

Department of Ecology - Environmental Report Tracking System

ERTS # 642031

Initial Report

External Reference #

Caller Information

First Name CONFIDENTIAL
 Last Name *****
 Business Name *****
 Street Address *****
 Other Address *****
 City SEATTLE State WA Zip 98102
 E-mail *****
 Phone Ext Type
 Confidential_FL ☒

Where did it happen

Berth Anchorage
 Location Name
 Street Address 2514 BEACON AVE S
 Other Address
 City/Place SEATTLE State WA Zip 98144
 County - Region KING NWRO FS ID 7025
 WIRA #
 Waterway Type
 Latitude Longitude
 Topo Quad 1:24:000 SEATTLE

What happened

Spills Program Oil Spill? N

Incident Date Received Date 6/20/2013 15:58

Medium SOIL

Material CHEMICAL

Quantity Unit

Source OTHER

Cause OTHER

Activity OTHER

Impact SOIL CONTAMINATION

Vessel Name

Hull Number

Direction/Landmark (mile post, cross roads, township/range)
 PARCEL 0570000330

Primary Potentially Responsible Party Information

First Name Last Name UNKNOWN
 Business Name
 Street Address
 Other Address
 City State WA Zip
 Phone Ext Type
 E-mail

Additional Contact Information

Name Phone Ext Type

More Information

REPORT RECEIVED VIA ONLINE SUBMITTAL FORM:

While conducting due diligence on a site, 2500 Beacon Avenue South in Seattle, WA 98144, a Phase I determined that the property immediately to the south was a dry cleaner facility for several decades. A subsequent Phase 2 with 4 borings revealed very high levels of PCE and TCE. PCE .57 mg/kg PCE vapors 32,500 ug/m3 TCE vapors 1,010 ug/m3

See website for information: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=12327>

Entry Person SACAYANAN, TAMARA

Entry Date 6/21/2013

Department of Ecology - Environmental Report Tracking System

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Referral

Referral Method		Person Referred to MUSA TCP, DONNA	Referral # 169866
<input type="radio"/> E-mail ERTS number		Phone (425) 649-7136 Fax (425) 649-7098	Primary <input type="checkbox"/>
<input checked="" type="radio"/> E-mail attachment		E-mail DMUS461@ECY.WA.GOV	
<input type="radio"/> Print		Program/Organization TOXICS CLEANUP	
<input type="radio"/> Telephone		Address 3190 160th AVE SE	
		City Bellevue WA 98008-5452	
		Region/Location NWRO	
		Referral Date 6/21/2013	

Department of Ecology - Environmental Report Tracking System

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Followup

Inspector Information

Referral # 169866
☒ Lead Inspector MUSA TCP, DONNA
 Program/Organization TOXICS CLEANUP

* Region/Location NWRO

of Ecology Staff 1 Overtime ☐

Action

TCP - SIS Start Date 1/24/2014 End Date 1/24/2014

What happened

Incident Date 6/21/2013

Medium

SOIL

Material

CHEMICAL

Quantity Unit Est

☐

Source Regulated? ☐

OTHER

Cause

OTHER

Activity

OTHER

Impact

SOIL CONTAMINATION

Vessel

Where did it happen

Berth Anchorage

Location Name

Street Address 2514 BEACON AVE S

Other Address

City/Place SEATTLE State WA Zip 98144-

County KING Region NWRO FS ID

Waterway Type

WRIA #

Latitude Longitude

Topo Quad 1:24,000 SEATTLE

Direction/Landmark (mile post, cross roads, township/range)

Potentially Responsible Party Information

Check if the primary PRP provided notice to Ecology ☐

Primary ☒ First Last

Name

Business Name HUI INTERTRADING

Street Address

Other Address

City State WA Zip

Phone Ext Type

E-mail

Narrative

Heather Vick performed Initial Investigation: Site to be listed, confirmed for PCE & TCE in soil and air, suspected in groundwater.

A former dry cleaner (Beacon Hill Cleaners) was located at 2514 Beacon Avenue South (Property) from approximately 1950 to 1975. Data collected along the south wall of the building at 2500 Beacon Avenue S immediately north of the Property indicate that PCE is present in soil at 6 feet below the ground surface at concentrations of up to 0.570 mg/kg exceeding the MTCA Method A (0.05 mg/kg). Subslab soil gas samples collected along the south wall of the building contained PCE up to 32,500 ?g/m3 and TCE up to 1,010 ?g/m3. These values exceed Ecology's air screening levels by 3 to 4 orders of magnitude. Since there is no history of dry cleaning operations at 2500 Beacon Avenue South, the Property is the most likely source of this contamination. Besides the presence of soil and potentially groundwater contaminated with chlorinated solvents and related degradation products, the soil vapor levels beneath 2500 Beacon Ave S may pose a current health threat to workers in all of the buildings associated with these properties.

ABC Market is located at 2500 Beacon Avenue S (Beacon Market); adjacent to the south is 2510-2514 Beacon Avenue S (Property). Based on Sanborn Maps and City Directory records obtained for the due diligence (Phase I Environmental Site Assessment dated April 15, 2013) conducted on 2500 Beacon Avenue S, a former dry cleaner, Beacon Hill Cleaners, was located in the southern portion of the adjacent Property at 2514 Beacon Avenue S (see King County GIS map with Property highlighted in yellow and copies of 1950 and 1969 Sanborn Maps with Property highlighted in red). The rectangular-shaped Property corresponds to King County tax parcel number 057000-0330 and is 0.14 acre in size. According to a 1916 Sanborn Map, the Property was not developed and was surrounded by residential dwellings. According to an aerial photograph on King County IMA, the Property was likely first developed with a commercial building between 1916 and 1936. The 1950 and 1969 Sanborn maps show that the commercial building was divided into 3 storefronts on Beacon Avenue with the southernmost storefront corresponding to 2514 Beacon Avenue S. City Directory information indicates that Beacon Hill Cleaners operated at that address from approximately 1950 to 1975. Currently, the Property contains a 3-story building constructed in 1986 that covers most of the Property. The north side of the Property building, which is labeled as 2510 Beacon Ave S, is currently the location of Hui Intertrading, Inc. According to information obtained online, Hui Intertrading, Inc. deals in fresh and frozen fruits and vegetables. An inspection of the Property and surrounding properties was conducted on January 17, 2014 however none of the buildings were entered.

Vessel Emergency ☐

Entry Person: MUSA TCP, DONNA

Entry Date 7/11/2013