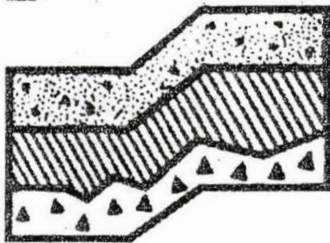


# PHASE I ENVIRONMENTAL SITE ASSESSMENT

Pierre Auto Center  
4311 Roosevelt Way NE  
Seattle, Washington

Project No. T-5540

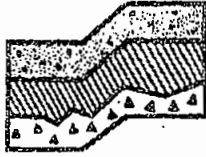


## Terra Associates, Inc.

Prepared for:

Trinity Partnership  
Seattle, Washington

May 12, 2004



# TERRA ASSOCIATES, Inc.

Consultants in Geotechnical Engineering, Geology  
and  
Environmental Earth Sciences

May 12, 2004  
Project No. T-5540

Mr. Jim Rose  
Trinity Partnership  
3316 Fuhrman Avenue, Suite 200  
Seattle, Washington 98102

Subject: Phase I Environmental Site Assessment  
Pierre Auto Center  
4311 Roosevelt Way NE  
Seattle, Washington

Dear Mr. Rose:


In accordance with your request, we have completed a Phase I Environmental Site Assessment (ESA) for the Pierre Auto Center site in Seattle, Washington. The purpose of our study was to provide our opinion on the probable presence or absence of site contamination by hazardous materials. We performed the research for this project and report in general accordance with American Society for Testing and Materials (ASTM) Designation E-1527-00: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The site has been developed with structures associated with auto parts and repairs since about 1940. Our study has identified three Recognized Environmental Conditions (RECs) associated with the site. These are as follows:

1. The former presence of underground hydraulic hoists.
2. The suspected presence of a heating oil underground storage tank (UST).
3. The past use of solvents on-site.

The attached report describes our study in greater detail. We trust the information presented is sufficient for your current needs. If you have any questions or require additional information, please call.

Sincerely yours,  
**TERRA ASSOCIATES, INC.**

  
Charles R. Lie, L.H.G.  
Project Manager

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**Phase I Environmental Site Assessment  
Pierre Auto Center  
4311 Roosevelt Way NE  
Seattle, Washington**

**1.0 EXECUTIVE SUMMARY**

The site consists of an "L" shaped tax parcel and covers approximately 0.43 acres. The site is currently developed with two side-by-side buildings with a gross area of 13,550 square feet. There is a parking lot west of the northern building that has an area on the order of 4,000 square feet. At the time of our study, the building was vacant. Our review of site history indicates that prior to construction of the existing building, the site was occupied by a series of houses. The buildings on-site have been used for automotive sales and repair services since their construction in the 1940s.

The objective of a Phase I Environmental Site Assessment (ESA) is to identify Recognized Environmental Conditions (RECs) on and around the subject site. Existing releases, past releases, and material threats of release by any hazardous substance or petroleum product, even if in compliance with law, may constitute RECs. The term REC is not intended to include conditions that generally do not present a material risk of harm to public health or the environment, and would not likely be subject to enforcement if brought to the attention of the appropriate government agency.

Our study has identified three RECs associated with the site. These conditions are as follows:

1. Three hydraulic hoists were formerly present in the shop area of the Pierre Auto Center building. Underground hoists are common sources of soil contamination due to leakage of hydraulic oils.
2. The tax records for the site indicate that the original heat source for the southern building was heating oil. We have identified a suspect underground storage tank (UST) filler cap at the northeast corner of the shop building.
3. There is a possibility that solvents may have been spilled over the 50 years the site has been used as an automotive shop.

Our study is discussed in more detail in the following sections of this report.

