project management and execution, with oversight and input from EPA and Ecology. The PM will manage project tasks, procurement activities, monitor schedule and budget, report on project activities to stakeholders, and oversee the selected QEP, which will support reporting and developing a final closeout report documenting all project activities under Ecology oversight such as the Voluntary Cleanup Program. Two Verdant Health staff will attend two regional brownfield conferences.

c. Anticipated Project Schedule: QEP procurement will be compliant with 2 CFR 200 and take place after the notice of grant award; grant funding is expected to become available by October 2026. Procurement of the QEP is expected between October 2026 and January 2027; additional project management work will take place February 1, 2027–September 30, 2030.

d. Task/Activity Lead: Verdant Health and QEP project managers.

e. Outputs: 15 quarterly reports, 4 federal financial reports (FFRs), 1 final summary report.

Task 2 – Community Engagement and Outreach

b. Project Implementation: Verdant Health will collaborate closely with area residents, project partners, and other stakeholders throughout the cleanup planning and remedial action; develop a Community Involvement Plan (CIP) and conduct four community outreach meetings at key project milestones; maintain and update the project websites and online information repository; and communicate project information through newspaper, newsletter, social media, email, and/or website notifications. The QEP will support Verdant Health with facilitating community meetings, drafting articles and press releases, and assisting with outreach to neighbors in the community, including finding interpretation and translation for meetings as needed.

c. Anticipated Project Schedule: February 1, 2027, to September 30, 2029, with key public meetings in 2028/9 (during cleanup), 2029 (post-cleanup), and other milestone meetings. Meeting frequency will be identified in the CIP.

d. Task/Activity Lead: Verdant Health and QEP project managers; assist: project partners.

Table 7. Tasks and Activities

e. Outputs: 1 CIP; up to four community meetings and notes/attendance/recordings, website and online information archive, up to 6 press releases or newspaper/web articles. Other outreach as needed.

Task 3 – Remedial Design and Cleanup

b. Project Implementation: Activities will include finalizing the ABCA including review and approval by Ecology; holding the ABCA 30-day public review and comment period; preparing a work plan for additional sampling to address data gaps for remedial design; performing a cultural resources review and assessment for the Site; obtaining permits; negotiating and receiving regulatory approvals; completing 60% and 100% design documents; preparing bid documents for cleanup contractors; and bidding process support, including contractor selection. With support from the QEP, Verdant Health will procure a remediation contractor in compliance with state regulations and 2 CFR 200.317.326, which the Verdant Health project manager will oversee with QEP assistance. Contractor cleanup activities are estimated to include decommissioning the two known USTs by removal, excavation, and off-site disposal of approximately 150 tons of contaminated soil; import of clean backfill; installation of an asphalt cap across an 8,000-square-foot area; and installation of a vapor barrier across a 22,000 square-foot-area. Verdant Health will work with Ecology to ensure that the cleanup meets state regulations. QEP will prepare a contaminated media management plan and environmental covenant for the Site following cleanup.

c. Anticipated Project Schedule: July 1, 2027–September 1, 2029.

d. Task/Activity Lead: Verdant Health; assist: QEP, construction contractor, EPA, and Ecology project managers.

e. Outputs: 1 Final ABCA; 1 SAP/QAPP; 1 HASP; NHPA and ESA documentation; 1 remediation bid specifications and bid package; Applicable permits for cleanup; 1 CMMP; 1 environmental covenant.

Task 4 – Monitoring

Implementation: The Verdant Health PM will perform yearly cap inspections and the QEP will perform one year of quarterly groundwater monitoring post-construction. An Operations & Maintenance (O&M) Plan that describes the ongoing monitoring will be prepared by the QEP.

Anticipated Project Schedule: September 1, 2029, to September 30, 2030.

Task/Activity Lead: Verdant Health PM; assist: QEP.

Outputs: 1 O&M Plan; 2 Yearly cap inspection reports; 4 quarterly groundwater monitoring events and reports.

