INITIAL INVESTIGATION FIELD REPORT

WASHINGTON STATE DEPARTMENT OF ECOLOGY

☐ **Check this box if you have attached any documents to this form (using the paperclip icon on the left).**

ERTS #(s):	707004
Parcel #(s):	0001800113
County:	King
FSID #:	3505
CSID #:	16678
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Dawn Food Products	6901 Fox Ave S Seattle, WA 98108	
Site Contact, Title, Business: Ken Lederman McCullough Hill Leary, PS	Site Contact Address (including City, State and Zip): 701 5th Ave, Ste 6600 Seattle, WA 98104	Phone (206) 812-3388 Email ken@mhseattle.com
Site Owner, Title, Business: Bridge Point Seattle 130 LLC Matt Gladney	Site Owner Address (including City, State and Zip): 1041 Puerta Del Sol Dr Las Vegas, NV 89138	Phone Email mgladney@bridgeindustrial.com
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s): Guimont Fox Ave LLC	Additional Info (for any Site Information Item):	
Alternate Site Name(s): Bridge Point / Dawn Food Products Sea Dry Mix		

Latitude (Decimal Degrees):	47.54058
Longitude (Decimal Degrees):	-122.32894

INSPECTION INFORMATION

☑ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

Inspection Conducted? Yes ☐ No ☒	Date/Time:	Entry Notice: Announced ☐	Unannounced ☐
Photographs taken? Yes ☐	No ☐	Note: Attach photographs or upload to PIMS	
Samples collected? Yes ☐	No ☐	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):		**LIST on Confirmed and Suspected Contaminated Sites List**: ☒
Release or threatened release does not pose a threat	☐	
No release or threatened release	☐	
Refer to program/agency (Name: _____)	☐	
Independent Cleanup Action Completed (contamination removed)	☐	

COMPLAINT (Brief Summary of ERTS Complaint):

Ecology Northwest Region Toxics Cleanup Program received a request to enter into the formal program and negotiate an Agreed Order for the development of a remedial investigation / feasibility study / draft cleanup action plan (RI/FS/dCAP) for the property located at 6901 Fox Avenue South along the Lower Duwamish Waterway.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Soil and groundwater impacts occur above MTCA cleanup levels for metals, vinyl chloride, gasoline, and other contaminants. Recommendation: List on CSCSL

Investigator: Kimberly Smith Date Submitted: 6/22/2022

OBSERVATIONS ☑ **Please check this box if you included information on the Supplemental Page at end of report.**

Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

The 5.4-acre Dawn Foods property is located in an industrial area near the Georgetown neighborhood in Seattle. The Duwamish River, located adjacent to the property to the west, is an Environmental Protection Agency (EPA)-listed Superfund site. The Fox Ave Building Site (Cleanup Site ID 5082) is a known contaminated site located to the east of the subject property and is believed to be an off-site source of groundwater contamination to the Dawn Foods property.

Historical evidence indicates that the property has been used since at least 1917 for various commercial and industrial uses including ship building, sheet metal fabrication and generator manufacturing, electric thermostat manufacturing, paint spraying, general storage, and offices. Ship building operations occurred primarily in the southwestern portion of the property. Roughly seven structures were removed and replaced with the existing warehouse in 1977. The existing structure is approximately 128,800 square feet (2.96 acres), in which dry foods and cooking oils are currently stored. The warehouse has been used by multiple food companies over the decades.

Several stormwater drains reportedly capture runoff and discharge via a single outfall, though its location has not been verified. Soils include fill material from off-property sources, including Duwamish River dredge spoils. Geoprobe borings encountered groundwater at approximately 8 feet and 12 feet below ground surface with a general flow direction of west-southwest toward the Duwamish River.

A limited subsurface investigation was conducted on the property in 1996 by Hart Crowser identifying total petroleum hydrocarbons (TPH) and metals at two sample locations in the western portion of the property. Volatile organic compounds (VOCs) were also detected in several sample locations.

Crete Consulting Inc. conducted a Phase I Environmental Site Assessment (ESA) in January 2020 identifying three Recognized Environmental Conditions, including the presence of regulated building materials, presence of contaminated groundwater off-site sources, and presence of contaminated soil and groundwater on-site sources.

