INITIAL INVESTIGATION FIELD REPORT

WASHINGTON STATE DEPARTMENT OF ECOLOGY

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

ERTS #(s):	677557
Parcel #(s):	198620-0105, -0095
County:	King
FSID #:	44737
CSID #:	14471
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Block 47 Property	910 John St (& 200-216 9th Ave N) Seattle, WA 98109	
Site Contact, Title, Business: Joe Rounds Farallon Consulting	Site Contact Address (including City, State and Zip): 1809 7th Avenue, Suite 1111 Seattle, WA 98101	Phone 425-295-0800 Email jrounds@farallonconsulting.com
Site Owner, Title, Business: City Investors XXVI, LLC	Site Owner Address (including City, State and Zip): 505 5th Avenue South, Suite 900 Seattle, WA 98104	Phone Email
Site Owner Contact, Title, Business: Deb Willard City Investors XXVI, LLC	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s):	Additional Info (for any Site Information Item):	
Alternate Site Name(s):	Historical property addresses: 200 & 216 9th Ave N, Seattle, WA 98109	

Latitude (Decimal Degrees):	47.62011
Longitude (Decimal Degrees):	-122.33938

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.

Inspection Conducted? Yes ☐ No ☒	Date/Time:	Entry Notice: Announced ☐	Unannounced ☐
Photographs taken?	Yes ☐	No ☐	Note: Attach photographs or upload to PIMS
Samples collected?	Yes ☐	No ☐	Note: Attach record with media, location, depth, etc.

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):

Following remedial activities at the site, Joe Rounds (Farallon) reported the contamination and submitted the Independent Cleanup Action Report on behalf of City Investors XXVI LLC.

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

Soil and perched groundwater contamination above MTCA Method A cleanup levels were limited to oil-range organics in the central region of the site. Overexcavation of soil and removal of the perched groundwater via dewatering as part of construction was conducted and successfully removed the contamination. Additional remedial actions removed soil contaminated with oil-range organics and HVOCs below MTCA Method A cleanup levels. Recommendation: NFA due to successful cleanup action.

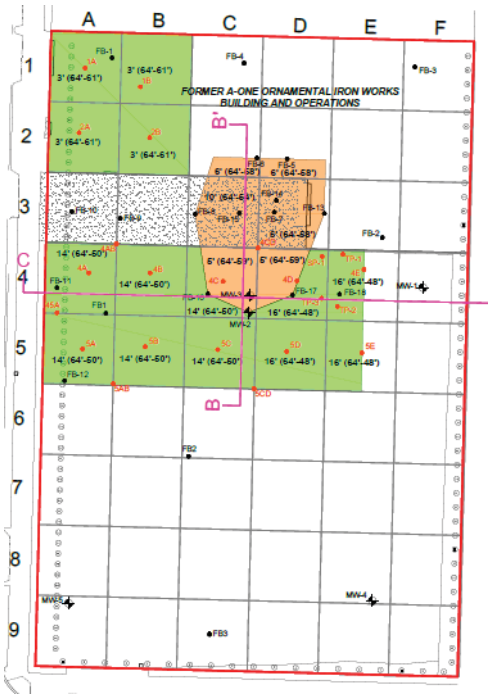
Investigator: Kim Wooten Date Submitted: 2/1/2018

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 comprised of two parcels. The north (rows 1-3 on the figure below) formerly housed A-One Ornamental Iron Works and the south (rows 4-9 on the figure below) has been used as a parking lot since at least the 1960s. The site is currently undergoing redevelopment to become a mixed-use building with two levels of subsurface parking.

2014 and 2016 sampling events indicated two potential areas of petroleum contamination. The northwest corner of the site contained oil-range organics below MTCA Method A cleanup levels. The central portion of the site, just south of where the previous boundary between the two parcels was, contained the only soil sample above MTCA Method A cleanup levels (at location FB-17; oil-range organics 2300 mg/kg, 15' bgs), as well as multiple other samples with oil-range organics below MTCA Method A cleanup levels. A region of shallow groundwater was also encountered in this area (MW-3, approx. 4' bgs), with samples indicating oil-range organics above MTCA Method A cleanup levels.



Sampling also indicated a region of HVOC contamination overlapping with the central petroleum contamination area. PCE, TCE, and cis-1,2,-DCE were quantified in soil and groundwater below MTCA Method A cleanup levels.

Areas of excavation for petroleum (green) and HVOC (orange) contaminated soil are indicated on the figure to the left. Shading in regions 3 A-D indicates a gravel driveway. (See page 6)

Documents reviewed:

Independent Cleanup Action Report, Block 47 Property, 200 and 216 9th Avenue North, Seattle, Washington. Prepared by Farallon Consulting for City Investors XXVI LLC. September 2017.

Phase I Environmental Site Assessment Report, Block 47 Property, 200 9th Avenue North, Seattle, Washington. Prepared by Farallon Consulting for City Investors XXVI LLC. January 22, 2016.