Notes: CMMP = contaminated material management plan. ESA = Endangered Species Act. HASP = health and safety plan. NHPA = National Historic Preservation Act. SAP = sampling and analysis plan. QAPP = quality assurance project plan.

f. Cost Estimates

Verdant Health will lead Tasks 1 and 2, directing contractors to assist as needed. Verdant Health will lead Tasks 3 and 4, with support from the QEP as needed. Personnel costs in this section are based on Verdant Health personnel costs of \$60/hour. No subawards or participant support costs will be issued. All costs estimated in Tables 7 and 8 are based on the 2026 professional engineering consultant estimates from the ABCA²⁹ and were developed in coordination with Verdant Health.

	Project Tasks				Total
	1. Project Management	2. Community Engagement and Outreach	3. Remedial Design and Cleanup	4. Monitoring	
Direct Costs					
Personnel	\$11,820	\$6,000	\$3,8400	\$960	\$22,620
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$1,860	\$0	\$0	\$0	\$1,860
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$38,745	\$29,520	\$170,560	\$78,720	\$317,545
Construction	\$0	\$0	\$1,151,410	\$0	\$1,151,410
Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$52,425	\$35,520	\$1,325,810	\$79,680	\$1,493,435
Total Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$52,425	\$35,520	\$1,325,8100	\$79,680	\$1,493,435

²⁹ Maul Foster & Alongi, Inc. 2026. Draft Analysis of Brownfield Cleanup Alternatives. 21558 Highway 99, Edmonds, Washington. January 5. Accessed January 21, 2026, [Link to ABCA](#).

Table 8. Development of Cost Estimates

Task	Cost Basis and Assumptions
1. Project Management	<p>Personnel: \$11,820</p> <ul style="list-style-type: none"> • 24 project team meetings (6 meetings/year for four years) (24 x \$60/hour [hr]) x 2 Verdant Health personnel) = \$2,880 • 15 Quarterly Reports (15 reports x \$60/hr x 1 hrs/report = \$900) • 4 FFR reports (4 reports x \$60/hr x 1 hr/report = \$240) • 1 Final Summary Report (1 report x \$60/hr x 2 hours = \$120) • 2 Regional Brownfield Conferences (32 hours x \$60/hr [staff 1]) + (32 hours x \$60/hr [staff 2]) x 2 conferences = \$7,680 <p>Travel Costs: \$1,860</p> <ul style="list-style-type: none"> • Two staff to attend two regional brownfield conferences (\$465/person x 2 staff x 2 conferences = \$1,860; includes hotel, meals, rental car/mileage and incidental costs) <p>Contractual Costs: \$38,745</p> <ul style="list-style-type: none"> • 24 project team meetings (6 meetings/year) (24 x \$205/hr x 2 QEP personnel = \$9,840) • 15 quarterly reports (15 reports x \$205/hr x 7 hrs = \$21,525) • 4 FFR reports (4 reports x \$205/hr x 4 hrs = \$3,280) • 1 final summary report (1 report x \$205/hr x 20 hrs = \$4,100)
2. Community Engagement and Outreach	<p>Personnel: \$6,000</p> <ul style="list-style-type: none"> • Community outreach meetings (4 meetings x 8 hrs x \$60/hr = \$1,920) • Public involvement plan (8 hrs x \$60/hr = \$480) • Preparation of press releases or newspaper/web articles (40 hrs x \$60/hr = \$2,400) • Direct outreach and engagement with impacted, underserved communities (20 hrs x \$60/hr = \$1,200) <p>Contractual Costs: \$29,520</p> <ul style="list-style-type: none"> • Community involvement plan (20 hrs x \$205/hr = \$4,100) • Community outreach meetings (4 x 10 hrs x \$205/hr = \$8,200) • Articles/media updates (6 articles x 4 hrs x \$205/hr = \$4,920) • Direct outreach and engagement with impacted communities (40 hrs x \$205/hr = \$8,200) • Interpretation and translation (20 hrs x \$205/hr = \$4,100)
3. Remedial Design and Cleanup	<p>Personnel: \$3,840</p> <ul style="list-style-type: none"> • Support development of bid documents (RFP) for cleanup activities, evaluation of bids, calling references, coordination of pre-bid onsite meeting and selection of contractors (40 hours at \$60/hr = \$5,200) • ABCA and engineering design work plan review (24 hrs x \$60/hr = \$1,440) <p>Contractual Costs: \$170,560</p> <ul style="list-style-type: none"> • Finalize ABCA, including incorporating comments from public notice, further sampling and regulatory review; sampling and analysis plan and quality assurance project plan (SAP/QAPP); health and safety plan (HASP); Cultural resources review and assessment; engineering design documents; permitting; bid document preparation; contaminated media management plan (CMMP); environmental covenant. See attached ABCA for remedial design and permitting costs (Attachment D; Alternative 2 Schedule F [\$80,000] and portions of Schedule G [\$51,200] and Schedule I [\$39,360] = \$170,560). <p>Construction Costs: \$1,151,410</p> <ul style="list-style-type: none"> • Contractor cleanup activities are estimated to include decommissioning the two known USTs by removal, excavation, and off-site disposal of approximately 150 tons of contaminated soil; import of clean backfill, installation of an asphalt cap across an 8,000-square-foot area, and installation of a vapor barrier across a 22,000 square-foot-area. Cleanup will also include installation of six additional monitoring wells. See attached ABCA for cleanup cost estimates (Attachment D; Alternative 2 Schedules A [\$93,000], B [\$132,000], C [\$171,000], D [\$400,000], E [\$30,000], and portions of Schedules G [\$59,700] and I [\$265,710] = \$1,151,410).
4. Monitoring	<p>Personnel: \$960</p> <ul style="list-style-type: none"> • Annual cap inspection (8 hrs x \$60/hr x 2 years) = \$960 <p>Contractual Costs: \$78,720</p> <ul style="list-style-type: none"> • Quarterly groundwater monitoring and reporting (48 hrs x \$205/hr x 2 QEP personnel x 4 quarterly events = \$78,720)

