



# 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 #:

678727
See below *
King
24714
14468

## SITE INFORMATION

<u>Site Name (Name over door):</u> Modera Jackson	<u>Site Address (including City, State and Zip):</u> 1801 S Jackson St Seattle, WA 98144	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Rob Roberts SoundEarth Strategies	<u>Site Contact Address (including City, State and Zip):</u> 2811 Fairview Avenue East, Suite 2000 Seattle, WA 98102	<u>Phone</u> (425) 985-6253 <u>Email</u> rroberts@soundearthinc.com
<u>Site Owner, Title, Business:</u> South Jackson Street Development LLC	<u>Site Owner Address (including City, State and Zip):</u> 1417 116th Ave NE # 208 Bellevue, WA 98004	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u>	<u>Site Owner Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u> ENL to: South Jackson Street Development LLC E-cc: Rob Roberts (rroberts@soundearthinc.com) Kristin Evered, PLIA (kristin.evered@plia.wa.gov) Mark Willoughby, Ecology HQ (mark.willoughby@ecy.wa.gov) Tax Parcels: 3319501215, 3319501225, 3319501235, 3319501245, 3319501255, 3319501265 & 3319501275.	
<u>Alternate Site Name(s):</u>		

<u>Latitude (Decimal Degrees):</u> 47.59904
<u>Longitude (Decimal Degrees):</u> -122.30834

## 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 type="checkbox"/>	Note: Attach photographs or upload to PIMS	
<u>Samples collected?</u> Yes <input type="checkbox"/> No <input 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):

Caller notifying Ecology of a historic hydraulic oil release. Oil contaminated soil through a crack in cement. A heating oil tank was also present on site. Follow up with the consultant indicates that an intake meeting for the site to enter PLIA's PTAP program has been scheduled.

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

Four areas of petroleum contaminated soil, two with concentrations of TPH-D or TPH-O above MTCA Method A cleanup levels, were identified, excavated, and removed from the site. While these areas were successfully remediated, there are additional areas of historical remediation for which data was not available. Based on currently available data, it can not be confirmed that remediation was successful in these areas. Recommendation: list on Confirmed and Suspected Contaminated Sites List.

Investigator: Kim Wooten

Date Submitted: 2/7/2018

**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 located along Jackson St between 18th Ave and 20th Ave. Currently, the site is under redevelopment into a mixed use residential/retail building. Historically, the site was comprised of 7 separate tax parcels. Residents included automotive repair facilities, a cabinet manufacturer, Van's Metal Spinning, and North Star Electric.

USTs on the site were identified in 2000 during a Phase I Environmental Site Assessment conducted by Environmental Associates, Inc. One gasoline (1000 gal), one diesel (1000 gal), and one heating oil (300 gal) tank were removed from the site in June 2000. Confirmation soil samples were collected and analyzed for TPH-G, TPH-D, TPH-O, and BTEX. All samples were reported as being below laboratory detection limits. Two areas of surface contamination with oil were excavated and removed in 2000. Minimal details are available on tank removal and cleanup activities, but approximate locations are included in the figure on the Supplemental Page.

Additional site characterization conducted between 2012 and 2016 identified 3 areas of potential petroleum contamination on site. These included Area 1, near the former heating oil tank; Area 2, near a former hydraulic press room; and Area 3, an area where surface staining due to oil leaking from a press machine was observed and partially remediated in 2000. Area 1 was identified during boring, when soil exhibiting petroleum odors was observed 6-8' bgs, but soil at that depth was not analyzed. Soil from Area 2 contained TPH-D and TPH-O below MTCA Method A cleanup levels. Area 3 contained soil with concentrations of TPH-O above MTCA Method A cleanup levels. Remedial excavations in these areas occurred in February 2017 to final depths of 5'-8' bgs. Samples from the sidewall and bottom of each excavation pit were analyzed to confirm successful excavation of contaminated soil.

During construction excavation of the future elevator pit in May 2017, an additional area of petroleum contaminated soil was discovered (Area 4) near Area 1. Soil samples in this area confirmed that soil was contaminated with TPH-D at concentrations above MTCA Method A cleanup levels. Excavation of contaminated soil in Area 4 extended to 21' bgs. Following excavation, sidewall and bottom samples from the pit contained TPH-D below laboratory reporting limits.

Documents reviewed:

Remedial Investigation and Cleanup Action Report, Modera Jackson Site, 1803-1905 S Jackson St, Seattle, Washington. SoundEarth Strategies, Inc., Seattle, Washington. January 29, 2018.

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)						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	B	B				TEX
	Petroleum Diesel	S	B				Petroleum Diesel
	Petroleum Gasoline	S	B				Petroleum Gasoline
	Petroleum Other	S	B				Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics	B	B				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						PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)	B					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	B				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 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 below 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): 1/24/2018 (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: \_\_\_\_\_): \_\_\_\_\_

Specific confirmed contaminants include:

\_\_\_\_\_ in Soil

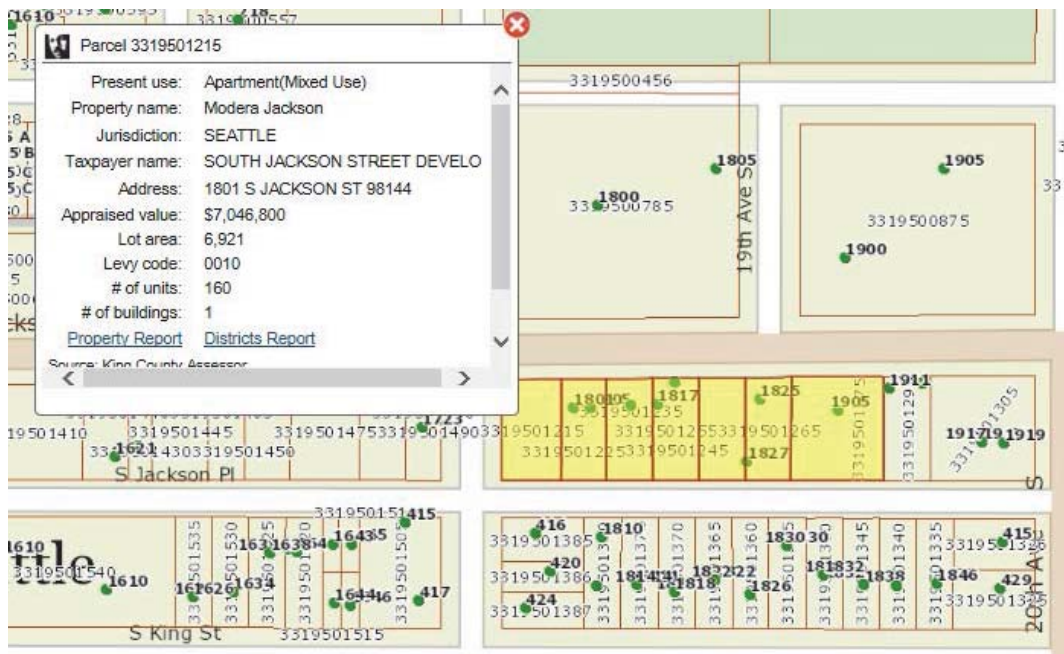
\_\_\_\_\_ in Groundwater

\_\_\_\_\_ in Other (specify matrix: \_\_\_\_\_)

Facility/Site ID No. (if known):  
24714

Cleanup Site ID No. (if known):  
14468

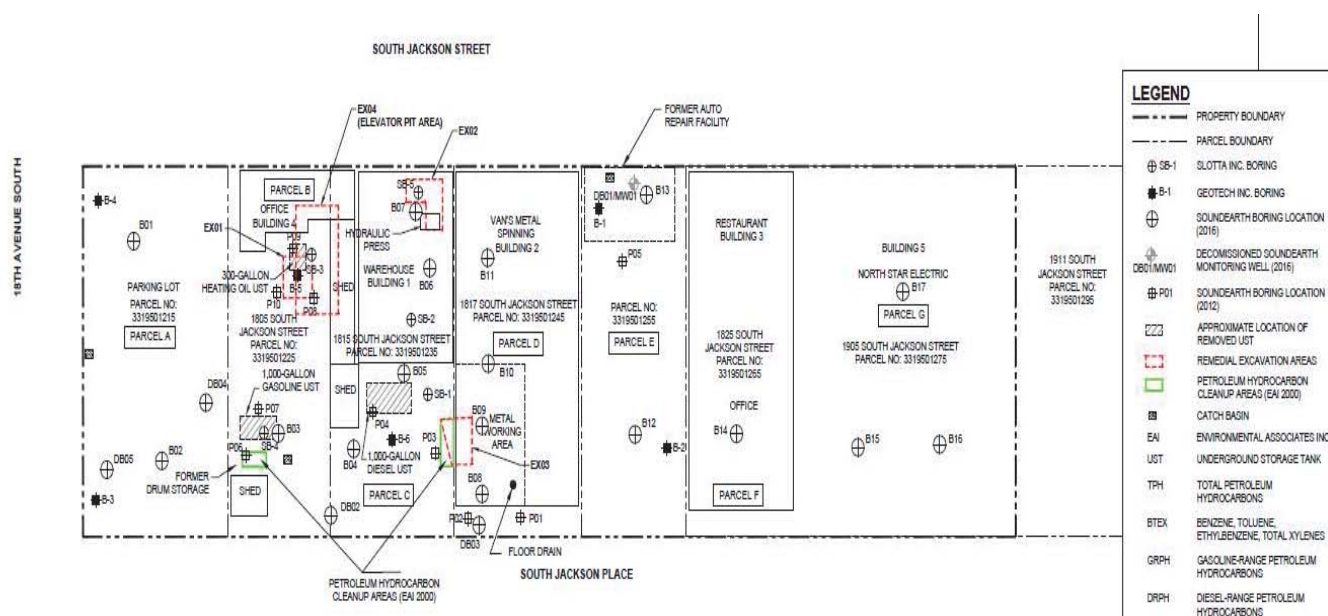
COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.





## Additional or Supplemental Information from Observations Page

Groundwater samples were collected from one monitoring well and 3 borings in 2016 at a depth of approximately 35' bgs. Groundwater flow is to the southwest. Two samples (MW01, DB02) were analyzed for petroleum hydrocarbons. Neither sample contained TPH-G, TPH-D, TPH-O, or BTEX above laboratory reporting limits. The remaining two samples (DB04, DB05) were analyzed for VOCs and metals. No VOCs were present above laboratory reporting limits. Arsenic, chromium, and lead were present above MTCA Method A cleanup levels. This was attributed to the turbidity of samples, since they came from borings and not developed wells. The samples were reanalyzed for dissolved metals, and concentrations were below MTCA Method A cleanup levels. No additional groundwater was encountered during any excavation activities.



UST locations, excavation areas, and historic sampling locations across the site are presented on the figure. Confirmation sampling locations at the excavation area boundaries are not included on this figure.