

April 20, 2026

Mr. Sam Morman, Civil Review Engineer  
City of Puyallup  
333 S. Meridian  
Puyallup, Washington 98371

Re: Summary of Environmental Status  
Former Washington Cold Storage Site  
240 15<sup>th</sup> St. SE  
Puyallup, Washington  
Cleanup Site ID 16703  
VCP Site No. XS0012

Dear Mr. Morman:

MORIN Environmental (ME) is providing this letter on behalf of Kurv Industrial (Kurv; formerly Bridge Industrial) in support of its efforts to obtain final development permits for the Former Washington Cold Storage property (Property) located at 240 15<sup>th</sup> St. SE in Puyallup, Washington.

ME understands that a summary of the environmental background for the Property may be beneficial to the City of Puyallup's (the City) review of the application.

Through the efforts of the prior Property owners the Property has undergone a full Remedial Investigation/Feasibility Study (RI/FS) and development of a Cleanup Action Plan (CAP), as well as completion of remediation of the Property. All work was performed under the oversight and supervision of the Washington Department of Ecology (Ecology) under its Expedited Voluntary Cleanup Program (EVCP) as site No. XS0012. The Property was issued a No Further Action (NFA) determination dated February 9, 2026. The Ecology Project Manager is Mr. Frank Winslow. All work at the Property was performed in accordance with the Model Toxics Control Act (RCW 70A.305) and its implementing regulations (WAC-173-340; collectively "MTCA"). The extensive body of documents related to the Property can be located at <https://apps.ecology.wa.gov/cleanupsearch/site/16703>.

The NFA determination is referred to as a restricted NFA and includes an Environmental Covenant (EC) which restricts the use of the Property to commercial and industrial purposes and requires a) the maintenance of a surface cap and b) ongoing groundwater monitoring. As with all such Ecology sites, the Property will undergo a 5-year review by Ecology to confirm ongoing compliance with the NFA and EC.

The planned development will necessarily disturb the current surface cap, which will be replaced by an improved site surface at the completion of redevelopment. Ecology and Mr. Winslow were provided with

Mr. Morman, City of Puyallup  
Summary of Environmental Status  
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240 15<sup>th</sup> St SE, Puyallup, Washington  
April 20, 2026

pre-final development plans during the development of the cleanup action plan and Ecology was fully aware that there would be temporary surface disturbance resulting in a cap of higher integrity than the current surface. The development will also result in improved surface water control, which further improves the performance of the remedial action and the cap integrity.

One of the conditions of the EC is that Ecology be notified of pending soil disturbing activities and that Ecology provides a written response. Ecology and Mr. Winslow were notified of the pending site development activities via email on April 9, 2026 by Ms. Ali Cochrane of Black River Environmental (BRE; consultant to Kurv). A copy of that communication is attached. Mr. Winslow responded later that day confirming receipt of the notice and providing no objections to project implementation. Mr. Winslow's communications on April 9 and April 17 providing final approval are also attached.

Kurv acknowledges that during redevelopment it may encounter changed conditions or unexpected environmental impacts. In preparation for that possibility BRE will be preparing an Environmental Media Management Plan and Construction Contingency Plan (EMMP). The EMMP will detail how Kurv and its subcontractors will meet the ongoing requirements of MTCA and other regulations that may apply to environmental impacts at the Property. Enforcement and oversight of those regulations is the responsibility of Ecology and the courts.

As reflected in the Ecology NFA, the Property is currently in full compliance with MTCA and no further remedial action is required in order for the Property to be used for its zoned and permitted purposes. Kurv is obligated and committed to complying with all applicable regulations and laws that apply to the Property and specifically to the underlying requirements of the NFA and EC. It is ME's opinion that, to date, Kurv has complied with each of those requirements.


If after reviewing this letter you have any questions or need additional information, please feel free to call (425) 979-9919 or email at [morinthomasc@gmail.com](mailto:morinthomasc@gmail.com).

Sincerely,



*Prepared by:*  
Thomas C. Morin, L.G.

Enclosures: Email Notification to Ecology, Ali Cochrane – 4/9/2026  
Ecology Response, Mr. Frank Winslow – 4/9/2026  
Ecology Response, Mr. Frank Winslow – 4/17/2026

**From:** Ali Cochrane ali@blackriverenv.com   
**Subject:** Puyallup 130 (XS0012, Fmr WA Cold Storage): Notification of upcoming construction activities  
**Date:** April 9, 2026 at 3:26 PM  
**To:** Winslow, Frank (ECY) fwin461@ecy.wa.gov  
**Cc:** Jeremy Porter jeremy@blackriverenv.com, Spencer Mayes smayes@bridgeindustrial.com

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Hi Frank,  
I'm writing regarding the Former Washington Cold Storage site, VCP No. XS0012 on behalf of our client, Kurv Industrial (formerly Bridge Industrial).

Kurv is currently progressing through due diligence efforts in support of their potential acquisition of the property, targeting a closing date in mid-May 2026. They would then immediately commence with redevelopment construction. The due diligence and construction schedule is still being firmed up, so please consider this a preliminary notification and we will follow up with a firmer schedule in the upcoming weeks.




Kurv has retained Black River to provide environmental support for the project, and we are currently in the process of preparing an Environmental Media Management Plan & Construction Contingency Plan to guide the redevelopment construction activities and fold in requirements outlined in the Environmental Covenant, Cap Monitoring Plan, and Long-term Groundwater Monitoring Plan.

Let me know if there's anything more or different we can provide you at this point in the process. Hope you're doing well, thanks!

