INITIAL INVESTIGATION FIELD REPORT

ERTS Number: N/A
Parcel #(s): 4088803435 & 4088803440
County: King
FSID #: 84466254
CSID #: 13006

SITE INFORMATION

Site Name (Name over door): Buca di Beppo Ducati	Site Address (including City, State and Zip): 701 9th Ave N Seattle, WA 98109	Phone/email:
Site Contact, Title, Business: Charles Cacek, SoundEarth Strategies	Site Contact Address (including City, State and Zip): 2811 Fairview Ave. East, Seattle, WA 98102	Phone/email: 206-436-5904
Site Owner, Title, Business: W-T 701 Holdings VII, LLC	Site Owner Address (including City, State and Zip):	Phone/email:
Site Owner Contact, Title, Business: Bill Pollard and Jim Neal W-T 701 Holdings VII, LLC c/o Talon	Site Owner Contact Address (including City, State and Zip): 720 Olive Way , Suite 1020 Seattle, WA 98101	Phone/email: pollard@talonprivate.com; neal@talonprivate.com
Previous Site Owner(s):	Additional Info:	
Alternate Site Name(s): Seattle Motor Sports	Additional Info:	

Latitude (Decimal Degrees):	47.62587
Longitude (Decimal Degrees):	-122.34018

INSPECTION INFORMATION

Inspection Conducted? Yes ☐ No ☒	Date/Time:	Entry Notice:	Announced ☐	Unannounced ☐
Photographs taken?	Yes ☐	No ☐		
Samples collected?	Yes ☐	No ☐		

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):
Property became known to Ecology when VCP application was received on 11/20/2015.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):
As part of the planning process for property redevelopment a Remedial Investigation and Cleanup Action Plan was completed by SoundEarth Strategies. Petroleum and heavy metals impacts above the MTCA Method A Cleanup levels were identified in some areas of the property (vehicle maintenance area). A reference to a Phase I in the report also identified the potential presence of an abandoned UST that may have been closed in place. The property is located on an area known to have ground water impacts from an upgradient source (American Linen Supply Co Dexter Ave) of dry cleaner solvents.

Investigator: T. Cardona	Date Submitted: March 2, 2016

OBSERVATIONS

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.):

Document reviewed:

- SoundEarth Strategies, Remedial Investigation and Cleanup Action Plan, November 19, 2015.

The property currently occupied by Buca di Beppo and Ducati is undergoing redevelopment. A Remedial Investigation and Cleanup Action Plan submitted to Ecology indicates that the area of the property where vehicle maintenance was conducted contains areas impacted with diesel range organics, heavy oil, lead and mercury in soil at concentrations above the MTCA Method A cleanup levels. No investigation was completed in the area below the restaurant footprint.
Ground water impacts were not assessed during the remedial investigation, however, the general area of the property is known to be impacted with chlorinated solvents (PCE, TCE, DCE and vinyl chloride) from an upgradient source, the American Linen Supply Co. Dexter Ave. site.
A previous investigation referenced in the report indicates that ground water was impacted with total petroleum hydrocarbons and diesel range hydrocarbons in 1992, and that the soil had concentrations of total petroleum, gasoline and diesel range hydrocarbons above their applicable cleanup levels.

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

CONTAMINANT GROUP	CONTAMINANT	*SOIL*	*GROUNDWATER*	*SURFACE WATER*	*AIR*	*BEDROCK*	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	C				Petroleum Diesel
	Petroleum Gasoline	C	S				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		S				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	C					Lead
	Mercury	C					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*	*BEDROCK*	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)

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 derivitive. Referral to the HSDB is recommended 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 Ch. 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):** 11/20/15 (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

Site Manager (Default: Donna Musa): Diane Escobedo

Specific confirmed contaminants include:

G, D, O, lead, mercury in Soil

D in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
84466254
Cleanup Site ID No. (if known):
13006

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.

Parcel Number	408880-3435
Name	W-T 701 HOLDINGS VII LLC
Site Address	701 9TH AVE N 98109
Legal	LAKE UNION SHORE LANDS ADD LOT 1 LYING E OF ALLEY

Parcel Number	408880-3440
Name	W-T 701 HOLDINGS VII LLC
Site Address	701 9TH AVE N 98109
Legal	LAKE UNION SHORE LANDS ADD LOTS 2 THRU 4 & S 18.28 FT OF LOT 5 ALL LYING E OF ALLEY TGW PORTION VACATED STREET ADJ