Table 8. Development of Cost Estimates

Task	Cost Basis and Assumptions
Notes Cost estimates based on ABCA and Verdant Health personnel costs. ABCA = analysis of brownfield cleanup alternatives. cy = cubic yard. FFR = federal financial report.	HASP = health and safety plan. hr = hour. SAP/QAPP = sampling and analysis plan/quality assurance project plan. QEP = qualified environmental professional. UST = underground storage tank.

g. Plan to Measure and Evaluate Environmental Progress and Results

Verdant Health and QEP will prepare a project work plan with a detailed schedule of milestones such as completion of the sampling and analysis plan and quality assurance project plan, public meetings, and remedial action implementation. The project work plan will specify the project management software system used for project tracking (i.e., QuickBooks and Excel). Verdant Health will evaluate monthly progress in coordination with the QEP and construction contractor and publish results in quarterly progress reports, which Verdant Health will review and make publicly available on the project website. Measurement will compare output and outcome goals to quarterly achievements so that deviations can be identified and corrected in a timely manner.

The anticipated short-term cleanup results or outcomes for the project will be documented and include the quantity and mass of contaminated soil removed and the land area made safe for Site redevelopment through cap construction and vapor mitigation measures. Upon successful completion of cleanup, South County Fire can move toward property acquisition and redevelopment. While funding for redevelopment is outside of this grant request, these improvements cannot take place until cleanup occurs. The project work plan will identify methods to track post-cleanup improvements that can be tied to EPA cleanup grant outcomes.

