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):	689953
Parcel #(s):	7933300000
County:	King
FSID #:	22592
CSID #:	15184
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Spring District Block 16	1227 124th Ave NE Bellevue, WA 98005	
Site Contact, Title, Business: Julie Wukelic Hart Crowser	Site Contact Address (including City, State and Zip):	Phone (206) 826-4360 Email jkw@hartcrowser.com
Site Owner, Title, Business: Block 16 Owner LLC	Site Owner Address (including City, State and Zip):	Phone Email
Site Owner Contact, Title, Business: Cindy Edens Block 16 Owner LLC	Site Owner Contact Address (including City, State and Zip): 1201 3rd Ave, Ste 2700 Seattle, WA 98101	Phone (206) 447-9000 Email
Previous Site Owner(s):	Additional Info (for any Site Information Item):	
Alternate Site Name(s):		

Latitude (Decimal Degrees):	47.621849
Longitude (Decimal Degrees):	-122.175655

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):

Ecology TCP received an Independent Cleanup Action Report from Julie Wukelic, Hart Crowser, on May 24, 2019.

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

According to Hart Crowser's Independent Cleanup Action Report, soil with concentrations of diesel-range total petroleum hydrocarbons above the MTCA Method A cleanup level and other areas with impacts below the cleanup level were excavated. Confirmation results show remaining soil are below cleanup levels. Groundwater was sampled and is not impacted. Recommendation: NFA due to successful independent remediation.

Investigator: Donna Musa Date Submitted: 5/29/2020

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.):

Prior to the beginning of redevelopment, geotechnical explorations showed no indications of known or suspected environmental impacts.

During redevelopment, soil with concentrations of diesel-range total petroleum hydrocarbons (TPH-Dx) above the MTCA Method A cleanup level of 2,000 mg/kg was encountered. The source of petroleum impacts was likely related to the property's long-term use as a parking lot.

Hart Crowser collected and analyzed 61 soil samples (see figures 2 and 3 below). Soil samples were analyzed for TPH-G, BTEX, TPH-D, sVOCs, PAHs, lead, chromium, cadmium, arsenic and mercury. TPH-D was determined to be the only chemical of concern, with the highest concentration of 13,000 mg/kg at 13 feet below ground surface (bgs).

Approximately 13,256 tons of petroleum contaminated soil (PCS) were excavated in an area covering approximately 60 by 175 feet at the surface, extending to 15 feet bgs. Confirmation samples indicate all soils with concentrations exceeding MTCA Method A cleanup levels were removed from the site. Petroleum impacted soil (below MTCA Method A cleanup levels) was removed to 30 feet bgs.

On 8/28/19 Ecology requested the following information in order to consider a No Further Action determination at the site:
• Provide geologic logs of pre-development borings drilled on the site and monitoring wells installed near the site, including static water level observations.
• Document the groundwater flow direction in the shallow groundwater zone. This may require a sufficient amount of time for groundwater levels to stabilize after cessation of construction dewatering at the site.
• Provide documentation that discharge from the construction dewatering system did not contain any detectable chemicals of concern at concentrations above MTCA cleanup levels.
• Select a location immediately downgradient of the Block 16 site for installation of a temporary monitoring well completed in the uppermost zone of saturation.
• Collect a representative sample from this monitoring well and test the sample for TPH-Dx, with no silica gel cleanup.

On 4/3/20 Hart Crowser submitted a technical memorandum describing the additional work completed, and sampling results. Ecology agrees that the groundwater is not impacted.

Documents reviewed:

Independent Cleanup Action Report, Spring District Building 16 Property, Bellevue, Washington. Hart Crowser, Seattle, WA. January 21, 2019.

Groundwater Sampling and Analysis, Block 16, Spring District, Bellevue, Washington. Hart Crowser, Seattle, WA. March 27, 2020.

