



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):	658833
Parcel #(s):	0695000225
County:	King
FSID #:	83661
CSID #:	14751
UST #:	

SITE INFORMATION

<u>Site Name (Name over door):</u> Denny & Warren Petrol Plume	<u>Site Address (including City, State and Zip):</u> 101 Denny Way Seattle, WA 98121	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u>	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Owner, Title, Business:</u> 101 Denny LLC	<u>Site Owner Address (including City, State and Zip):</u> 506 2nd Ave, Suite 1020 Seattle, WA 98104	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Kelten Johnson Johnson & Carr, LLC	<u>Site Owner Contact Address (including City, State and Zip):</u> 506 2nd Avenue, Suite 2010 Seattle, WA 98104	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u> Contact information above for Minnie Flats. Centerview Apartments location is 3016 1st Ave, Seattle, WA 98121 (parcel # 0695000215).	
<u>Alternate Site Name(s):</u> Minnie Flats, Centerview Apartments		

<u>Latitude (Decimal Degrees):</u> 47.61845
<u>Longitude (Decimal Degrees):</u> -122.35475

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date/Time:	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <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):

During Site redevelopment activities, petroleum contaminated soil and groundwater were discovered and reported to Ecology.

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

Contamination was discovered during redevelopment at the Minnie Flats property. Based on currently available information on that parcel and surrounding properties, it appears that contamination comes from multiple off-property sources. Recommendation: List on Confirmed and Suspected Contaminated Sites List.

Investigator: Kim Wooten	Date Submitted: 7/17/2018
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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.):

Site characterization

The Minnie Flats Property was recently redeveloped from a single story restaurant to a multi-story apartment building with retail space on the ground level. Historical uses of the property include restaurants, a print shop, and a dry cleaning facility. Prior to redevelopment, investigations in 2013 and 2014 revealed petroleum contamination in both soil and ground water on the property. Concentrations exceeded Method A cleanup values for gasoline and diesel range petroleum hydrocarbons (TPH-G and TPH-D) and naphthalene in soil at depths of 14-20 feet bgs. Ground water was encountered at approximately 18 feet bgs, and was contaminated with TPH-G, TPH-D, and benzene. An LNAPL layer was encountered in the eastern portion of the Property (see figure), and identified as TPH-D. Although oil heating was previously used in buildings on the Minnie Flats property, a ground-penetrating radar survey in 2013 did not find any evidence of underground storage tanks. VOCs were not present above laboratory reporting limits in samples collected near the historic dry cleaner.

Off-Property contamination

The Property is located within 1/8 mile of multiple petroleum contaminated sites previously known to Ecology. Additionally, information gathered during site characterization has identified a neighboring property as a potential source of the TPH-D LNAPL. Two of these sites have been proposed as sources of contamination on the Minnie Flats property:

- Unocal 0355 (CSID 5879): This property is located at 159 Denny Way, east of Minnie Flats. Groundwater at this Site is contaminated with TPH-G, TPH-D, and benzene, and the flow direction has been characterized to the west-southwest, toward the Minnie Flats Site. This Site is currently undergoing cleanup in PLIA's PTAP program.
- Centerview Apartments: This property is located adjacent to Minnie Flats to the southwest at 3016 1st Ave. During site characterization activities, a conversation with the building owner revealed that an old heating oil tank was present under the building. In 2014 this tank reportedly had an oil-water mixture pumped out, at which time holes in the tank and evidence of leaking were observed. No additional information on this property has been submitted to Ecology.

Based on location and chemical identity, the Centerview Apartments tank has been proposed as the likely source of the TPH-D LNAPL present on the Minnie Flats Property. TPH-G and benzene would not be expected to be present in heating oil, indicating a second source. Based on location and groundwater flow direction, the Unocal 0355 Site is a possible source.

Construction

Redevelopment activities did not include any removal of contaminated soil or groundwater on the Property. To address potential future vapor intrusion concerns, a vapor barrier and SVE system components were installed under the new building. The SVE system is not currently active, but can be connected to a vacuum and utilized if needed.