## 2.0 SCOPE OF WORK

Our scope of work on this project included the following tasks:

- Review of a report compiled by Environmental Data Resources, Inc. (EDR), dated April 26, 2004, which consists of the following databases:

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Biennial Reporting System (BRS); (Emergency Response Notification System (ERNS); National Priorities List (NPL); Resource Conservation and Recovery Information System (RCRIS-TSD); RCRIS-SQG (RCRIS Small Quantity Generator), RCRIS-LQG (RCRIS Large Quantity Generator); Corrective Action Report (CORRACTS); Superfund Consent Decrees (CONSENT); Facility Index System (FINDS); Hazardous Materials Information Reporting System (HMIRS); Material Licensing Tracking System (MLTS); Federal Superfund Liens (NPL Liens); PCB Activity Database System (PADS); RCRA Administration Action Tracking System (RAATS); Records of Decisions Report (ROD); Toxic Chemical Release Inventory System (TRIS); Toxic Substance Control Act (TSCA); NPL deletions (Delisted NPL); CERCLIS sites designated as No Further Remedial Action Planned (NFRAP) by the Environmental Protection Agency (EPA)

Confirmed and Suspected Contaminated Sites List (CSCSL); Hazardous Sites List (HSL); Leaking Underground Storage Tank (LUST) list; Solid Waste Facilities Handbook (SWF/LF); Underground Storage Tank (UST) list; Washington Emissions Data System (Air Emissions); Independent Cleanup Reports (WA ICR) by the Washington State Department of Ecology (Ecology)

Former Manufactured Gas (Coal Gas) Sites by Real Property Scan, Inc.

- Site reconnaissance to visually observe existing conditions
- Review of readily ascertainable standard historical information, including City of Seattle records, Sanborn Insurance Maps, City Directories, and aerial photographs
- Review of current and archived King County Tax Assessor records
- Review of published geologic information and maps for the site vicinity

We performed the research for this project and report in general accordance with American Society for Testing and Materials (ASTM) Test Designation E-1527-00: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Throughout this report, we refer to the section number and the applicable ASTM standard for various aspects of the assessment being addressed.

### 3.0 SITE CONDITIONS

#### 3.1 Surface

The site is located in the University District neighborhood of Seattle, Washington. The University District was historically and is currently a mixed commercial/retail/residential area. The approximate location of the site is shown on Figure 1.

The site and adjacent properties generally slope down towards the south. Topography of the site vicinity is shown on Figure 2. A schematic drawing of the site and immediate vicinity is shown on Figure 3.

On May 6, 2004, a representative of Terra Associates, Inc. visited the site to observe current site conditions. The site consists of two 1-story, side-by-side masonry buildings. There is a small parking lot at the northeast corner of the site, and a larger parking lot at the northwest corner of the site.

The buildings are occupied by the service department of Pierre Auto Center. The northern building has a footprint on the order of 3,200 square feet, and is in use as a parts storage warehouse and a customer service desk. The southern building has a footprint on the order of 10,351 square feet and is in use as an auto service shop. There are a series of walled-off rooms along the eastern edge of the building that are in use as a restroom, pasture storage, tool storage, an air compressor room, and a lunch break room. The auto service area has a series of aboveground hydraulic lifts and a perimeter workbench area. There is a strip floor drain along the northern portion of the site.

We observed a series of aboveground storage tanks (ASTs) in the shop area. These ASTs are used for the storage of new and used lubricants. In addition, there is a mixed fuel AST. We did not observe any floor drains in the shop area. We observed a small grated area along the center of the east wall of the shop area. There is a floor drain along the rear of the northern building, adjacent to a washbasin.

At the time of our site visit, the work and storage areas were orderly.

#### 3.2 Soils

Published geologic data indicates that the site is underlain at shallow depths by glacial till. This is consistent with our experience in the site vicinity. According to *The Preliminary Geologic Map of the Seattle Quadrangle, Washington*, by H. Waldron et al, dated 1962, the site is underlain by glacial till.