A Phase II ESA was completed by Crete Consulting Inc. in March 2020 that assessed contamination from on- and off-site sources. Soil and groundwater samples were collected from seven Geoprobe borings concentrated in the eastern and southwestern portions of the property. Arsenic, mercury, and other metals were detected in soil above MTCA Method A cleanup levels. Groundwater was analyzed for metals, TPH as gasoline (TPH-G), and VOCs. Groundwater detections above the surface water screening levels included dissolved arsenic, dissolved nickel, dissolved zinc, vinyl chloride, Cis-1,2-Dichloroethene, and TPH-G. The sampling results showed that there is a chlorinated solvent groundwater plume on the eastern portion of the property, which is assumed to have migrated from the off-property Fox Ave Building Site. Gasoline-range organics from an unknown source was detected in groundwater at one boring.

A Remedial Investigation Work Plan was completed by Crete Consulting, Inc. in November 2021, which summarizes additional focused environmental investigations. Samples were analyzed for metals, chlorinated VOCs, semivolatile VOCs, benzene, toluene, ethylbenzene, and xylenes, polychlorinated biphenyl aroclors, and TPH. Metals detected in soil samples above MTCA protection levels included mercury, arsenic, cadmium, chromium, copper, nickel, and zinc. Carcinogenic polycyclic aromatic hydrocarbon compounds in soil were found to be elevated above MTCA Method A cleanup levels. Groundwater samples from soil borings detected the following compounds above MTCA cleanup levels: dissolved arsenic, dissolved nickel, dissolved zinc, tetrachloroethene, vinyl chloride, cis-1,2-dichloroethene and TPH-G. A vapor intrusion assessment was conducted in June 2020 and June 2021, which detected contaminants of concern in indoor air samples. Except for TPH, indoor air concentrations, when corrected for ambient air concentrations, did not exceed the MTCA Method B cleanup levels.

Bridge Point Seattle 130 LLC recently purchased the property at 6901 Fox Avenue and submitted a formal request to negotiate an Agreed Order on May 26, 2021 to develop an RI/FS/dCAP.

Documents reviewed:

Report: Remedial Investigation Work Plan, Former Bunge Foods Facility. Crete Consulting, Inc. November 3, 2021.

Letter: Formal Request to Negotiate an Agreed Order per WAC 173-340-530, 6901 Fox Avenue South, Seattle, Washington. McCullough Hill Leary, PS, Seattle, Washington. May 26, 2021.

Memorandum: Summary of Soil and Groundwater Conditions, Dawn Food Products - Seattle, WA. Crete Consulting, Inc. February 5, 2021.

Letter: Phase 2 ESA at 6901 Fox Avenue S. Crete Consulting, Inc. March 6, 2020.

Report: Phase 1 Environmental Site Assessment Report: 6901 Fox Avenue South, Seattle, Washington. Crete Consulting, Inc. January 31, 2020.

Lower Duwamish Waterway Superfund Site Dawn Food Products, Inc.'s 104(e) Responses. September 2008.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). *Use this when TEX contaminants are present independently of gasoline.*
	Polynuclear Aromatic Hydrocarbons (PAH)	C					Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene		B				Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline		C		S		Petroleum Gasoline
	Petroleum Other						Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents	B	C		S		PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)	B					Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). *Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270*
Metals	Metals - Other	C	C				Cr, Se, Ag, Ba, Cd
	Lead	B					Lead
	Mercury	C					Mercury
	Arsenic	C	C				Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordinance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	**Definition**
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: ☐ **Site Discovery (received a report):** _____ (Date Report Received)
☐ **ERTS Complaint**
☑ **Other (please explain):** _____

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No
If *No*, please explain why: _____

NAICS Code (if known): _____
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):
_____

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment
If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): ☐ No Process ☐ Independent Action
☐ Voluntary Cleanup Program ☑ Ecology-supervised or conducted
☐ Federal-supervised or conducted

Site Status: ☒ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring
☐ No Further Action Required

Model Remedy Used? ☐
If yes, was this a transformer spill? ☐

Site Manager (Default: _____): _____

Specific confirmed contaminants include:

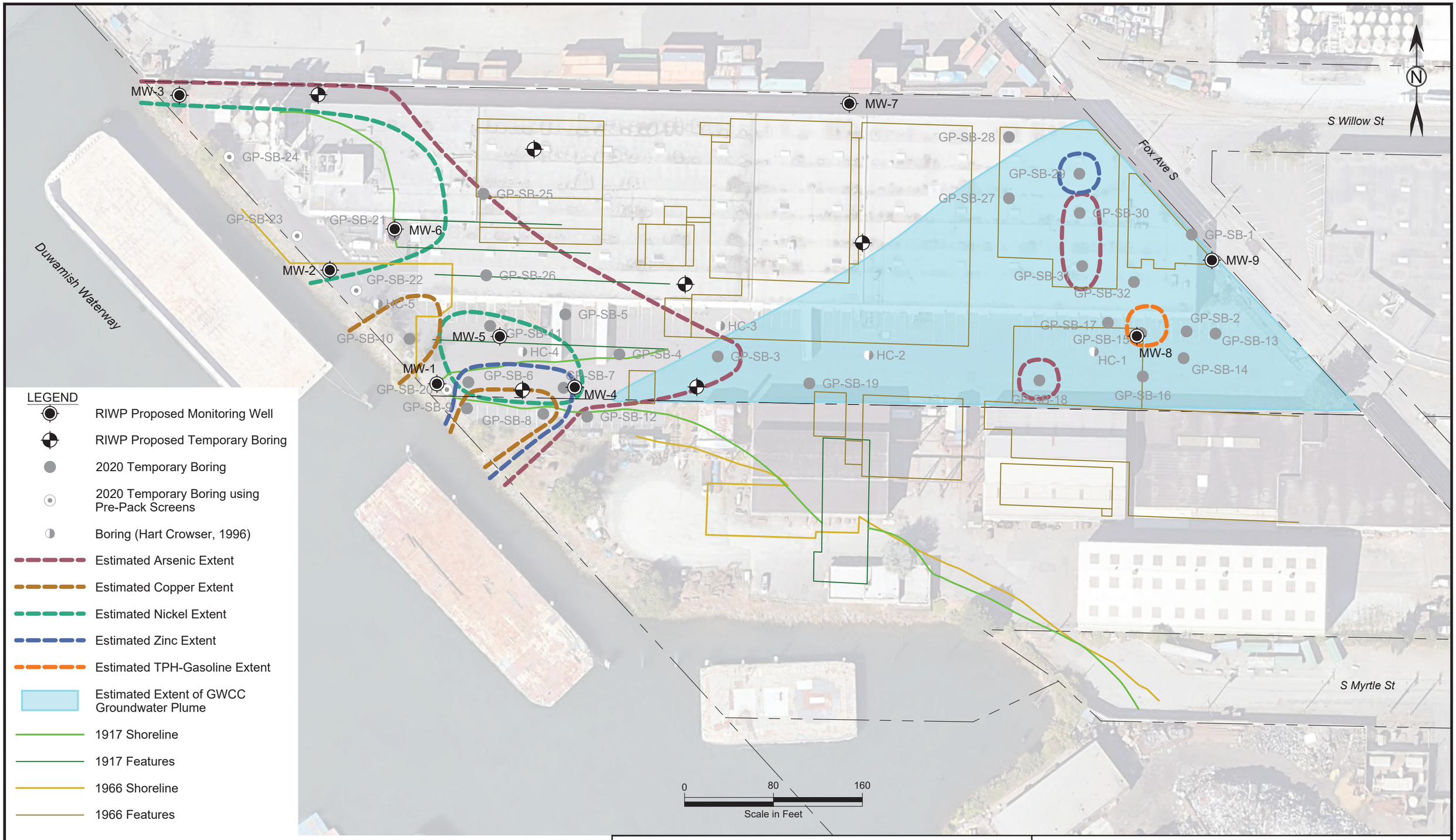
_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
3505
Cleanup Site ID No. (if known):
16678

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.



LEGEND

- RIWP Proposed Monitoring Well
- RIWP Proposed Temporary Boring
- 2020 Temporary Boring
- 2020 Temporary Boring using Pre-Pack Screens
- Boring (Hart Crowser, 1996)
- Estimated Arsenic Extent
- Estimated Copper Extent
- Estimated Nickel Extent
- Estimated Zinc Extent
- Estimated TPH-Gasoline Extent
- Estimated Extent of GWCC Groundwater Plume
- 1917 Shoreline
- 1917 Features
- 1966 Shoreline
- 1966 Features

CRETE CONSULTING, INC.

Former Bunge Foods Facility
Bridge Industrial
October 14, 2021

Figure 13
Proposed Soil and Groundwater Sample Locations