Phase I Environmental Site Assessment Report, 216 9th Avenue North, Seattle, Washington. Prepared by Farallon Consulting for City Investors XXVI LLC. January 22, 2016.

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 (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	B	B				Benzene
	Other Non-Halogenated Organics	B	B				TEX
	Petroleum Diesel	B	B				Petroleum Diesel
	Petroleum Gasoline	B	B				Petroleum Gasoline
	Petroleum Other	RB	RB				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	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). *Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270*
Metals	Metals - Other	B					Cr, Se, Ag, Ba, Cd
	Lead	B					Lead
	Mercury	B					Mercury
	Arsenic	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 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)

(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):** 10/17/2017 (Date Report Received)
☐ **ERTS Complaint**
☐ **Other (please explain):** _____

Does an Early Notice Letter need to be sent: ☐ Yes ☒ No
If *No*, please explain why: NFA

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: _____): Northwest Region

Specific confirmed contaminants include:

_____ in Soil

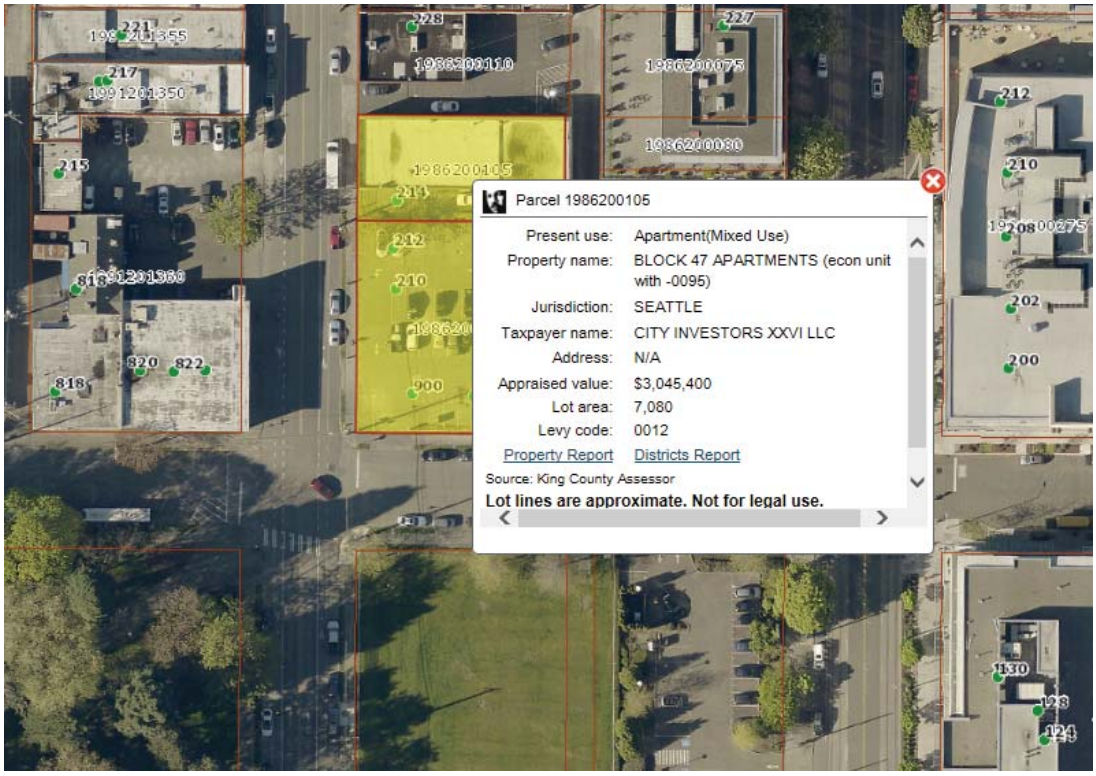
_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
44737

Cleanup Site ID No. (if known):
14471

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

SOIL CLEANUP

Petroleum contaminated soil was excavated and sent to CEMEX for disposal. Remedial excavation extended to approximately 6' bgs in the northwest corner of the site and 16' bgs in the central region of the site. 14 base and 5 sidewall confirmation samples were collected following the remedial excavation, and none contained concentrations of petroleum hydrocarbons above laboratory quantitation limits. HVOC contaminated soil received a contained out designation from Ecology, and was disposed of by Republic Services at the Subtitle D Landfill in Roosevelt, WA. Previously collected samples without quantifiable concentrations of HVOCs were used to determine the contained-out soil area and were used as confirmation of successful remedial activities. Following remedial excavation, construction excavation continued across the site to a final depth of approximately 28' bgs.

GROUNDWATER CLEANUP

Water from the contaminated perched groundwater region in the central portion of the site was removed during dewatering as part of construction activities. Four additional monitoring wells present at the site indicate groundwater at depths of approximately 50' bgs, and samples collected from these wells in 2014-2016 did not contain concentrations of petroleum hydrocarbons or HVOCs above MTCA Method A cleanup levels.

Figure below shows two addresses: 900-910 John St AND 210-214 9th Ave N.