



# INITIAL INVESTIGATION FIELD REPORT

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

<b>ERTS #(s):</b>	684831
<b>Parcel #(s):</b>	0697000010
<b>County:</b>	King
<b>FSID #:</b>	81729752
<b>CSID #:</b>	14831
<b>UST #:</b>	

## SITE INFORMATION

<u>Site Name (Name over door):</u> Faulkenbury & Wright	<u>Site Address (including City, State and Zip):</u> 501 Denny Way Seattle, WA 98109	<u>Phone</u> (206) 728-1212 <u>Email</u>
<u>Site Contact, Title, Business:</u> Mike Staton SLR Consulting	<u>Site Contact Address (including City, State and Zip):</u>	<u>Phone</u> (425) 471-0479 <u>Email</u> mstaton@slrconsulting.com
<u>Site Owner, Title, Business:</u> Larry and Jeanne Rea	<u>Site Owner Address (including City, State and Zip):</u> 8211 45th Ave NE Seattle, WA 98115	<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>	
<u>Alternate Site Name(s):</u>	VCP ENL to Larry and Jeanne Rea E-cc to Mike Staton, SLR Consulting	

<u>Latitude (Decimal Degrees):</u> 47.618397
<u>Longitude (Decimal Degrees):</u> -122.346608

## 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 type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? 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):

Ecology received information from PLIA regarding groundwater contamination with chlorinated solvents. Initial information was collected as part of the investigations for the Edwards on Fifth site, located across 5th Ave from this Site.

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

Limited soil and groundwater data confirm contamination with cVOCs (PCE, TCE, cDCE, and VC) above cleanup levels. Site characterization is underway; no remedial actions have been reported for the Site. Recommendation: List on CSCSL.

Investigator: <b>Kim Wooten</b>	Date Submitted: 11/21/2018
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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.):

Data from the Edwards on Fifth Site

Groundwater monitoring on the Edwards on Fifth site in 2017 identified PCE contamination in groundwater. Additional groundwater sampling in January 2018 indicated contamination with PCE, TCE, cis-1,2-DCE, and vinyl chloride above the applicable Method A or B cleanup levels.

Chlorinated solvents have not been reported to have been used on the Edwards on Fifth site. Based on the location of contaminated groundwater and the groundwater flow direction at the site, the likely source was identified as the Faulkenbury & Wright property. Additional groundwater samples were collected on the Faulkenbury & Wright property in 2018. The highest observed concentrations of chlorinated solvents were in samples collected within this property.

Data from Faulkenbury & Wright Site

A map with soil sampling locations and PCE concentrations was submitted to Ecology as part of a Contained-In Determination for sampling waste. Concentrations of PCE were above MTCA Method A cleanup levels. The maximum concentration observed was 243 mg/kg. A phone conversation with the consultant for the Faulkenbury & Wright Site confirmed that site characterization activities are still underway, but are awaiting approval from the city to sample in some off-property locations. They are likely to be delayed until after the completion of viaduct construction in early 2019.

Relevance of Draft Implementation Memo 22

Groundwater samples collected near the Edwards on Fifth apartment building and the neighboring restaurant building contain TCE at concentrations over draft Ecology action levels (8 ug/L residential, 31 ug/L commercial). Action levels are the point at which expedited site characterization and mitigation may be warranted to prevent TCE in indoor air above concentrations that may present a health risk to the developing fetus. The maximum groundwater TCE concentration in samples collected near the residential building was 540 ug/L, and the maximum in a sample collected on the Faulkenbury & Wright property was 15,000 ug/L. Groundwater is approximately 20 feet bgs.

Indoor air samples collected in 2014 and soil vapor samples collected in 2018, both to assess conditions on the Edwards on Fifth property, did not contain TCE above action levels. Air sampling has not been reported to Ecology for other properties that may be impacted by TCE contamination.

Documents reviewed:

EPI. June 2017. Remedial Investigation Report, Edwards on 5th Site, 2619 5th Avenue, Seattle, Washington.

EPI. May 2018. Addendum to Remedial Investigation Report, Edwards on 5th Site, 2619 5th Avenue, Seattle, Washington.

Ecology. October 2018. Letter re: Contained-in Determination for Contaminated Soils from the Faulkenbury & Wright Clothing Cleaners Site in Seattle, Washington.

Ecology. November 2018. Implementation Memo 22: Vapor Intrusion (VI) Investigations and Short-term Trichloroethylene (TCE) Toxicity. Draft for public comment. Available at:  
<https://fortress.wa.gov/ecy/publications/SummaryPages/1809047.htm>

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, isopropranol, 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						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						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 ( <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	C	C		S		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): \_\_\_\_\_ (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:

PCE, TCE, cDCE, & VC in Soil

PCE, TCE, cDCE, & VC in Groundwater

PCE, TCE, cDCE, & VC suspected in Other (specify matrix: Air \_\_\_\_\_)

Facility/Site ID No. (if known):

81729752

Cleanup Site ID No. (if known):

14831

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.

