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):	683703
Parcel #(s):	2325039110 & 2325039109
County:	King
FSID #:	8086
CSID #:	15266
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Interbay Urban Storage	1561 W Armory Way Seattle, WA 98119	
Site Contact, Title, Business: Marissa Goodman Hart Crowser	**Site Contact Address (including City, State and Zip):**	Phone (206) 324-9530 Email marissa.goodman@hartcrowser.com
Site Owner, Title, Business: Interbay Urban Storage LLC	**Site Owner Address (including City, State and Zip):**	Phone Email
Site Owner Contact, Title, Business: Joseph Strobele Interbay Urban Storage LLC	**Site Owner Contact Address (including City, State and Zip):** 15115 NE 67th Pl Redmond, WA 98052	Phone (844) 622-5556 Email jstrobele@cp-investments.com
Previous Site Owner(s):	**Additional Info (for any Site Information Item):**	
Alternate Site Name(s):		

Latitude (Decimal Degrees):	47.638615
Longitude (Decimal Degrees):	-122.377670

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):

Independent Cleanup Action Report submitted by Hart Crowser on 8/28/18: "On behalf of Marissa Goodman and Julie Wukelic, please find attached the above-referenced report, sent for your use. A hard copy will follow in the mail. Thank you."

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

Groundwater quality was not evaluated and may be contaminated with heavy-oil-range TPH. Ecology requested additional groundwater information in August 2019 and February 2020, but it was not provided. Recommendation: List on CSCSL.

Investigator: Tamara Welty Date Submitted: 6/25/2019

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 subject site is associated with FSID 8086 (Interbay Self Storage Facility) due to a Construction Stormwater General Permit for the 2017 redevelopment. The subject site is also part of FSID 91761133 (Interbay Redevelopment), which is a larger site that previously had a cleanup. The Interbay Redevelopment cleanup was not performed on the subject site, but in the area to the south of the subject site. The Interbay Redevelopment site obtained an NFA determination from Ecology in 2011.

Contaminated soil with concentrations of heavy-oil-range TPH exceeding the MTCA Method A CUL was discovered during the construction of the Interbay Self Storage Facility (subject site) in 2017. Possible historical sources include railroad tracks, a rope manufacturer, and fill materials. Approximately 513 tons of contaminated soil was removed for off-site disposal. The depth of the excavations ranged from 2 to 5 feet bgs.

During the cleanup, 24 confirmation soil samples were collected from the excavation limits, as well as 3 stockpile samples. The analytical results indicate that remaining soil at the site is below the MTCA Method A CUL.

Groundwater was not sampled as part of the 2017 site cleanup. Hart Crowser indicated that groundwater was not a media of concern because "the contaminant of concern in soil was completely removed during excavation activities" and "the site is not within a 10-year wellhead protection area of a public water supply well, within 1,000 feet of a public or private water supply well, or within 300 feet of Smith Cove, the nearest surface water".

However, depth to groundwater in the site's vicinity has been encountered between 3 and 10 feet bgs, and therefore could have been in contact with the contaminated soil prior to its removal. Groundwater quality should be evaluated at the subject site to determine whether it meets MTCA Method A CULs, regardless of the distance to water supply wells and surface water.

Documents reviewed:

Hart Crowser. July 3, 2018. Independent Cleanup Action Report. Interbay Urban Storage Property, West Armory 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, 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						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	RB	S				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):** _____ (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:

_____ in Soil

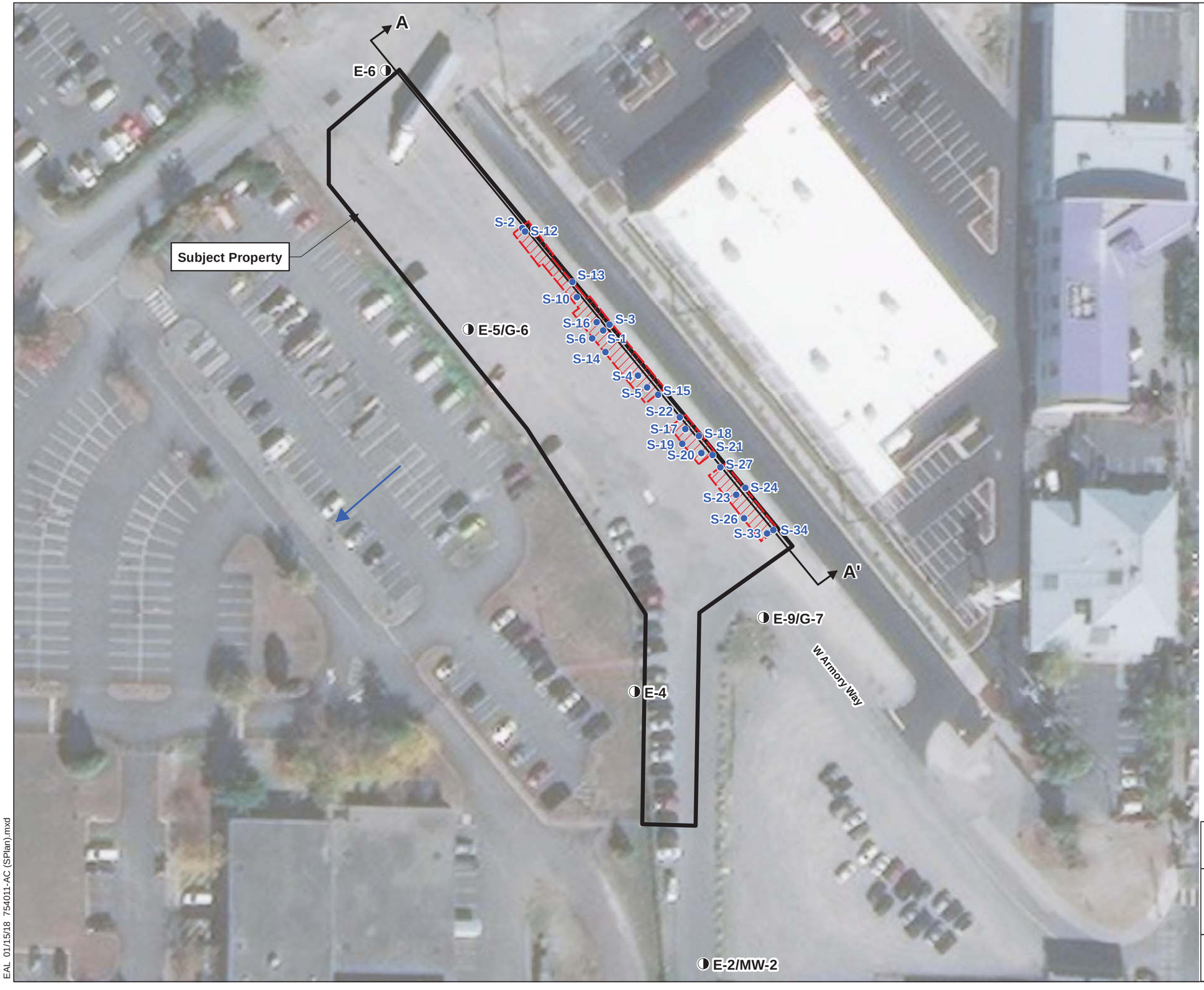
_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
8086

Cleanup Site ID No. (if known):
15266

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

- Verification Sample (Hart Crowser 2017)
- Historical Boring (Hart Crowser 2002)
- Inferred Groundwater Flow Direction
- Approximate Area of Soil Above MTCA Method A Cleanup Levels - Removed and Disposed of Off-site at Subtitle D Landfill
- A A' Generalized Subsurface Cross Section

True North

Project North

N

0 30 60 120

Scale in Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Interbay Urban Storage Property
Seattle, Washington