Documents reviewed:

- EPI. 2014. Additional Site Characterization Report, 101 Denny Way, Seattle, Washington.
- EPI. 2017. Notice of Remedial Action Completion; Source Properties: 159 Denny Way, Seattle, Washington and 3016 1st Avenue, Seattle, Washington; Affected Property: 101 Denny Way, Seattle, Washington.
- SoundEarth Strategies. 2013. Historical Evaluation, Denny Street Property, 101 Denny Way, Seattle, Washington.
- SoundEarth Strategies. 2013. Phase II Environmental Site Assessment, Denny Way Property, 101 Denny Way, Seattle, Washington.
- Veris Law Group. 2015. Letter Re: Notice of Cleanup Action; Source Properties: 159 Denny Way, Seattle, Washington and 3016 1st Avenue, Seattle, Washington; Affected Property: 101 Denny Way, Seattle, Washington.

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, 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		C				Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel	C	C				Petroleum Diesel
	Petroleum Gasoline	C	C				Petroleum Gasoline
	Petroleum Other						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					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). <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						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 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):** 7/14/2015 (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:

D, G in Soil

D, G, B in Groundwater

_____ in Other (specify matrix: _____)

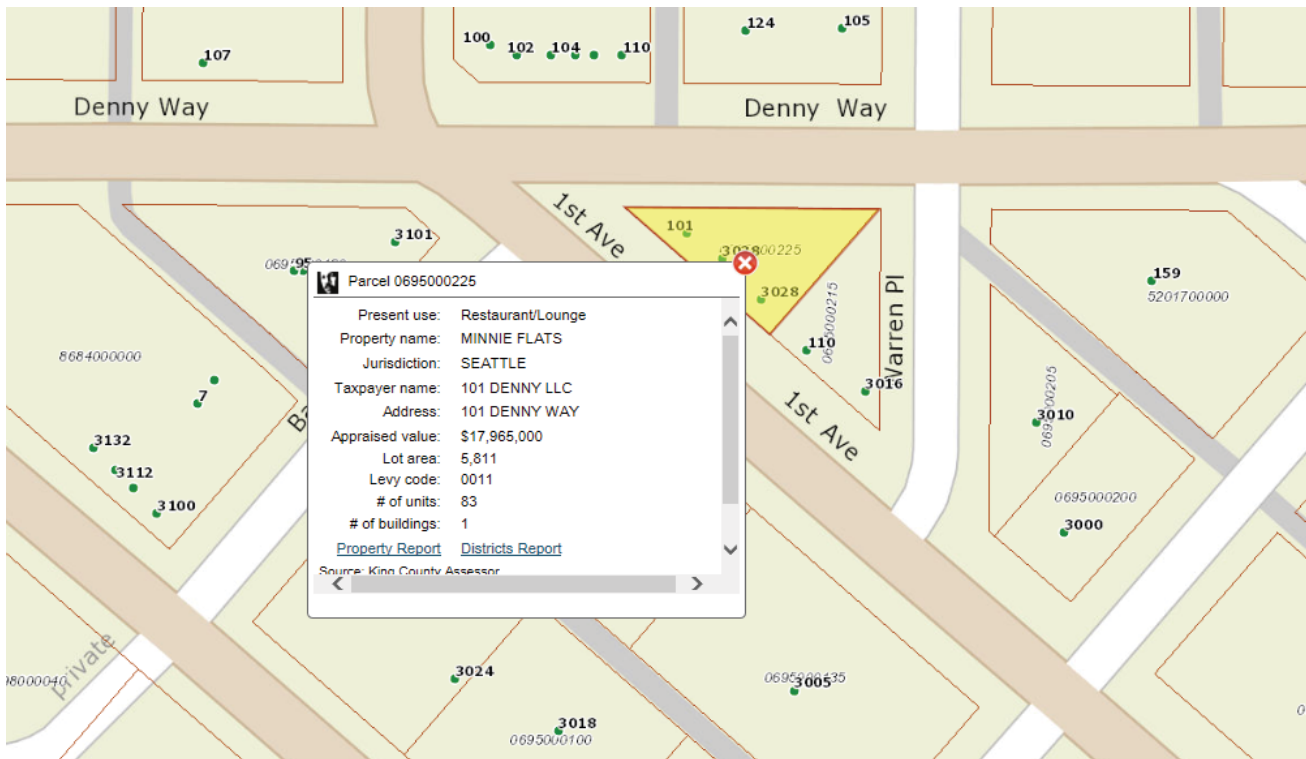
Facility/Site ID No. (if known):

