



# INITIAL INVESTIGATION FIELD REPORT

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

ERTS #(s):  
Parcel #(s):  
County:  
FSID #:  
CSID #:  
UST #:

726100
7000100360
King
267786
17042

## SITE INFORMATION

<u>Site Name (Name over door):</u> Sound Transit South Bellevue Station	<u>Site Address (including City, State and Zip):</u> 2700 Bellevue Way SE Bellevue, WA 98004	<u>Phone</u> (253) 383-4940 <u>Email</u>
<u>Site Contact, Title, Business:</u> Marsi Beeson & Dana L. Carlisle PE Geo Engineers	<u>Site Contact Address (including City, State and Zip):</u> 1101 S Fawcett Ave, Ste 200 Tacoma, WA 98402	<u>Phone</u> <u>Email</u>
<u>Site Owner, Title, Business:</u> Sound Transit, East Link Alignment E320	<u>Site Owner Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Ross Stainsby Sr. Environmental Planner, Sound Transit	<u>Site Owner Contact Address (including City, State and Zip):</u> 401 S Jackson St Seattle, WA 98104-2826	<u>Phone</u> (206) 553-3607 <u>Email</u> ross.stainsby@soundtransit.org
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u>		

Latitude (Decimal Degrees): 47.585664

Longitude (Decimal Degrees): -122.190078

## 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.

<u>Inspection Conducted?</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>Date/Time:</u>	<u>Entry Notice:</u> Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
<u>Photographs taken?</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach photographs or upload to PIMS	
<u>Samples collected?</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

## RECOMMENDATION

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/>	

## COMPLAINT (Brief Summary of ERTS Complaint):

Before the construction of the East Link South Bellevue Station in 2017, an environmental investigation performed by GeoEngineers in 2015 identified possible demolition debris and imported fill of unknown origin on the property. The fill is believed to have been deposited during the parcel development to a park-and-ride lot in the 1980s. GeoEngineers on 9/19/2023 submitted an MTCA Notification of Discovery of Historic Hazardous Substance Release to 2700 Bellevue Way SE Bellevue, WA 98004. Polycyclic aromatic hydrocarbons (PAHs) at concentrations exceeding MTCA cleanup levels were detected in some soil samples analyzed.

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

Environmental investigations completed from 2015 to 2017 included 11 soil borings advanced to depths ranging between 2 and 23 feet below ground surface (bgs) on this park-and-ride facility. These investigations identified the presence of widespread fill, with selected samples exhibiting carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and lube oil concentrations above MTCA cleanup levels. Recommendation: add to the Contaminated Sites List.

Investigator: Olu Akeroro

Date Submitted: 2/14/2024

**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.):

This property with King County Parcel No. 7000100360 is currently under development by Sound Transit as a Link Light Rail station and a Washington State Department of Transportation (WSDOT) park-and-ride facility. Prior to the discovery of the contaminated imported fill, an Initial Investigation No Further Action was issued to this Site on 08/27/2018. Before construction of the East Link South Bellevue Station which began in 2017 as a park-and-ride facility, environmental investigation studies identified possible demolition debris and imported fill of unknown origin on the property. Soil containing cPAH concentration above MTCA Method A cleanup level remains in the northern portion of the site, which is now covered in-place by the parking garage. The fill is believed to have been deposited when the parcel was developed as a park-and-ride lot in the 1980s.

GeoEngineers performed an environmental investigation of the parcel in 2015 that included the advancement of 11 soil borings to depths ranging between 2 and 23 feet below ground surface (bgs). The investigation identified the presence of widespread fill and selected soil samples that exhibited carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and lube oil concentrations less than MTCA cleanup levels. However, in one boring location at depths of 7 to 8 and 14 to 15 feet bgs, sample analytical results revealed lube-oil range and cPAH concentrations greater than MTCA cleanup levels. Limited groundwater sampling performed included petroleum hydrocarbons chemical analysis, volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), priority pollutant metals, cyanide, pH, and flash point. Groundwater is believed not to be affected as no groundwater was encountered during remedial actions. Total arsenic concentrations in the groundwater samples were detected at a level greater than the MTCA groundwater cleanup level and the lowest applicable surface water criteria, but less than King County sanitary sewer disposal criteria (important for dewatering discharge permitting). All soil samples were properly labeled and transported to the laboratory under standard chain-of-custody protocols for laboratory analysis.

In 2017 INNOVEX Environmental Management Company performed another environmental investigation, 13 test pits were excavated to depths up to 16 feet bgs and 15 soil samples were collected. Laboratory analytical results revealed cPAHs in three soil samples at concentrations exceeding MTCA cleanup levels. A contaminated debris soil area encountered during the parking garage construction was remediated as part of an Independent remedial action. Confirmation soil samples indicated the presence of cPAHs in two of four confirmation soil samples at concentrations greater than MTCA Method A cleanup levels. Contaminated debris soil samples encountered during the parking garage construction revealed cPAH concentrations greater than MTCA Method A cleanup level.

A total of 1,523 tons of contaminated soil and fill were excavated and transported under manifest for disposal at the Republic Services Regional Disposal Facility in Seattle, Washington. This parcel currently has some contaminated soil in-place that is capped by the Link Light Rail tracks, parking, and landscaping. It is likely that an institutional control (environmental covenant) would be required to address the in-place contaminated soil.