#### 3.3 Hydrogeologic Conditions

For the purpose of this study, it is reasonable to assume that near-surface groundwater gradients are strongly controlled by topography and/or surface features. The groundwater flow would be towards the south.

### **3.4 Adjacent Development**

The site is located in a residential zone. The site and immediate vicinity are shown on Figure 3.

**North:** Commercial properties/parking lots

**West:** Residential properties/parking lots

**East:** Commercial developments

**South:** Commercial/retail developments

## **4.0 SITE HISTORY RESEARCH**

### **4.1 Aerial Photography Review**

We reviewed available aerial photographs of the site and vicinity at Walker and Associates in Tukwila, Washington. Our review of available photographs indicates the following conditions on the site:

- 1936 The site is developed with single-family residential structures. There are a series of commercial structures north of the site along NE 45th Street.
- 1946 The apartment west of the site has not been built. The southern shop building on the site has not been built. The area of the southern building has been cleared. The smaller building that is the northern one-fourth of the existing building on-site is present. There is a house immediately north of the site. The site vicinity is generally residential.
- 1956 There is a house immediately north of the subject site, a house on the western parking lot, and a house in between the existing building on-site and the adjacent apartment building west of the site. The buildings on-site resemble their current configuration. With the exception of the apartment building at 902 NE 43rd Street, all of 9th Avenue NE is developed with single-family residential buildings.
- 1960 There is a house immediately north of the subject site, a house on the western parking lot, and a house in between the existing building on-site and the adjacent apartment building west of the site. The buildings on-site resemble their current configuration. With the exception of the apartment building at 902 NE 43rd Street, all of 9th Avenue NE is developed with single-family residential buildings.
- 1969 There is a small building immediately north of the site fronting on Roosevelt Way NE. There is a house on the parking lot west of the site. The adjacent house and apartment building are present. The neighborhood has a mix of commercial and residential structures.
- 1974 There is a small building immediately north of the site fronting on Roosevelt Way NE. There is a house on the parking lot west of the site. The adjacent house and apartment building are present. The neighborhood has a mix of commercial and residential structures.

- 1977 The parking lot north of the site appears to have been recently cleared of the previous buildings, the parking lot west of the building on-site is occupied by a house. The existing buildings on-site are present.
- 1980 The site resembles the current layout. There is a parking lot immediately north of the site. The adjacent house and apartment building west of the site are present.
- 1985 The site resembles the current layout. There is a parking lot immediately north of the site. The adjacent house and apartment building west of the site are present.
- 1992 The building located north of the parking lots north of the site and the building northeast of the site across Roosevelt Way NE have not been built. The neighborhood and site otherwise resemble the existing mix of buildings.
- 1995 The building located north of the parking lots north of the site is under construction, and the building northeast of the site across Roosevelt Way NE has not been built. The neighborhood and site otherwise resemble the existing mix of buildings.
- 2000 The building located northeast of the site across Roosevelt Way NE has not been built, otherwise the site and neighborhood resemble the existing mix of buildings.

The aerial photographs do not present any information that contradicts the other historical data we reviewed.

#### **4.2 USGS Map Review**

We reviewed the *Snohomish, Washington Quadrangle Map*, dated 1897. The map shows a series of long buildings in the site vicinity. The long buildings appear to represent rows of houses. The current grid of streets is not present in the site vicinity.

We reviewed the *Seattle, Washington Quadrangle Map*, dated 1909. This map shows the neighborhood road network has been built. Three small buildings consistent with the houses shown on other maps are present on the site.

We reviewed the *Seattle North, Washington Quadrangle Map*, dated 1949, with color-contrasting photorevisions dated 1968. The color-contrasting photorevisions allow comparison of development between 1949 and 1968. The site and site vicinity are shown in an orange overlay indicating urban development. With the exception of schools, churches, and large public buildings, no individual structures are shown.

Nothing in the United States Geologic Survey (USGS) map review contradicted other information we reviewed for this study.