4. Programmatic Capability and Past Performance

Programmatic Capability, a.-b. Organizational Structure and Description of Key Staff

The EPA grant will be managed by a team of Verdant Health staff that includes seasoned experts in financial/grant management. The team will be led by **Riene Simpson, Director of Finance**. Riene Simpson directs all financial activities, reviewing contracts, mitigating risk to the district, overseeing district property matters, providing guidance and oversight to ensure compliance with applicable state laws, and coordinating with external organizations necessary to support the district's operations. Riene is a Certified Personal Accountant with previous grant compliance experience managing a grant portfolio of more than \$1 million. Riene will be responsible for acquiring additional resources to complete the project and will track the budget and project deliverables. **Humaira Barlas, Fiscal Specialist** of Verdant Health will also assist Riene Simpson with financial activities. Other key staff include **Sarah Zabel**, who is serving as the **Superintendent of Verdant Health**; **David Lee, Marketing and Communications Manager**; **Ceil Erickson, Director of Community Impact**, from Verdant Health's Communications Department; and **Kyla Morgan, Office Manager/Executive Assistant**, all of whom will schedule and lead outreach efforts. Complementing these internal resources, Verdant Health will procure external consultants with technical skills in environmental assessment, remediation, and project management.

c. Acquiring Additional Resources

Verdant Health has established internal procedures and experience for retaining a Qualified Environmental Professional (QEP). Verdant Health regularly procures contractors and consultants by widely advertising solicitations using publicly posted Requests for Proposals (RFPs) pursuant to 2 CFR 200. As a special purpose district, Verdant Health uses state and local approved rosters for contractors and consultants (i.e., the Municipal Research and Services Center and Washington State Department of Enterprise Services rosters).

Past Performance and Accomplishments

e. Never Received Any Type of Federal or Non-Federal Financial Assistance Agreements

Although Verdant Health has never received any type of federal or non-federal financial assistance agreement, it is accountable to local and state government entities and its constituents for its financial activities. Verdant Health receives county levy funds annually as a Special Purpose District, which requires reporting and substantiation to Snohomish County and the State of Washington. In all instances Verdant Health must comply with reporting and accountability to the State of Washington Auditors office and to its independent financial statement auditors. Verdant Health undergoes two separate audits annually by these entities and is well versed in accountability reporting. Verdant Health's Director of Finance has prior experience managing federal awards, including Coronavirus Aid, Relief, and Economic Security Act and American Rescue Plan Act funding of up to \$250,000, as well as \$1 million in Building Our Largest Dementia Infrastructure for Alzheimer's Act funding to support programs such as caregiver support, social services, and program development. Verdant Health's Director of Finance also has experience overseeing State Department of Health program development grants ranging from \$100,000 to \$200,000, in addition to multiple private foundation grants totaling up to \$1 million annually, and will enlist the appropriate staff and technology to properly account for the award should funding be received.

Public Hospital District #2, Snohomish County, dba Verdant Health Commission EPA Brownfields Cleanup Grant

III.B. Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

- a. Public Hospital District #2, Snohomish County, dba Verdant Health Commission (Verdant Health) is the applicant and is eligible to apply as a General Purpose Unit of Local Government. Verdant Health is a special purpose local government (Public Hospital District) entity.
- b. Verdant Health is not exempt from federal taxation under section 501(c)(4) of the IRC. Verdant Health is exempt from taxation as a municipal corporation under IRC Code Section 115. Verdant Health is a Special Purpose Hospital District as organized by Snohomish County in the State of Washington and does not lobby the Federal government.

2. Previously Awarded Cleanup Grants

Verdant Health affirms that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

Verdant Health is not currently party to an EPA Brownfields Multipurpose Grant.

4. Site Ownership

Public Hospital District #2, Snohomish County, dba Verdant Health Commission (Applicant), is the sole owner of the site located on Snohomish County Tax Lot 00580700002201 that is proposed as the subject site for this EPA Brownfields Cleanup Grant proposal. Verdant Health acquired the site on November 14, 1995.

