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):	726954
Parcel #(s):	2926049409
County:	King
FSID #:	65981
CSID #:	16999
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Modera Northgate	10631 8th Ave NE Seattle, WA 98125	
Site Contact, Title, Business:	**Site Contact Address (including City, State and Zip):**	**Phone** (425) 295-0833 **Email**
Brani Jurista Farallon Consulting		bjurista@farallonconsulting.com
Site Owner, Title, Business:	**Site Owner Address (including City, State and Zip):**	**Phone / Email**
Mill Creek Residential Trust		
Site Owner Contact, Title, Business:	**Site Owner Contact Address (including City, State and Zip):**	**Phone** (425) 739-7678 **Email**
Meredith Holzemer Mill Creek Residential Trust	1417 116th Ave NE Bellevue, WA 98004	mholzemer@mcrtrust.com
Previous Site Owner(s):	**Additional Info (for any Site Information Item):**	
Alternate Site Name(s): Kindred Hospital		

Latitude (Decimal Degrees):	47.70655
Longitude (Decimal Degrees):	-122.32146

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):

11/27/23 ERTS: "Regional fill soil impacted with carcinogenic polycyclic aromatic hydrocarbons was encountered on, and disposed of off-property during redevelopment. The permanent cleanup action was conducted as an independent remedial action between March 2022 and June 2023. Redevelopment of the property by Mill Creek Residential Trust required the removal of soil, including three limited areas of soil impacted by cPAHs at TECs [toxic equivalency concentrations] exceeding the MTCA Method A cleanup level."

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

Impacted soil was excavated and confirmation samples indicate no contaminants are present above cleanup levels in soil or groundwater. The contamination and source has been removed. Recommendation: NFA due to successful independent cleanup action.

Investigator: Andrew Weinrich Date Submitted: 2/21/2024

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 Site is a 2.22 acre parcel in Seattle which most recently operated as a nursing facility and was developed in approximately 1964 with a three-story, approximately 50,448 square foot building with a basement. As early as 1977, the southwest portion of the property was developed with three 768 square foot storage buildings, two emergency generators, and an above ground storage tank (AST) used for the storage of diesel fuel.

A permit was issued by the City of Seattle in 1962 to fill the property with approximately 30,000 cubic yards of sandy loam fill. During the redevelopment of an apartment building to the north of the Site in 2019, soil with hazardous constituents associated with the historical placement of fill was discovered, with encountered constituents consisting of carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and total petroleum hydrocarbons.

A subsurface investigation took place at the property from August 2019 through January 2020. This investigation included a ground penetrating radar (GPR) survey to locate potential underground storage tanks (USTs). No USTs were detected during the GPR survey. The investigation also included the advancement and sampling of 13 soil borings (FB-1 through FB-13) to depth ranges of 10 to 15 feet below ground surface (bgs). 10 additional soil borings (FB-14 through FB-23) were installed at similar depth ranges to further characterize soil contamination. 2 borings (FB-24/FMW-1 through FB-25) were installed to a maximum depth of 36.5 feet bgs.

Sampling results indicated the presence of cPAHs, oil-range organics (ORO), and diesel-range organics (DRO). cPAH detections above Method A cleanup levels were located on the west end of the property (FB-25 @ 15 feet bgs) and the east end of the property (FB-6 @ 5 feet bgs). ORO was detected at concentrations below Method A cleanup levels in soil at numerous locations throughout the site. During trenching activities in May 2023, petroleum like odors were detected in the southern portion of the property where cPAHs were detected above cleanup levels at 5 feet bgs. Groundwater sampling at the site did not detect cPAHs, ORO, or DRO.

While the property was undergoing redevelopment, an independent cleanup action took place in June 2023 which included the demolition of existing buildings on the property, the excavation and removal of soil in the western, eastern, and southern portion of the site where cPAHs were located, and confirmation soil sampling to confirm that the cleanup level for cPAHs in soil was attained throughout the site.

As the excavated fill material was the likely source of elevated concentrations of cPAHs and low level DRO and ORO occurrences, no source of contamination remains at the site. Additional sampling confirmed the attainment of cleanup levels for all contaminants in soil and groundwater at the site. No further action is recommended at the site.

Documents reviewed:

Cleanup Action Report - 10631 8th Avenue Northeast, Seattle, Washington. Farallon Consulting, LLC, Issaquah, Washington. October 6, 2023.

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)	RB	B				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	B	B				Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	B	B				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						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						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: NFA

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:

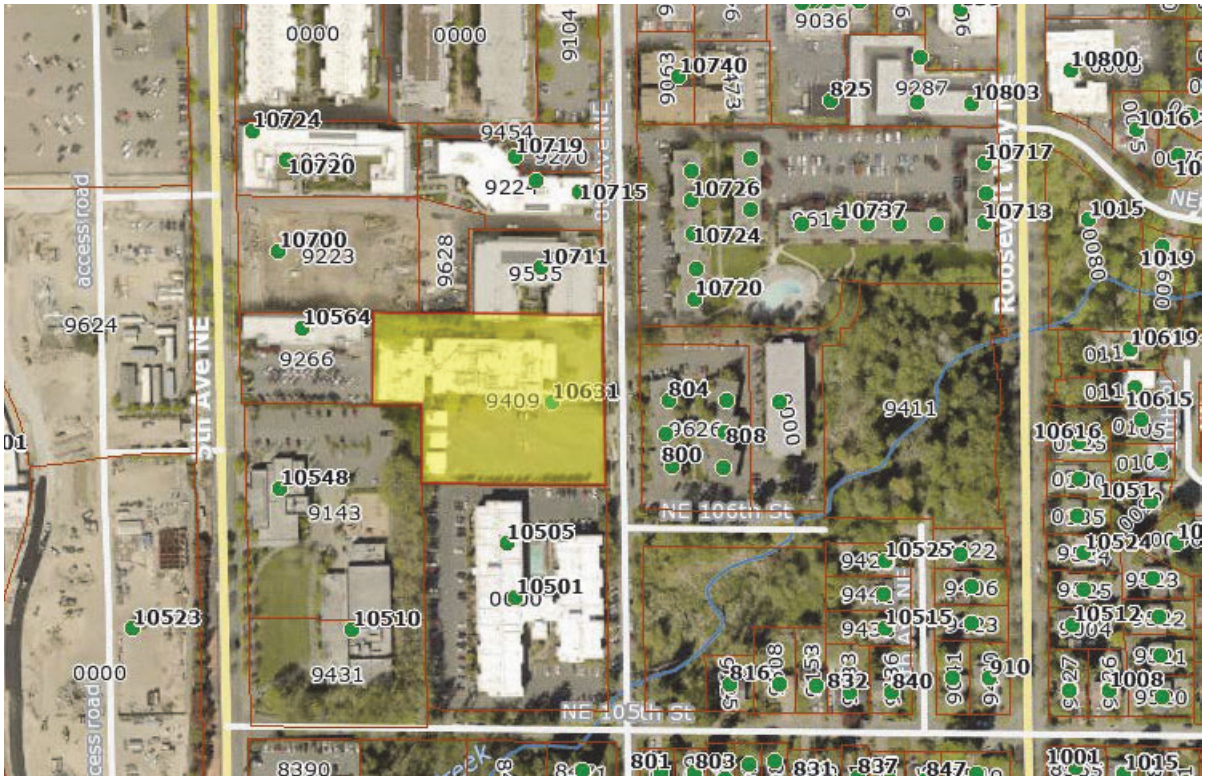
_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

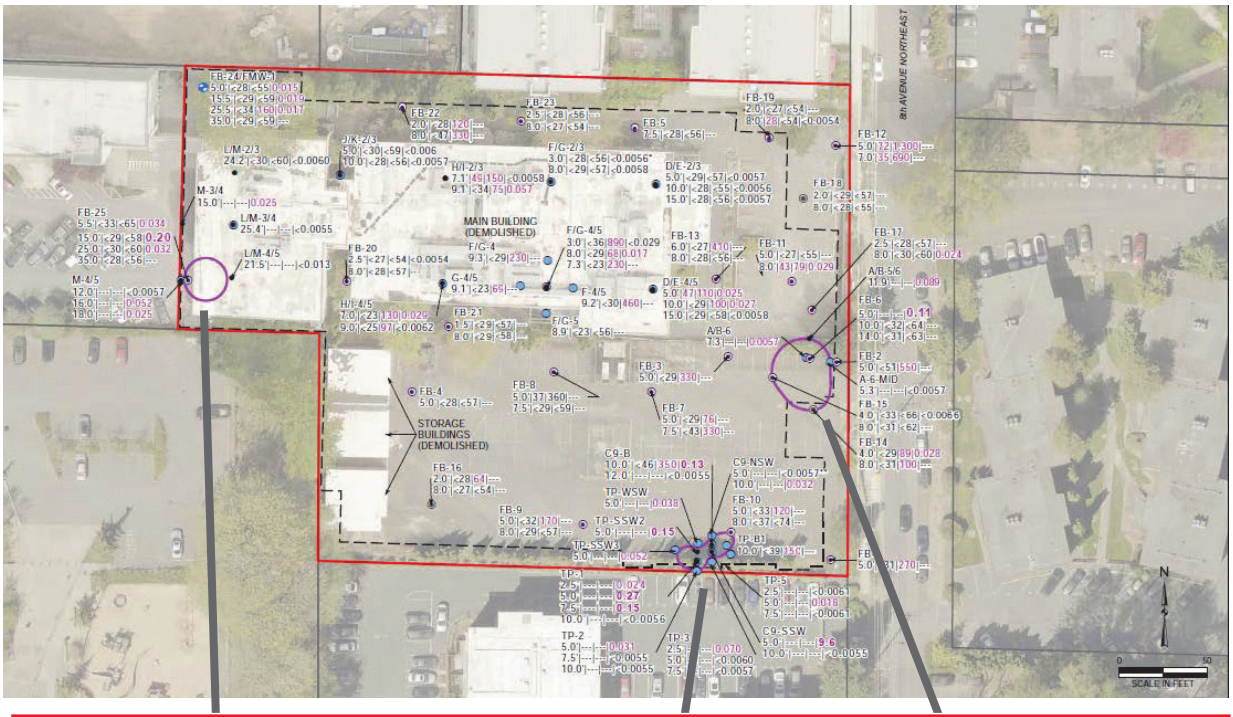
Facility/Site ID No. (if known):
65981
Cleanup Site ID No. (if known):
16999

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



Site map with boring/well locations, concentrations of cPAHs, and cleanup level exceedance zones.

Western Excavation Zone

Eastern Excavation Zone

Southern Excavation Zone