# 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):** | 679155 |
| **Parcel #(s):** | 1978200610 |
| **County:** | King |
| **FSID #:** | 91995 |
| **CSID #:** | 14472 |
| **UST #:** | |

**SITE INFORMATION**

| Site Name (Name over door): | Site Address (including City, State and Zip): | Phone / Email |
|---|---|---|
| Nash Holland 1001 Minor | 1001 Minor Ave & 1114 Madison St<br>Seattle, WA 98104 | |
| Site Contact, Title, Business:<br>David Raubvogel<br>AECOM | Site Contact Address (including City, State and Zip):<br>1111 3rd Ave # 1600<br>Seattle, WA 98101 | Phone (206) 438-2284<br>Email<br>david.raubvogel@aecom.com |
| Site Owner, Title, Business:<br>Nash-Holland 1001 Minor Investors LLC | Site Owner Address (including City, State and Zip):<br>1000 Dexter Ave N #201<br>Seattle, wA 98106 | Phone<br>Email |
| Site Owner Contact, Title, Business:<br>Nick Hoffman<br>Holland Partner Group | Site Owner Contact Address (including City, State and Zip):<br>1000 Dexter Ave N #201<br>Seattle, wA 98106 | Phone<br>Email |
| Previous Site Owner(s): | Additional Info (for any Site Information Item): | |
| Alternate Site Name(s): | | |

| | |
|---|---|
| Latitude (Decimal Degrees): | 47.610081 |
| Longitude (Decimal Degrees): | -122.324428 |

**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):*

300-gallon waste oil tank was removed during property redevelopment. Small volume of petroleum contaminated soils were noted beneath the UST and were subsequently removed during the foundation earthwork. The date of release is unknown.

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

A total of 852.53 tons of petroleum impacted soils were removed from the site and properly disposed. There was no indication of any contamination or impacts migrating from the site onto adjacent properties or beneath adjacent rights-of-way. Final limits of the building foundation excavation were approximately 32 feet below any removed impacts. Recommendation: No Further Action due to successful independent remediation. Soil Model Remedy No. 1.

Investigator: Donna Musa  Date Submitted: 2/13/2018

**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.):

During redevelopment of the site into a 17-story commercial/residential building, mass excavation was conducted lot-line to lot-line. The depth of the new building foundation ranges between 45 to 53 feet below ground surface (bgs).

Groundwater was not encountered during redevelopment. Borings conducted in 2015 by Terra Associates were taken to 61.5 feet bgs without encountering groundwater. URS installed a monitoring well on the adjacent property in 2014, and did not encounter groundwater to a depth of 75 feet bgs.

UST and soil removal activities were conducted between May 4 and July 11, 2017. Two suspected and two previously known USTs were decommissioned by Filco.

Four USTs were encountered at the property:

UST A was a 1,700-gallon gasoline tank encountered at 4-5 feet bgs that had been previously decommissioned and filled with sand. The UST appeared to be in good condition, with no evident contamination in soils around the UST or piping. Petroleum hydrocarbons and BTEX were not detected in confirmation soil samples.

UST B was a 300-gallon waste oil tank encountered at 5 feet bgs that had been previously decommissioned and filled with pea gravel. Impacted soils were encountered at depths of 8 to 13 feet bgs. Composite sample results were below the applicable MTCA cleanup level, and the excavation extends approximately 32 feel below the base of the UST.

UST C was a 800-gallon heating oil tank encountered at 4 feet bgs that had been previously decommissioned and filled with pea gravel and sand. Water with a slight sheen was observed within the tank. Sidewall and bottom samples had no detections of gasoline, diesel, or VOCs, and the excavation extends approximately 43 feet below the base of the UST.

UST D was a 2,800-gallon Bunker C oil tank encountered at 5 feet bgs. Approximately 930 gallons of Bunker C were removed using a vacuum truck. After removal, confirmation soil samples did not detect gasoline, diesel or VOCs, and the excavation extends approximately 43 feet below the base of the UST.

An area of petroleum contaminated soil unrelated to the USTs was encountered immediately above a concrete trough. A sample from the stockpiled soil detected heavy oil at 2,190 mg/kg. The area was excavated and confirmation samples detected heavy oil range petroleum at 94.5 mg/kg, well below MTCA Method A (2,000 mg/kg). The excavation extends approximately 37 feet below this removal.

Documents reviewed:

UST Site Assessment & Independent Cleanup Action Report, 1001 Minor Avenue Property, Seattle, WA. AECOM, Seattle, WA. February 5, 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 (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 | | | | | Benzene |
| | Other Non-Halogenated Organics | B | | | | | TEX |
| | Petroleum Diesel | B | | | | | Petroleum Diesel |
| | Petroleum Gasoline | B | | | | | Petroleum Gasoline |
| | Petroleum Other | 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 | | | | | | 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 | | | | | | 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* | *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):** 2/8/2018 (Date Report Received)
☐ **ERTS Complaint**
☐ **Other (please explain):** _____

**Does an Early Notice Letter need to be sent:** ☐ Yes ☒ No
**If *No*, please explain why:** 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):**
91995

**Cleanup Site ID No. (if known):**
14472

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.