#### **4.3 Tax Assessor Records Review**

##### ***Archived Tax Records***

We reviewed archived King County tax records for the subject site available at the Washington State Archives Bellevue Branch. These records were initially made in the mid-1930s and were updated through the early 1970s. Copies of the archived tax records for the site are attached as Appendix A.

The site consists of Lots 13 through 16 of Block 14 of Block A of the Brooklyn Supplemental Addition.

These tax records show the following:

<b>Lot Number(s)</b>	<b>Notes</b>
13	House originally built in 1901 and subsequently demolished. The heat source is listed as a stove. Motor parts store built in 1940, with an original heat source listed as a stove and subsequently replaced with gas heat.
14, 15, and 16	Retail building built in 1945-1946. Heat source listed as oil burner and two hydraulic hoists. Records for previous structures missing from the files.
20	House built in 1909. Heat source listed as being a hot air furnace with a hand-written note that states "oil burner." There are no notes on the date of demolition.

##### ***Current Tax Records Summary***

We reviewed available King County tax records for the subject site. The current tax records available online from King County's web site are attached as Appendix B. These tax records show the site is developed with the existing building. The records show that the northern building was built in 1966 and is in use as a storage warehouse. This contradicts the archived records that show the construction date as being 1940. This appears to be a data entry error. The southern building is shown as having been built in 1945 and in use as a garage for service and repair. The heat source is listed as hot water.

Nothing in the tax assessor's records contradicts information obtained from other sources.

#### **4.4 Sanborn Map Review**

Sanborn Maps were created to aid in underwriting fire insurance policies. These maps were updated until the 1960s. These maps typically show the types of buildings and the use of the buildings for the areas of coverage. The areas of coverage were generally cities and developed areas surrounding the cities. The available Sanborn Maps are attached in Appendix C.

These maps show the following development history of the site:

- 1905 The house on Lot 13 is shown as being present. The other lots that comprise the site are shown as being vacant. The neighborhood is shown as being residential with a low density of development.
- 1919 Houses are shown on Lots 13, 14, and 20. Lots 15 and 16 are shown as being vacant. The neighborhood is shown as being residential.
- 1950 The existing buildings on-site are shown. The southern building on Lots 14, 15, and 16 is shown as being an auto sales and service facility. The building on Lot 13 was colored red in the original map and is shown in black in the photocopy. There is a house on Lot 20 and a house immediately north of the site.
- 1968 The existing buildings on-site are shown. The southern building on Lots 14, 15, and 16 is shown as being an auto sales and service facility. The building on Lot 13 is described as a machine shop. There is a house on Lot 20. The house immediately north of Lot 13 is no longer present.

Nothing in the Sanborn Map review contradicts information from other sources.

#### **4.5 City of Seattle Records**

We reviewed side sewer as-builts available at the City of Seattle. The Seattle side sewer records show the following history of the site based on sewer hookups:

Address	Notes
4311 Roosevelt Way NE	Original sewer hookup prior to September 1913
4309 Roosevelt Way NE	Original sewer hookup prior to September 1913
4305 Roosevelt Way NE	Original sewer hookup in 1920
4312 - 9th Avenue NE	Original sewer hookup prior to 1910

The side sewer maps show the former houses on the site and the existing building on the site. The records do not show the dates the side sewers were plugged as the buildings were demolished, or the dates the new side sewers to the existing buildings were hooked up. The records stop in 1966. Nothing in the City of Seattle side sewer records contradicted information obtained from other sources.

#### **4.6 City Directory Review**

We reviewed the Polk City Directories available at the Washington State Archives branch office in Bellevue, Washington. The City Directories from the late 1930s onward contain a reverse directory where the listings are by address and show the occupant of the site.

A summary of the City Directory listings is attached in Appendix D. In general, the City Directory indicates that prior to 1940, the site and vicinity was residential. It shows the existing building as being used for automotive related uses, with the exception that University Press is listed as being present in the building in 1970.