5. Basic Site Information

- a. Site Name: Community Property (formerly known as Former Value Village)
- b. Site Address: 21558 HIGHWAY 99, EDMONDS, WASHINGTON 98026; Tax Lot: 00580700002201

6. Status and History of Contamination at the Site

a. Hazardous Substances or Petroleum: The site is impacted by hazardous substances and petroleum, including total petroleum hydrocarbons (TPH) as gasoline-, diesel-, and oil-range, select metals (lead and arsenic), carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and chlorinated solvents. These impacts are associated with site development and historical site operations and were not caused by Verdant Health.

b. The operational history and current use(s) of the site: Based on a review of historical aerial photographs, the site was first developed in 1952 with several unidentifiable structures on its northern portion. The use of these structures is unknown. Those previous structures were demolished and a 21,600-square-foot building was constructed in 1967. Building plans from 1972 indicate the southwest interior room functioned as a “dispensing room” for Standard

Brands and was equipped with a pump and a fuel line that connected to a 10,000-gallon UST outside of the building. Records do not identify the type of fuel stored in the UST; however, based on its size and nearby soil and groundwater data, the UST likely stored diesel or kerosene.

The former building on the site was used as a grocery store (unknown retail name and number of years in operation), hardware store (ca. 1969; Home Builders Center), retail paint store (ca. 1972–1995; Standard Brands and Wax & Raine retail store), and thrift store (ca. 2005–2020; Shop & Save Thrift Stores and Value Village). The parking lot on the site was used for construction material storage in 2022 and for vehicle storage associated with an off-property car dealership between 2023 and 2024. The building on the site was vacant since 2020 and the parking lot on the site has been vacant since 2024. The building was demolished in December 2025.

c. Environmental concerns: Environmental concerns associated with the site include the following:

TPH in soil and groundwater: Gasoline-range TPH was detected in soil at concentrations up to 7,600 milligrams per kilogram (mg/kg) and sum heavy oils were detected at concentrations up to 10,600 mg/kg. These concentrations were observed in the upper six feet of soil. Sum heavy oils were detected in groundwater at concentrations up to 2,180 micrograms per liter (ug/L). Concentrations of TPH in soil and groundwater are limited to the southern half of the site and may present a vapor intrusion risk. The underground storage tank (UST) on the southwest portion of the site was reportedly decommissioned in place but may be an ongoing source of TPH to soil and groundwater on the site.

Metals in soil and groundwater: Lead was identified at a concentration of 360 mg/kg in a soil sample collected at 2.5 feet below ground surface (bgs) from the central portion of the former building on the site. Total and dissolved arsenic were detected in shallow groundwater at concentrations ranging from 5.8 to 170 ug/L total arsenic and 5.4 to 160 ug/L dissolved arsenic, above the proposed regulatory cleanup level of 5 ug/L. Total and dissolved lead were detected above regulatory cleanup levels in a single groundwater sample collected near the southern portion of the site.

Chlorinated Solvents in groundwater: Chlorinated solvents (tetrachloroethene [PCE], trichloroethene [TCE], cis-1,2-dichloroethene [cDCE], and vinyl chloride) were detected in shallow groundwater above their respective regulatory cleanup levels on the western portion of the site. Chlorinated solvents in groundwater may present a vapor intrusion risk. The source of chlorinated solvents on the site is unknown.

d. Source, nature, and extent of contamination: The following historical operations or sources may have contributed contamination at the site:

- Former operation of a UST on the southwestern portion of site, including the use of a pipe that was likely a product line from the UST to a pump that historically operated in the “dispensing room” located in the southwest portion of the former building
- Former operation of a suspected UST beneath the northern portion of the former building on the site

- Unknown geophysical anomalies in the northwestern portion of the former building on the site
- Placement of contaminated fill material from an unknown source
- Former hazardous materials storage area inside the former building
- Former use of the site as a hardware and retail paint shop
- Unknown source(s) resulting in CVOC concentrations in groundwater

The primary release mechanisms include leaks and spills, and secondary release mechanisms include leaching of contaminants from soil in the vadose zone to shallow groundwater. Soil contamination includes diesel- and oil-range TPH, arsenic, and cPAHs in the upper 6 feet of soil across the southern portion of the site. Groundwater contamination includes gasoline-, diesel-, and oil-range TPH, metals (arsenic and lead), and chlorinated solvents. Except for diesel- and oil-range TPH downgradient of the property, groundwater contamination is generally limited to the site tax lot.