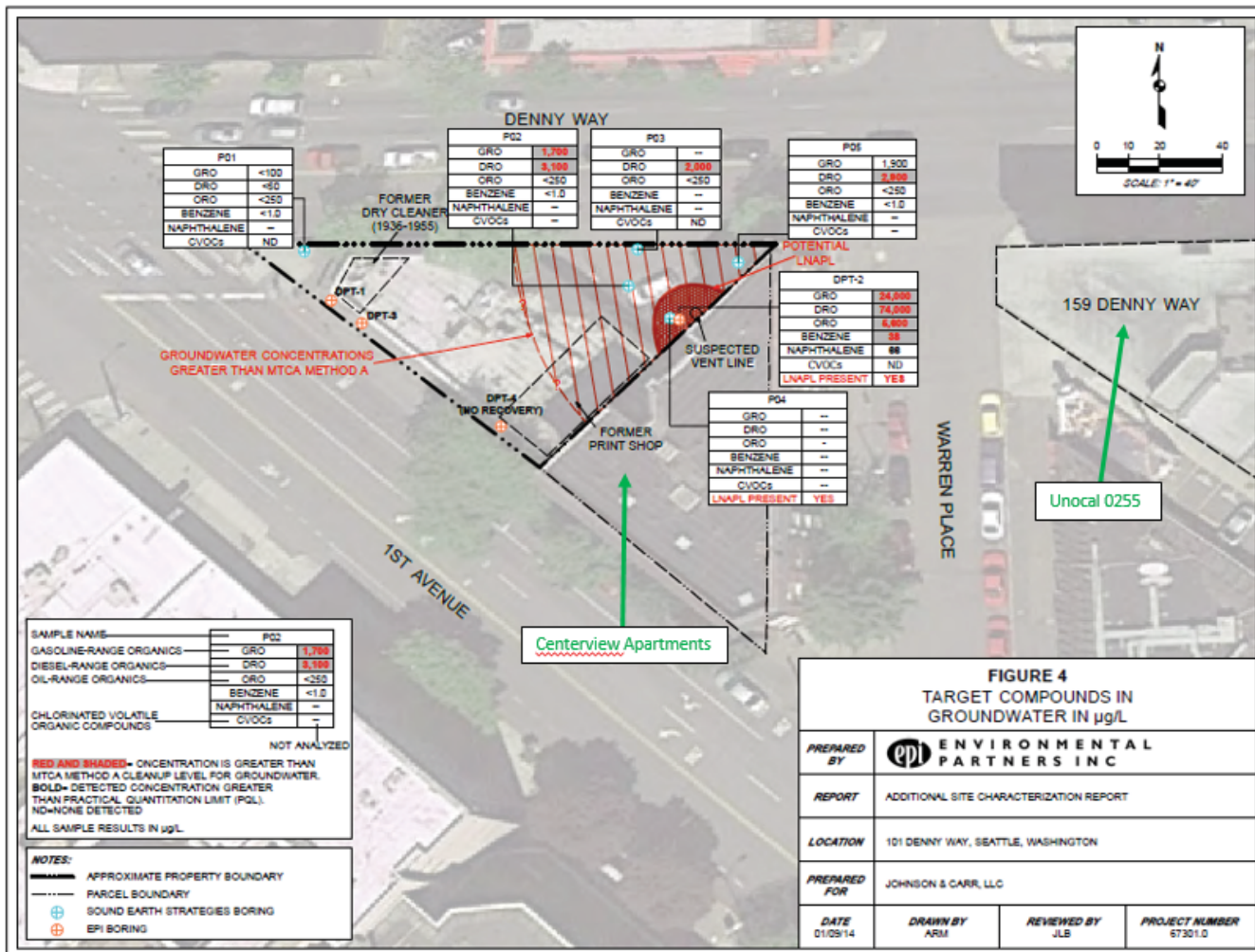
83661

Cleanup Site ID No. (if known):

14751

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.





Minnie Flats Property with area of groundwater contamination designated in red. Neighboring petroleum contaminated properties are indicated in green.