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):	714828
Parcel #(s):	2826059039, 2826059059
County:	King
FSID #:	99998241
CSID #:	16701
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Totem Commercial Center	12700 12704 NE 124th St Kirkland, WA 98034	
Site Contact, Title, Business: Keith Woodburne / Tom Morin TRCC	**Site Contact Address (including City, State and Zip):** kwoodburne@trccompanies.com / tmorin@trccompanies.com	Phone Email
Site Owner, Title, Business: ACG Totem LLC	**Site Owner Address (including City, State and Zip):**	Phone Email
Site Owner Contact, Title, Business: David Sinnett / Sean Thorson American Property Development	**Site Owner Contact Address (including City, State and Zip):** 15 Lake Bellevue Dr, Ste 200 Bellevue, WA 98005	Phone Email dsinnett@acg.com/sthorson@acg.com
Previous Site Owner(s): **Alternate Site Name(s):**	**Additional Info (for any Site Information Item):** Existing Facility Site IDs associated with previous commercial businesses on these parcels don't look like they're in the same tenant space as the loading dock contamination	

Latitude (Decimal Degrees):	47.71116
Longitude (Decimal Degrees):	-122.17053

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's Hazardous Waste and Toxics Reduction program copied the Toxics Cleanup Program on a Contained-In Determination letter, indicating tetrachloroethene (PCE) contaminated soil at a location that is not an existing cleanup site.

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

Identified site contamination includes a relatively small area of PCE and petroleum in soil, and elevated concentrations of arsenic in groundwater. Additional site investigation and remediation is warranted. Recommendation: add to Confirmed and Suspected Contaminated Sites List.

Investigator: Kim Wooten Date Submitted: 9/6/2022

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 property generally includes two tax parcels that house two warehouse buildings with multiple commercial tenant spaces. Soil and groundwater sampling have been conducted on the property to understand conditions and the need for remedial actions as part of a planned redevelopment into multi-family residences over parking.

The primary area of soil contamination identified during sampling was in an area near a hydraulic lift on the loading dock of one of the tenant spaces. Soil contamination in this area included tetrachloroethene (PCE) and petroleum hydrocarbons in the diesel and oil range.

Groundwater is present on the property at depths of 7 to 20 feet below ground surface (bgs). Groundwater flow is anticipated to be to the northwest. Petroleum and PCE were not present above the applicable Method A cleanup level in any groundwater sample collected. Multiple samples contained total arsenic, chromium, and/or cadmium above the Method A cleanup level. In samples analyzed for dissolved metals, only arsenic exceeded the cleanup level.

The removal of shallow soil contamination in the area near the loading dock may have already been completed, based on the date of the project in the Request for Contained-In Determination. Even if this has been completed, additional site investigation is warranted into issues including arsenic in groundwater.

Documents reviewed:

TRC. October 26, 2021. Request for Contained-In Determination, Totem Commercial Center Redevelopment Project.

Ecology. November 15, 2021. Letter Re: Contained-in determination for F002-contaminated soils from the Totem Commercial Center Redevelopment Project in Kirkland, Washington.

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)						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						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel	C					Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	C					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	C					PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						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						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic		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:

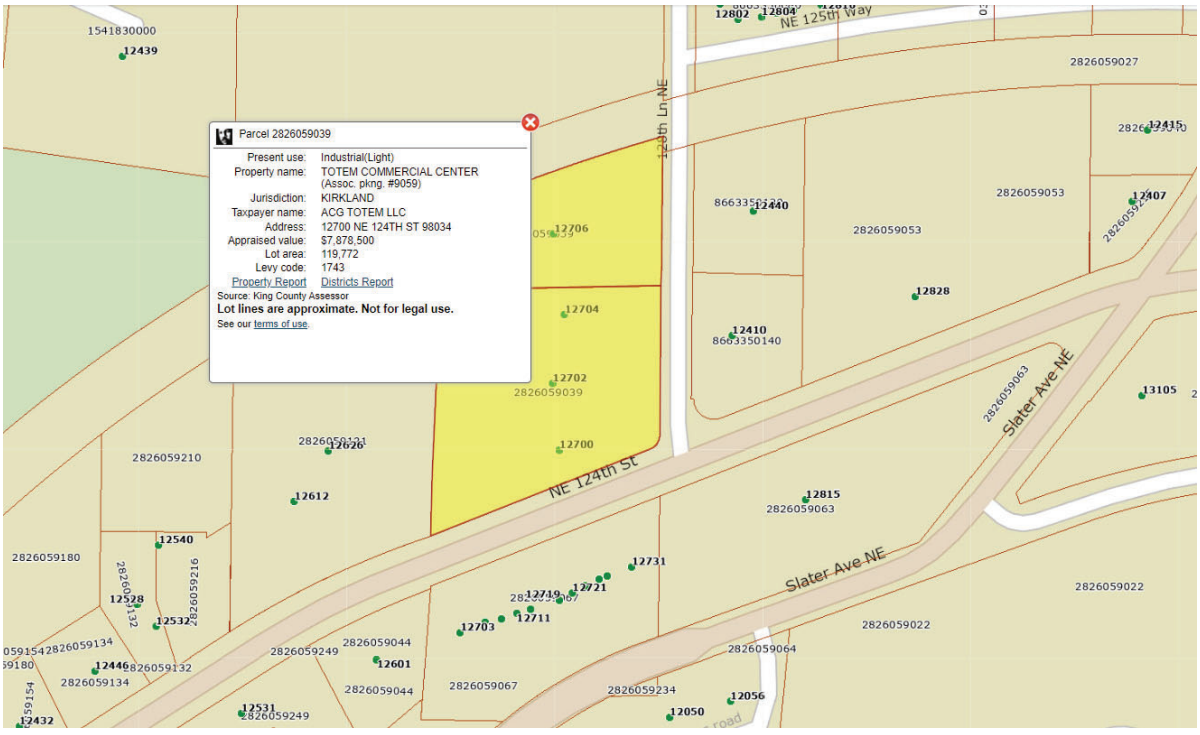
_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
99998241
Cleanup Site ID No. (if known):
16701

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.



Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting

Locations of samples. Soil contamination with PCE and petroleum was located near B-7. Figure from TRC Request for Contained-In Determination.

Sample ID	Sample Date	Petroleum Hydrocarbons			Detected Volatile Organic Compounds			Metals									
		GRO	DRO	ORO	Methylene chloride	Tetrachloro-ethene (PCE)	1,2,4-Trimethyl-benzene	Arsenic Total	Arsenic Dissolved	Cadmium Total	Cadmium Dissolved	Chromium Total	Chromium Dissolved	Lead Total	Lead Dissolved	Mercury Total	Mercury Dissolved
B-1-GW	9/9/2021	<100	<50	<250	<5	<1	<1	7.79	4.34	<1	<1	8.22	<1	3.05	<1	<1	<1
B-2-GW	9/9/2021	<100	<50	<250	<5	<1	<1	45	5.13	1.46	<1	146	<1	23.6	<1	<1	<1
B-3-GW	9/9/2021	<100	54 x	<250	<5	<1	<1	39.9	13	3.42	<1	543	<5	103	<1	<5	<1
B-4-GW	9/9/2021	<100	<50	<250	<5	<1	<1	16.5	4.68	<1	<1	125	<1	15.2	<1	<1	<1
B-5-GW hs	9/9/2021	<100	61 x	<270	6.1 lc	<1	<1	50.5	7.18	2.2	<1	320	<1	39.1	<1	<1	<1
B-6-GW	9/10/2021	<100	<50	<250	<5	<1	<1	10.4	8.48	<1	<1	21.5	<1	1.8	<1	<1	<1
B-7-GW	9/10/2021	<100	56 x	<250	<5	1.2	<1	1.51	<1	<1	<1	5.84	<1	<1	<1	<1	<1
B-8-GW	9/10/2021	<100	<50	<250	<5	<1	<1	10.1	3.84	<1	<1	154	<2	15.8	<1	<1	<1
B-9-GW hs	9/10/2021	<100	<54	<270	5.4 lc	<1	<1	63.6	15.4	5.83	<1	886	<1	193	<1	1.19	<1
B-10-GW	9/10/2021	<100	<50	<250	<5	<1	<1	37.5	16.6	<1	<1	42.8	<1	14.3	<1	<1	<1
MTCA Method A Groundwater Cleanup Level		800/1,000	500	500	5	5	80	5		5		50		15		2	

Notes:
All results presented in micrograms per liter (ug/L).
Bold Bold results exceed the laboratory reporting limit.
Shaded results exceed the cleanup level.
< Result is less than the laboratory reporting limit.

Qualifiers:
lc The presence of the analyte is likely due to laboratory contamination.
x The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

Compounds:
GRO Gasoline-range organics
DRO Diesel-range organics
ORO Oil-range organics