Site Plan and Verification Sample Locations

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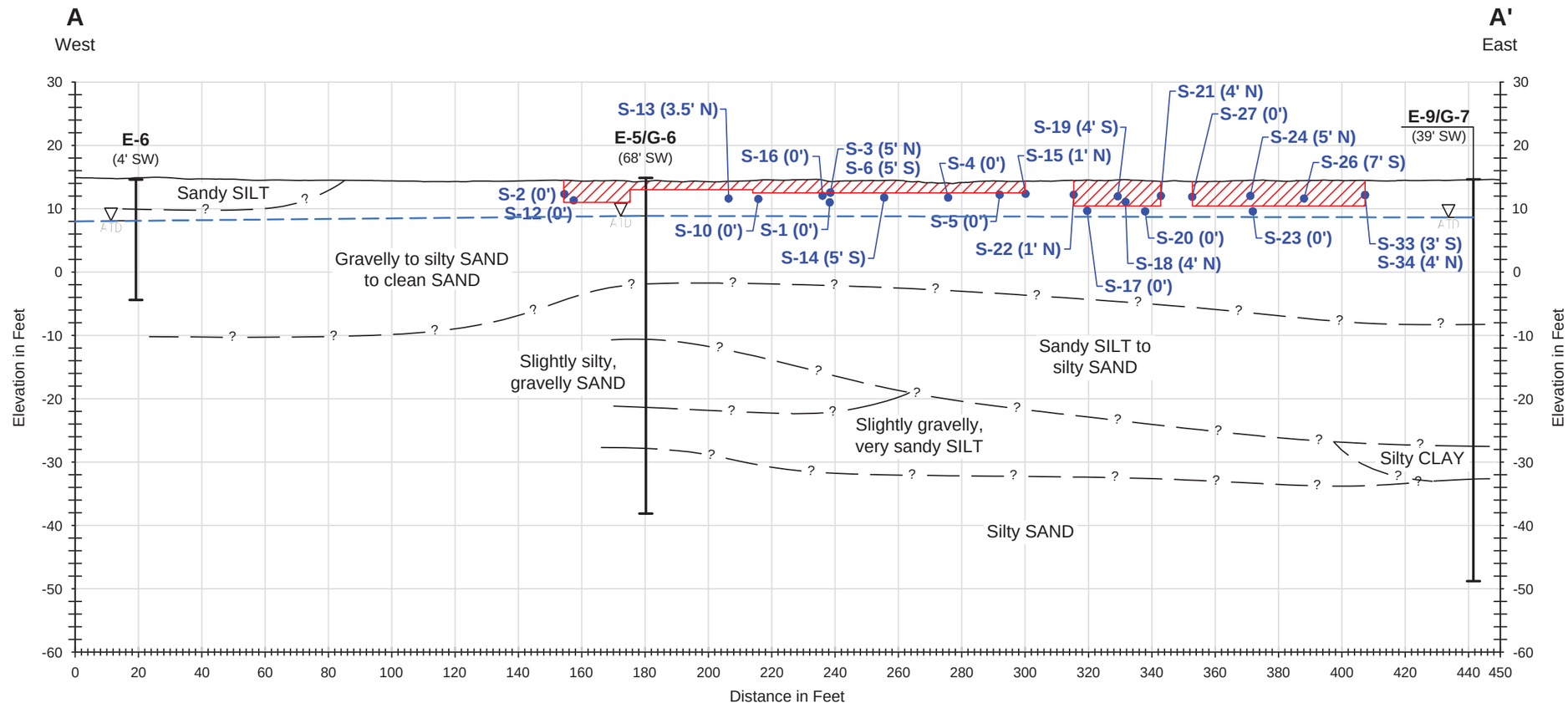
Figure
2

EAL 01/15/18 754011-AC (SPlan).mxd



Legend

E-6 (25.6' NE) — Exploration Number (Offset Distance and Direction)

Exploration Location

Water Level

S-3 (5' N) — Verification Sample (Offset Distance and Direction)

Approximate Area of Soil Above MTCA Method A Cleanup Levels - Removed and Disposed of Off-site at Subtitle D Landfill

Approximate Groundwater Table

Horizontal Scale in Feet
0 40 80
0 20 40
Vertical Scale in Feet
Vertical Exaggeration x 2

NOTE

1. This subsurface profile is generalized from materials observed in soil borings. Variations may exist between profile and actual conditions.
2. ATD = at time of drilling.

Reference: Surface profile line created from LiDar data obtained from Puget Sound Lidar Consortium, 2016.

Interbay Urban Storage Property
Seattle, Washington

Generalized Subsurface Cross Section A-A'

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Figure 3

File: L:\Notebooks\754011_Interbay Urban Storage CCP_Construction\CAD\754011-001 (XSec).dwg Layout:11x17 - Section Date: 06-07-2018 Author: ericlindquist