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)	B					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	RB	B				Petroleum Diesel
	Petroleum Gasoline	B					Petroleum Gasoline
	Petroleum Other	B					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). *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 above 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):** 5/24/2019 (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

Model Remedy Used? ☑
If yes, was this a transformer spill? ☐

Site Manager (Default: _____): _____

Specific confirmed contaminants include:

_____ in Soil

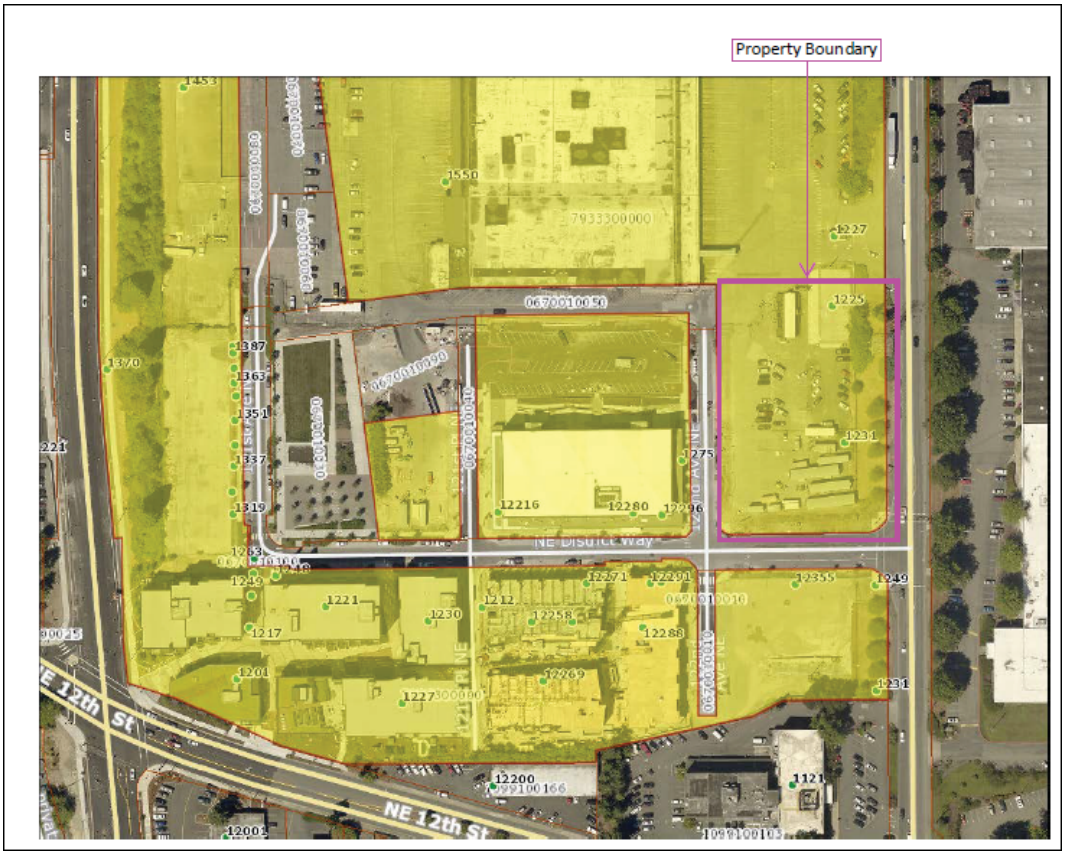
_____ in Groundwater

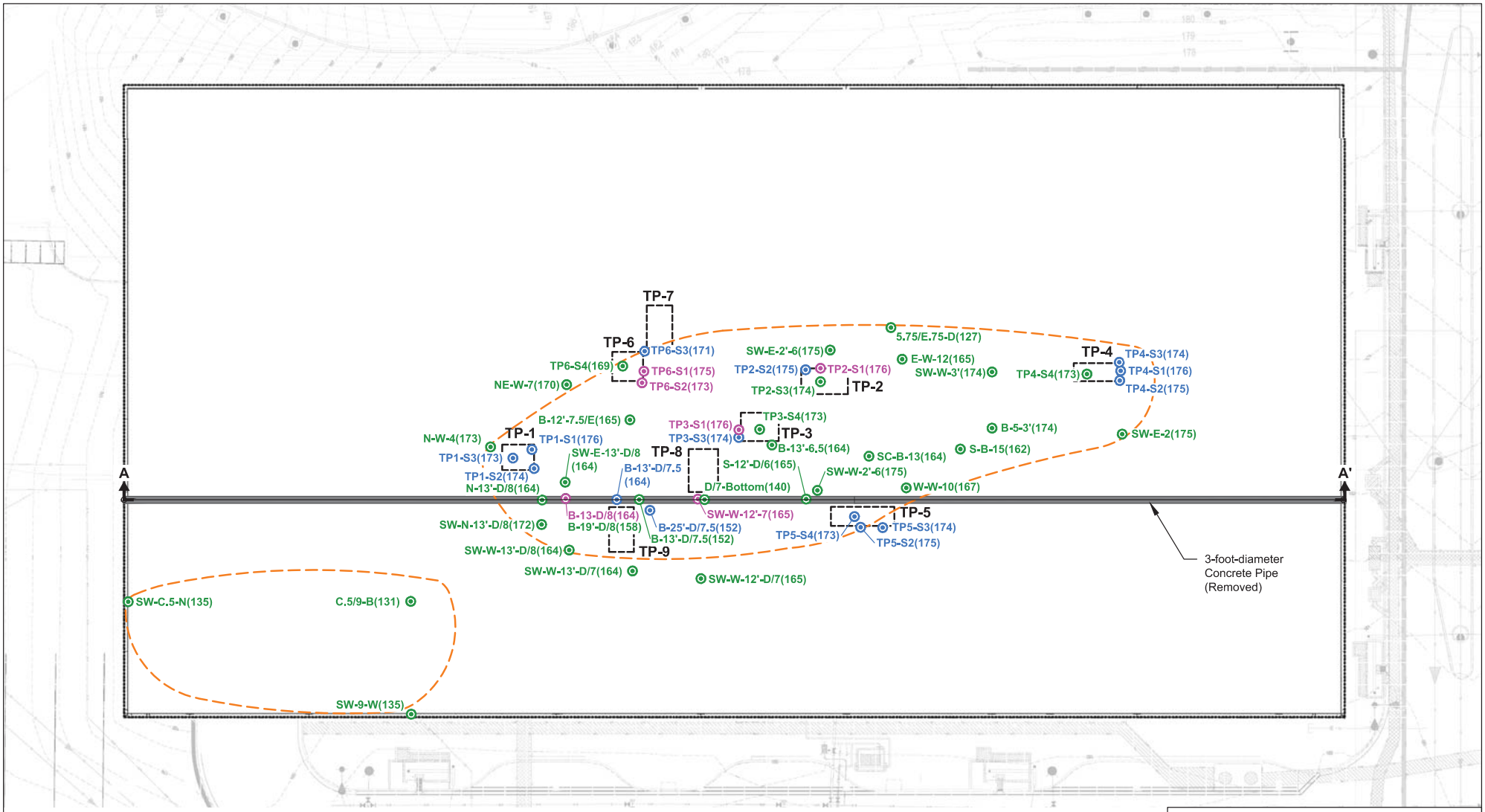
_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
22592

Cleanup Site ID No. (if known):
15184

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.





