INITIAL INVESTIGATION FIELD REPORT

ERTS # 665403
Parcels: 0660000320, -280, -275, -270
County: King
FSID # 23876
CSID # 13061

SITE INFORMATION

Site Name (Name over door): Block 20 8th & Blanchard	Site Address (including City, State and Zip): 2101 & 2121 8th Ave / 2130 & 2100 7th Ave Seattle, WA 98121	Phone/email:
Site Contact, Title, Business: Jessica Smith, GeoEngineers	Site Contact Address (including City, State and Zip): 600 Stewart St, Ste 1700 Seattle, WA 98101	Phone/email: 206-728-2674
Site Owner, Title, Business: Acorn Development	Site Owner Address (including City, State and Zip): 1191 2nd Ave, Ste 1500 Seattle, WA 98101	Phone/email:
Site Owner Contact, Title, Business: John Schoettler	Site Owner Contact Address (including City, State and Zip): 1191 2nd Ave, Ste 1500 Seattle, WA 98101	Phone/email:
Previous Site Owner(s):	Additional Info:	
Alternate Site Name(s):	Additional Info:	

Latitude (Decimal Degrees):	47.616617
Longitude (Decimal Degrees):	-122.338912

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):
During a Phase II Environmental Site Assessment in 2012 in several blocks of the Denny Triangle neighborhood, contamination was found in Block 20 exceeding the MTCA Method A cleanup levels for lead, polycyclic aromatic hydrocarbons (PAHs) and total petroleum hydrocarbons in the oil range (TPH-O) in soil.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):
The Phase II Environmental Assessment appears to have been completed in preparation for a Property transaction. The Property will be redeveloped and cleanup of the contamination is expected as part of the redevelopment. However, because concentrations of several contaminants exceed the MTCA Method A cleanup levels, the Property will be listed.

Investigator: T. Cardona	Date Submitted: May 18, 2016

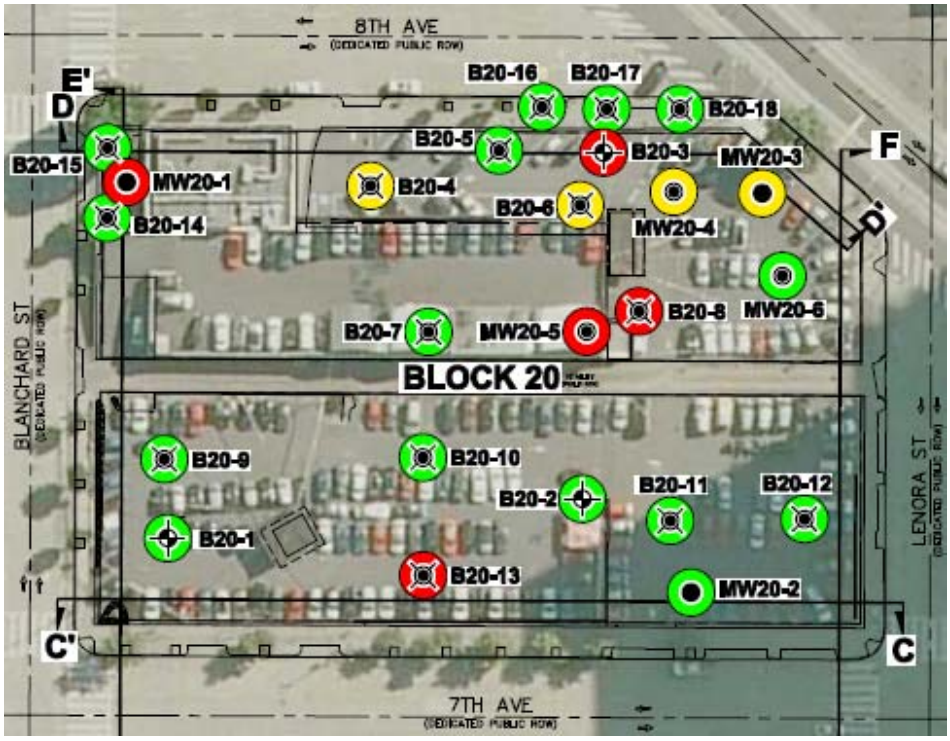
Documents reviewed:

- GeoEngineers, Phase II Environmental Site Assessment Rufus 2.0 Development Blocks 14, 19, and 20, Denny Triangle, Seattle, WA 98101; June 7, 2012.

