

Herbaugh, Melinda

From: Jan Weldin <janweldin60@gmail.com>
Sent: Friday, September 02, 2016 1:10 PM
To: PRC
Cc: separegister@ecy.wa.gov; Rad.Cunningham@DOH.WA.GOV; Torgelson, Nathan
Subject: Project #3020114 Phinney Flats

Dear Mr. Dorcy,

In the public meeting held on July 25th at the Phinney Neighborhood Center which was attended by approximately 80 people, one of the major concerns was inadequate soil testing on the site 6726 Greenwood Ave N.- PhinneyFlats

It is known that a dry cleaners was on that site and the soil testing done but the Riley Group firm was inadequate to insure that no contamination exists on this site. The testing was only 2 interior holes at depths of 2.5' - 3' and 3 exterior holes at depths of 10'. All of these test holes were near the back of the current Kortheus Tavern.

Given the possibility of contamination from the previous dry cleaner at this site, soil testing should be done to a much deeper level and throughout the property, including the perimeter. It was recommended in their report that further investigation of subsurface soil be conducted.

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➤ **Former On-Site Clothes Presser and Dry Cleaner:** A dry cleaning facility was located on the Site from at least 1935 to 1940 (if not longer). The historical use, handling, and storage of dry cleaning solvents (for example PCE and Stoddard solvent) associated with this dry cleaning facility are unknown and are considered a potential risk to the soil, soil vapor, and/or groundwater quality at the Site.

"10 RECOMMENDATIONS

RGI recommends further investigation, by means of Phase II Subsurface Investigation soil and groundwater (if encountered) sampling to determine whether the soil, soil vapor, and/or groundwater at the Site have been adversely affected by the chemicals associated with the historical Site use as a dry cleaner."

Soil will be disturbed throughout the site and there is danger of exposure to contamination to neighboring homes and properties. This concern was not addressed in your brief response to Elizabeth Johnson who, as a neighbor to this project, has raised the concerns. Other neighbors have also written letters and spoken in public about these concerns. The neighborhood is well aware of soil contamination issues at 7009 Greenwood Ave N where a former dry cleaners was located. Major decontamination work at this site one and a half blocks north of proposed Phinney Flats, took many months to pump out the vapors and dig out soil.

The RGI reports that the proposed slab on- grade elevations provided but the developer of Phinney Flats, excavation cuts will be between 1.4 and 3.2 feet. It is certain that they will dig deeper than this even for a slab on-grade building! There will be digging for gas, water, and sewer. Please address the following questions and require the developer/architect to provide information regarding:

1. dimension the location and depth for demolition of the existing building
2. dimension the location and depth for demolition of existing stormwater, sewer, water supply, and gas supply
3. dimension the location and depth of subsurface preparation of footings and utilities

Other similar projects have been required to construct catchment basins. The Isola building across the street did. A neighbor on 68th was required to provide a catch basin on his property while repairing his drainage and foundation.

Certainly if single family homeowners are required to do this, and the development across the street did, a building of 57 units and commercial space would have to do it, too. It is well documented that drainage issues are an issue along Phinney Ridge and that there are springs that run along the Ridge. (See previous letter of July 26th with reference to a sink hole that appeared on N 68th St on July 25th)

What earthquake stabilization features will be required of this building? Certainly footings at a depth greater than 1 or 2 feet will be required for a 4 + story building. Safety and health of the citizens is at stake. These issues of soil contamination, drainage, and earthquake safe construction must be addressed the the Department of Construction .

Jan Weldin