LEGEND

- S-5-3' — Confirmation Sample
- TP2-S4(184) — Performance Sample with Concentration Above MTCA Method A Cleanup Levels
- TP4-S1(184) — Performance Sample with Concentration Below MTCA Method A Cleanup Levels
- Test Pit
- (177) — Approximate Elevation of Sample in Feet
- A A' — Cross Section
- Approximate Area of Petroleum-Impacted and Contaminated Soil or Odorous Soil Removed and Disposed of Offsite at Subtitle D Landfill

N

0 25 50

Scale in Feet

Spring District Block 16
Bellevue, Washington

Site Plan and Performance and Confirmation Sample Locations

17860-19 1/19

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Figure 2

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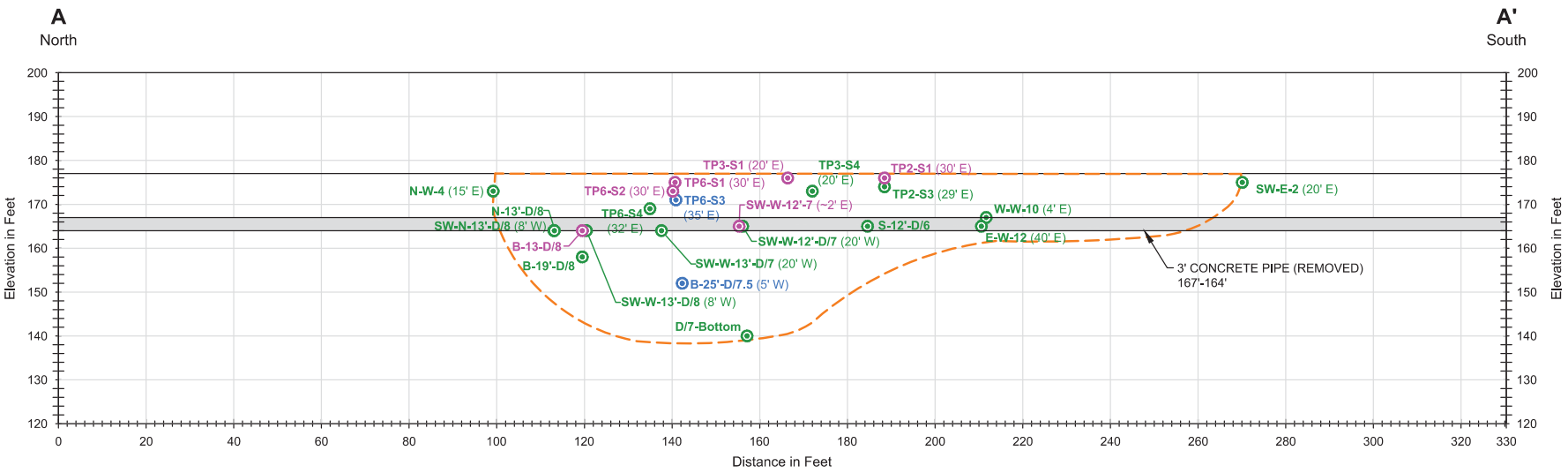

LEGEND

S-5-3' (12' W) Confirmation Sample (Offset Distance and Direction)

TP2-S4 (10' E) Performance Sample with Concentration Above MTCA Method A Cleanup Levels (Offset Distance and Direction)

TP4-S1 (10' W) Performance Sample with Concentration Below MTCA Method A Cleanup Levels (Offset Distance and Direction)

Approximate Area of Petroleum-Impacted and Contaminated Soil or Odorous Soil Removed and Disposed of Offsite at Subtitle D Landfill

0 25 50
Scale in Feet

Spring District Block 16
Bellevue, Washington

Generalized Subsurface Cross Section A-A'