## Ali Cochrane, LG

Associate Geologist



- 
-  206-949-7478
  -  ali@blackriverenv.com
  -  www.blackriverenvironmental.com

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**From:** Thomas Morin morinthomasc@gmail.com   
**Subject:** Fwd: Puyallup 130 (XS0012, Fmr WA Cold Storage): Notification of upcoming construction activities  
**Date:** April 16, 2026 at 4:17 PM  
**To:**

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**From:** Winslow, Frank (ECY) <[fwin461@ECY.WA.GOV](mailto:fwin461@ECY.WA.GOV)>  
**Sent:** Thursday, April 9, 2026 4:43 PM  
**To:** Ali Cochrane <[ali@blackriverenv.com](mailto:ali@blackriverenv.com)>  
**Cc:** Jeremy Porter <[jeremy@blackriverenv.com](mailto:jeremy@blackriverenv.com)>; Spencer Mayes <[smayes@bridgeindustrial.com](mailto:smayes@bridgeindustrial.com)>  
**Subject:** RE: Puyallup 130 (XS0012, Fmr WA Cold Storage): Notification of upcoming construction activities

**CAUTION:** This email originated from outside of the organization.

Hi Ali,

Thank you for your email.

Hopefully the building plans are compatible with the existing monitoring network – Ecology considers protection of those monitoring wells to be of critical importance at this site.

Please note that if any opinion or technical assistance letters are to be requested from Ecology, enrollment in the voluntary cleanup program (either expedited or standard) would be required prior to issue of such letters. If no opinion or technical assistance is sought, submittal of documents prepared for the Site would still be appreciated to ensure that our record is kept complete and up-to-date. As you are aware, Ecology will be performing a periodic review approximately 5 years after the NFA issue. That periodic review has been paid for under expedited VCP project XS0012.

Thanks, Frank

**Frank P. Winslow, LHG**

WA Expedited VCP Site Manager  
Department of Ecology – Toxics Cleanup Program  
1250 W. Alder Street, Union Gap, WA 98903  
(509) 424-0543 (cell)

[Frank.Winslow@ecy.wa.gov](mailto:Frank.Winslow@ecy.wa.gov)

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**From:** Ali Cochrane <[ali@blackriverenv.com](mailto:ali@blackriverenv.com)>  
**Sent:** Thursday, April 9, 2026 3:26 PM  
**To:** Winslow, Frank (ECY) <[fwin461@ECY.WA.GOV](mailto:fwin461@ECY.WA.GOV)>  
**Cc:** Jeremy Porter <[jeremy@blackriverenv.com](mailto:jeremy@blackriverenv.com)>; Spencer Mayes <[smayes@bridgeindustrial.com](mailto:smayes@bridgeindustrial.com)>  
**Subject:** Puyallup 130 (XS0012, Fmr WA Cold Storage): Notification of upcoming construction activities

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External Email

Hi Frank,

I'm writing regarding the Former Washington Cold Storage site, VCP No. XS0012 on behalf of our client, Kurv Industrial (formerly Bridge Industrial).

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Let me know if there's anything more or different we can provide you at this point in the process. Hope you're doing well, thanks!

## Ali Cochrane, LG

Associate Geologist



**BLACK  
RIVER**

environmental



206-949-7478



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[www.blackriverenvironmental.com](http://www.blackriverenvironmental.com)

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**From:** Thomas Morin morinthomasc@gmail.com

**Subject:** Fwd: Puyallup 130 (XS0012, Fmr WA Cold Storage): Notification of upcoming construction activities

**Date:** April 20, 2026 at 12:50 PM

**To:**

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Begin forwarded message:

**From:** "Winslow, Frank (ECY)" <fwins461@ECY.WA.GOV>  
**Subject:** RE: Puyallup 130 (XS0012, Fmr WA Cold Storage): Notification of upcoming construction activities  
**Date:** April 17, 2026 at 10:51:28 AM PDT  
**To:** Thomas Morin <morinthomasc@gmail.com>  
**Cc:** Spencer Mayes <SMayes@bridgeindustrial.com>, Ken Lederman <ken@mhseattle.com>, Jeremy Porter <jeremy@blackriverenv.com>

Hi Thom,

Thank you for your notification email and the Teams call today regarding the former Washington Cold Storage site (CSID 16703). Ecology has no objections to your proceeding with construction at the property.

We understand that an Environmental Media Management Plan (EMMP) is being prepared that will discuss management of onsite soil and contingencies in case of encountering conditions such as impacted soils or tanks. Please copy Ecology with that EMMP for our record. As discussed, Ecology will only be providing written feedback if the property is enrolled in a process such as VCP or expedited VCP. If any contamination is encountered during construction work, Ecology should be notified within 48 hours.

As mentioned, Ecology highly recommends that any soil to be removed from the property be properly characterized and disposed of at a permitted disposal facility, such as for use as daily cover. Reuse of soils at properties with sensitive land uses such as residential is not advised, regardless of sampling data.

Please also copy Ecology with the building plan for our record. As we discussed, the existing monitoring wells that are to be used for the continued monitoring network (discussed within Ecology's NFA letter) should be protected. Other monitoring wells that are not needed should be decommissioned by a licensed driller.

We appreciate you keeping Ecology informed as the project moves forward. Unless unexpected conditions are encountered, Ecology does not anticipate producing any documents for this property until our 5-year periodic review, anticipated to occur in about the first quarter of 2031.

Thanks, Frank

**Frank P. Winslow, LHG**

WA Expedited VCP Site Manager  
Department of Ecology – Toxics Cleanup Program  
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[Frank.Winslow@ecy.wa.gov](mailto:Frank.Winslow@ecy.wa.gov)