7. Brownfield Site Definition

The site meets the definition of a brownfield under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 101(39). It is real property where the redevelopment and reuse are complicated by the presence of hazardous substances. Verdant Health affirms that the Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

The environmental assessment equivalent materials have been completed.

- A Washington State Department of Ecology (Ecology)-reviewed Phase II Environmental Site Assessment (ESA) was completed for the site on August 30, 2022 using an EPA State and Tribal Response Program grant managed by Ecology.
- An Ecology-reviewed Supplemental Investigation and Secondary Supplemental Investigation were completed for the site on January 3, 2023 and May 30, 2023, respectively using an EPA State and Tribal Response Program grant managed by Ecology.
- An Ecology-reviewed Remedial Investigation report was completed for the site on July 1, 2025. This assessment work was completed using an Ecology Integrated Planning Grant.

9. Site Characterization

a. Verdant Health and Ecology affirm that there is a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site. A letter from Ecology affirming that a sufficient level of characterization from past assessments has been performed for the remediation to begin on the site is attached to this application.

Categories b and c are not applicable to the Applicant.

10. Enforcement or Other Actions

Verdant Health is not the responsible party for the contamination of the subject site. There are no known ongoing or anticipated environmental enforcement or other actions related to the site. Verdant Health is not aware of any inquiries or orders from federal, state, or local government entities regarding the contamination, including liens.

11. Sites Requiring a Property-Specific Determination

Based on review, Verdant Health has determined that the site is not subject to this determination review process for the following reasons:

- There are no planned or ongoing removal actions under CERCLA
- The site has not been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA)
- The site is not subject to RCRA to which a corrective action permit or order has been issued or modified to require the implementation or corrective measures
- The site is not a land disposal unit that has submitted a RCRA closure notification or is subject to closure requirements specified in a closure plan or permit
- There has been no documented release of PCBs requiring that the property is subject to TSCA remediation
- The site does not receive monies for cleanup from the Leaking Underground Storage Tank Trust Fund

12. Threshold Criteria Related to CERCLA/Petroleum Liability

Verdant Health is eligible for a Brownfields Cleanup Grant to address hazardous substances as it can demonstrate that it meets the requirements for asserting an affirmative defense to CERCLA liability through a landowner liability protection. Verdant Health acquired the site in 1995, prior to the 2002 bona fide prospective purchaser (BFPP) provision. Verdant Health is not the party responsible for the contamination.

a. Property Ownership Eligibility – Hazardous Substance Sites

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY

(1) Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002

Demonstrate that the applicant qualifies for the exception at CERCLA § 104(k)(3)(E):

- a) Verdant Health acquired the property through a \$1,400,000 purchase from Bankers Trust Company of California as Trustee for Standard Brands Paint Liquidating Property Trust.
- b) The property was acquired on November 14, 1995.
- c) All disposal of hazardous substances at the site occurred before Verdant Health acquired the property.
- d) Verdant Health has not caused or contributed to any release of hazardous substances at the site.
- e) Verdant Health has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

b. Property Ownership Eligibility – Petroleum Sites

i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELIGIBILITY DETERMINATION

- (1) Verdant Health is the current property owner. The immediate past property owner is Bankers Trust Company of California as Trustee for Standard Brands Paint Liquidating Property Trust.
- (2) Verdant Health acquired the property with a \$1,400,000 cash purchase on November 14, 1995.
- (3) Verdant Health and the immediate past property owner did not dispense or dispose of petroleum or petroleum product contamination, did not own the site when petroleum dispensing or disposal took place, and took reasonable steps with regard to contamination at the site.
- (4) Verdant Health did not dispense or dispose of petroleum or petroleum products, or exacerbate the existing petroleum contamination at the site, and took reasonable steps with regard to the contamination at the site.
- (5) Verdant Health has not identified a potentially liable responsible party through any of the following:
 - a. a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
 - b. an enforcement action by federal or State authorities against any party that would require any person to assess, investigate, or clean up the site; or
 - c. a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner of the site (or the current or immediate past owner of the UST), that would, if successful, require the assessment, investigation, or cleanup of the site.
- (6) The site is not subject to any orders under § 9003(h) of the Solid Waste Disposal Act
- (7) Verdant Health and the immediate past property owner were not identified as responsible for the contamination.