**Documents reviewed:**

GeoEngineers Inc. MTCA Notification of Discovery of Historic Hazardous Substance Release, Sound Transit – East Link E320 South Bellevue Station (EL111) Property, 2700 Bellevue Way SE, Bellevue Washington. Project No.: 4082-071-00. Prepared for Washington State Department of Ecology. September 19, 2023. (This document includes the following reports as appendices.)

GeoEngineers Inc. Environmental Site Assessment Data Report, Sound Transit East Link E320, WSDOT South Bellevue Park and Ride, EL111, East Link South Bellevue Station, Bellevue, Washington. Project No.: 4082-044-01. Prepared for Sound Transit. July 15, 2015.

INNOVEX Environmental Management, Inc. Independent Remedial Action and Drilled Shaft Observation Report, South Bellevue Station (EL111), 2500 Bellevue Way SE, Bellevue, Washington. Project No.: RTA/CN 0063-15. Prepared for Sound Transit. June 18, 2019.

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 ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)	C	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	B	B				Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel	B	B				Petroleum Diesel
	Petroleum Gasoline	B	B				Petroleum Gasoline
	Petroleum Other	C	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 ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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	B				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). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other	B	B				Cr, Se, Ag, Ba, Cd
	Lead	B	B				Lead
	Mercury	B	B				Mercury
	Arsenic	B	C				Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides	B					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 Ordnance						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 **Model Remedy Used?** ☐  
☒ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring **If yes, was this a** ☐  
☐ No Further Action Required **transformer spill?**

Site Manager (Default: \_\_\_\_): \_\_\_\_

Specific confirmed contaminants include:

cPAH, ORO in Soil

As in Groundwater

       in Other (specify matrix:       )

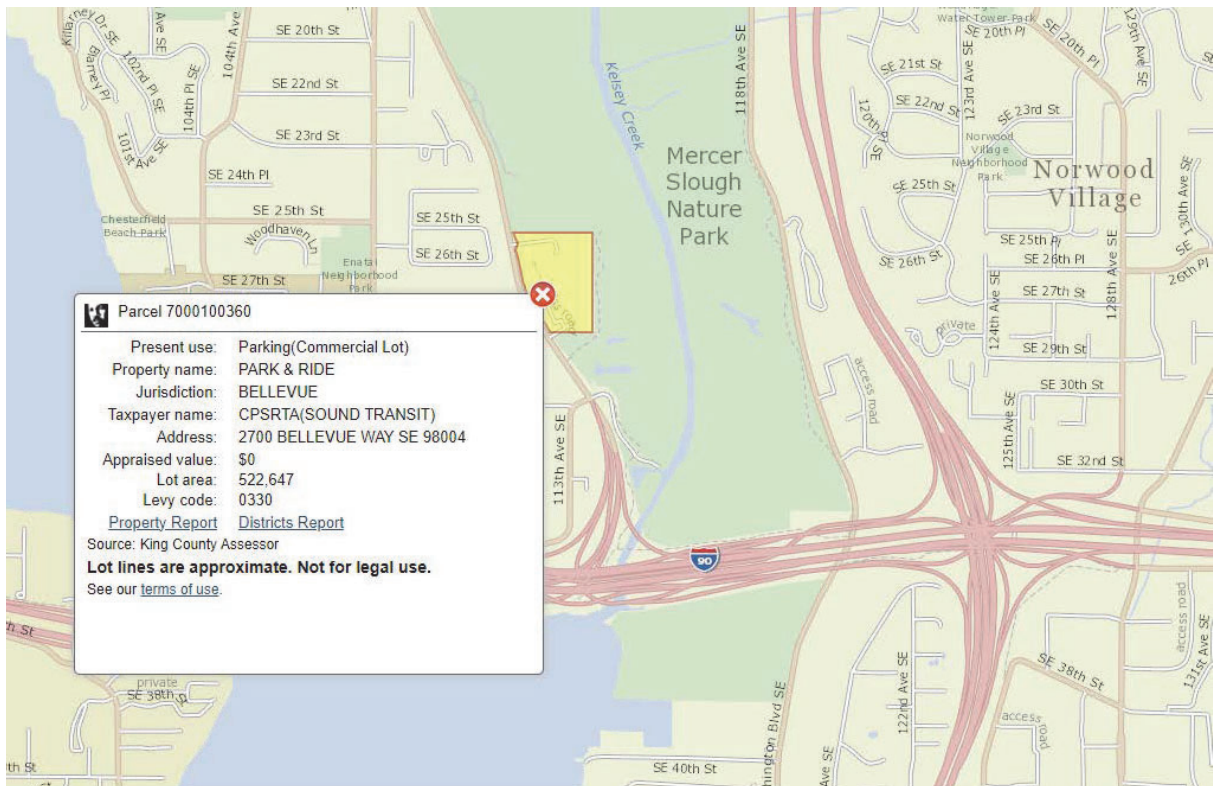
Facility/Site ID No. (if known):

267786

Cleanup Site ID No. (if known):

17042

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