In 2012 a Phase II Environmental Site Assessment was completed in Blocks 14, 19 and 20 of the Denny Triangle Neighborhood in Seattle as part of a planned redevelopment project. Block 20 had been occupied historically by several vehicle maintenance facilities as well as a former gas station. Block 20 had also been part of the Denny regrade and had received fill to thicknesses of up to 30 feet in some areas. The source of the fill is unknown.

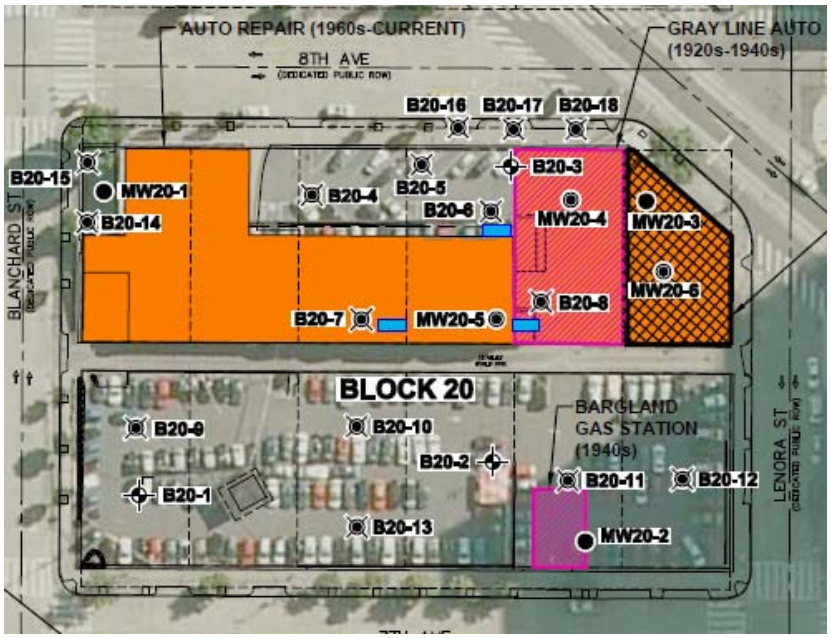
In February 2012 three hollow stem auger borings and three wells were advanced and installed on Block 20. Contamination with lead and TPH-O above the MTCA Method A cleanup levels was encountered in one of the borings (B20-3) at depths of 10 and 20 feet below ground surface.
Monitoring wells were installed at depths of 65-85 feet bgs (within the regional aquifer). Samples from monitoring wells indicated that the ground water had not been impacted.

To further investigate the Property 18 additional direct push soil borings were advanced in April 2012. Three of these borings became monitoring wells. Lead and/or carcinogenic PAH's were detected at levels exceeding their applicable MTCA Method A cleanup levels in three of the soil borings at depths corresponding to areas with fill.
Ground water was sampled from three shallow perched ground water monitoring wells (within the top 20 feet bgs). No contamination exceeding cleanup levels was detected.



Legend

- MW14-3 — Shallow Monitoring Wells Completed in April 2012
- B14-6 — Direct-Push Borings Completed in April 2012
- B14-1 — Hollow-stem Auger Borings Completed in February 2012
- MW19-1 — Monitoring Well Completed in February 2012
- TA-B-2 — Boring/Monitoring Completed by Others
- Contaminants of concern detected at concentrations greater than the corresponding MTCA Method A cleanup levels in one or more soil samples obtained from the boring. See cross-sections for chemical analytical results of discrete soil samples. For MW14-1 previous results indicate exceedances of MTCA in this vicinity.
- Contaminants of concern detected at concentrations less than the corresponding MTCA Method A cleanup levels. See cross-sections for chemical analytical results of discrete soil samples.
- Contaminants of concern were not detected. Metals were detected at concentrations similar to natural background concentrations.



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- MW19-1 — Monitoring Well Completed in February 2012
- TA-B-2 — Boring/Monitoring Completed by Others
- Historical Auto Repair Building Footprint
- Former Gas Station General Location
- Possible or Known Former UST Area
- Other Use of Potential Concern as Indicated

(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)	C					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						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						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						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):** _____ (Date Report Received)
☐ **ERTS Complaint**
☒ **Other (please explain):** From adjacent site's Phase II ESA

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): Donna Musa

Specific confirmed contaminants include:

Lead, PAHs, Oil in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
66136424
Cleanup Site ID No. (if known):
13061