13. Cleanup Authority and Oversight Structure

- a. The Verdant Health project team plans to enroll the site in the Ecology Voluntary Cleanup Program (VCP). All cleanup activities on the site will be conducted under Ecology oversight.

Documents prepared for this site have been submitted to Ecology under Facility Site ID 99999009 and Cleanup Site ID 16766. The site cleanup is expected to be governed under Washington Administrative Code (WAC) 173-340—Model Toxics Control Act Cleanup Regulations. These rules require that any removal or remedial action be conducted in a manner that assures protection of the environment and present and future public health, safety, and welfare.

b. Verdant Health has full access to the site; no adjacent property access is necessary.

14. Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

Electronic versions of the draft application and draft ABCA were made available for public review and comment on Verdant Health’s website on January 9, 2026. The ABCA is included in this submittal and summarizes:

- Site and contamination issues, cleanup standards, and applicable laws
- The cleanup alternatives considered
- The proposed cleanup

b. Community Notification Ad

Verdant Health published a community notification ad on their website on January 9, 2026 announcing that the draft application and draft ABCA were available for public review and comment, and that a public meeting would be held to discuss the grant application and reuse plan and provide an opportunity for community questions and comments. The notification clearly stated:

- That copies of the grant application and the draft ABCA were available for public review and comment
- How to comment on the draft proposal (via email to info@verdanthealth.org)
- Where the draft application and ABCA were located
- The date, time, and location of the public meeting

c. Public Meeting

A virtual public meeting was held on January 22, 2026 to gather and consider public comments prior to the submittal of this application. Seven people attended the meeting. During the meeting, Verdant Health and its environmental consultant presented the findings of the ABCA, discussed the application, and were available for questions from the public. No public comments or questions were received during the meeting.

d. Submission of Community Notification Documents

The following documents are included in this application package:

- A copy of the draft ABCA

- Public meeting notice on Verdant Health's website
- Meeting agenda
- Power Point slide deck summary from the public meeting
- Meeting sign-in sheet/participant list

Because no public comments were received during the public meeting or by email, this application does not include public comments or applicant responses to public comments.

15. Named Contractors and Named Subrecipients

Contractors: Not applicable. Verdant Health will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.18.

Subrecipients: Not applicable.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

January 9, 2026

Sarah Zabel
Verdant Health Commission
4710 196th St. SW
Lynnwood, WA 98036

RE: Ecology Support for Verdant Health Commission's Application for a Brownfields Cleanup Grant for Value Village Edmonds / Verdant Health Commission Community Building

Dear Sarah Zabel:

The Washington Department of Ecology (Ecology) acknowledges that Verdant Health Commission (Verdant) plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

Verdant has developed an application requesting site-specific federal Brownfields Cleanup funding for the Value Village Edmonds / Verdant Health Commission Community Building site located at 21558 Highway 99 in Edmonds, Washington.

Ecology affirms that:

- i. Verdant Health Commission will request State oversight for the site through the Voluntary Cleanup Program;
- ii. The site is eligible to be overseen by a State program; and
- iii. Based on the environmental assessments performed to date and information provided by the applicant, Ecology concurs that the site has a sufficient level of site characterization for the remediation work to begin.

For any questions regarding this letter, please contact me at (509) 655-0538 or ali.furmall@ecy.wa.gov.

Sincerely,

Ali Furmall
Brownfields Lead
Toxics Cleanup Program
Washington Department of Ecology

cc: Meredith Lightbody, EPA Region 10
Sarah Frederick, EPA Region 10
Kim Wooten, Ecology