17860-19 1/19

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Figure 3

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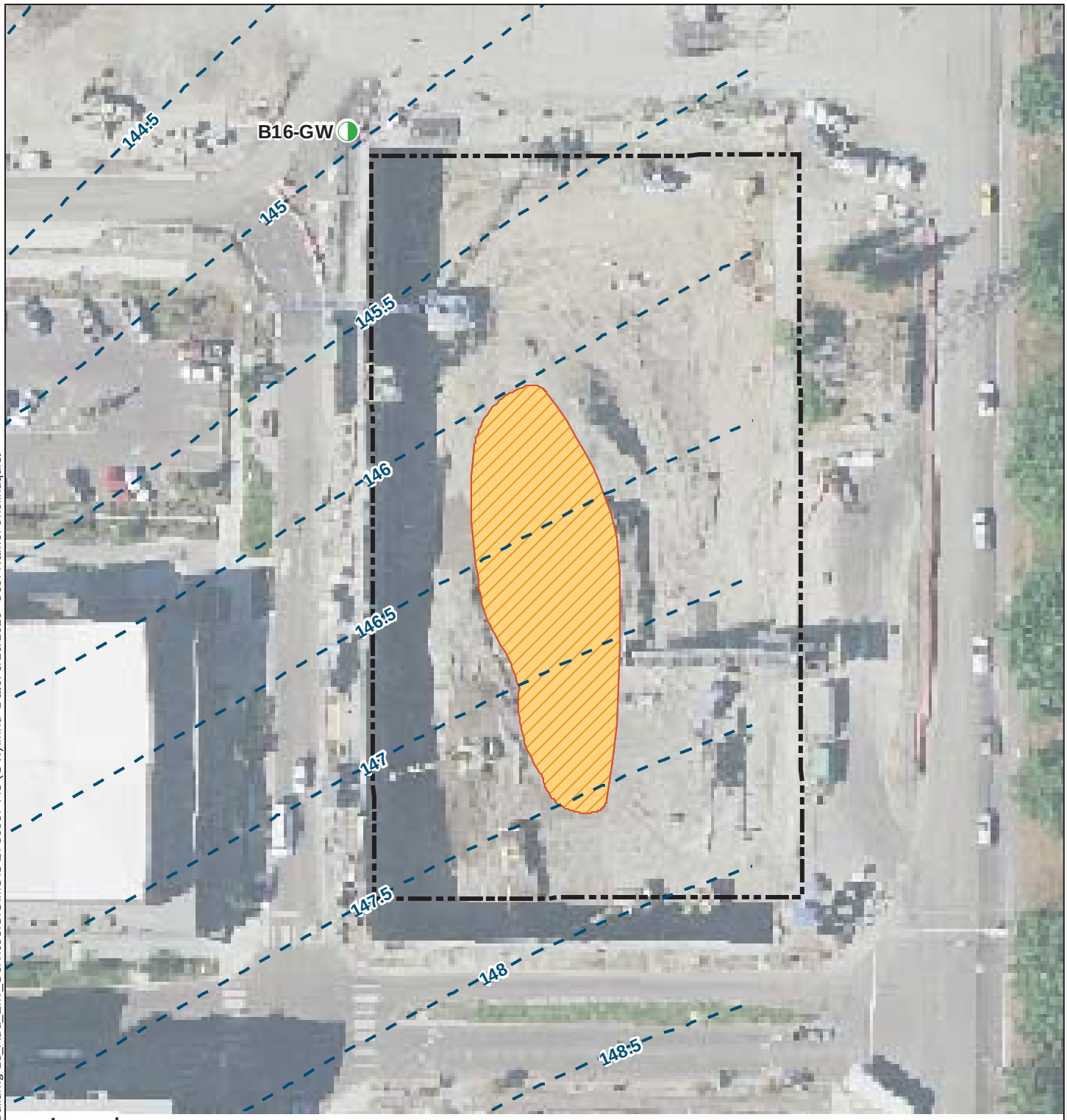

Legend

- Temporary Groundwater Monitoring Well Location (February 2020)
- Groundwater Elevation Contour (in feet) (June 18, 2016)
- Block 16
- Main Area of Petroleum Contaminated Soil Removed (2018)

60 30 0 60

Scale in Feet

N

Source: Aerial photograph provided by Hexagon Imagery Program Data.

Spring District - Block 16
Bellevue, Washington

Site Plan

17860-37 03/20

HARTCROWSER

Figure 2

Document Path: L:\Notebooks\1786037_Spring_District_Building 16_Add_Env_Services\GIS\MGIS\1786037-AC (GW).mxd Date: 3/26/2020 User Name: ericlindquist