Nothing in the City Directory review contradicted information from other sources.

#### **4.7 Chain-of-Title Review**

We have not been provided with a chain-of-title for this property. With the information available from other sources, it is unlikely that the chain-of-title contains information that would change the conclusion of this report.

#### **4.8 Kroll Map Review**

We obtained a series of real estate atlas pages for the site vicinity from the Kroll Map Company. The Kroll Map Company has maintained real estate maps of the Seattle Metropolitan area for more than the last 100 years. Up until the recent past, the maps also showed the buildings present on individual lots. These maps show the following chronology of development on and adjacent to the site:

- |                  |   |
|------------------|---|
| 1912 to 1920 era | The site and site vicinity are shown as being developed with structures consistent with single-family residences.   |
| 1940 to 1960 era | The site is shown as being developed with the two existing buildings. The western parking lot is shown as being developed with a structure consistent with a single-family residence. There are three service stations shown on the west side of Roosevelt Way NE north of the site. The lots with the service stations are Lots 1 through 8. Lots 9 through 12, in between the service stations and the site, are shown as being developed with structures consistent with single-family residences. |
| Current          | The location of the closest of the three service stations north of the site is shown as being developed with La Terraza, a condominium development. The gasoline station at the intersection of Roosevelt Way NE and NE 45th Street is shown as being present. The site is shown with the existing buildings. The property north of the site is shown as being parking lots.  |

#### **4.9 Interview**

On May 5, 2004, we interviewed Mr. John Barg, the manager of the existing tenant on-site. Mr. Barg reported the following:

- He has worked on-site for ten years.
- There are no USTs on the site.
- There are a series of ASTs used for the storage of used and new motor oils, lubricants, and used fuel.
- There is one solvent wash area.
- Most auto parts are washed in a high temperature wash water cabinet.
- The waste lubricants and solvents are recycled off site by Emerald Services.
- Sludges from the parts washer are removed on a periodic basis for off-site disposal.
- There is a trench drain along the northern margin of the site that drains into a water oil separator and is directed to the city sewer system.
- There are no other floor drains in the shop area.

#### **5.0 REGULATORY DOCUMENT REVIEW**

##### **5.1 EDR Search**

We reviewed a report dated April 26, 2004, prepared for the subject property by EDR. EDR searches Environmental Protection Agency (EPA) and Washington State Department of Ecology (Ecology) databases for potential risk sites within a specified radius of a subject property. EDR typically conducts its search to the minimum search radius requirements given in ASTM E-1527-00: *Standard Practice for Environmental Site Assessments*.

The following databases were searched by EDR in compiling their report:

##### **Searched to One and One-Eighth Mile:**

- National Priorities List (NPL) by EPA, dated January 29, 2004
- Confirmed and Suspected Contaminated Sites List (CSCSL) by Ecology, dated January 14, 2004
- Corrective Action Report (CORRACTS) by EPA, dated December 18, 2003
- Proposed National Priority List Sites (Proposed NPL) by EPA, dated January 7, 2004
- State Hazardous Sites List (HSL) by Ecology, dated July 26, 2003
- Records of Decision (ROD) by EPA, dated January 9, 2004

- Superfund (CERCLA) Consent Decrees (CONSENT) by EPA, no date listed
- National Priority List Deletions (Delisted NPL) by EPA, dated January 29, 2004
- Department of Defense Sites (DOD) by USGS, dated October 1, 2003
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) by EPA, dated November 17, 2003
- Solid Waste Facilities Database (State SWF/LF) by Ecology, dated October 1, 2003
- Leaking Underground Storage Tank (LUST) list by Ecology, dated January 14, 2004
- Voluntary Cleanup Program Sites (WA VCP) by Ecology, dated February 18, 2004
- Resource Conservation Recovery Act Information System facilities that treat, store, and/or dispose of hazardous waste (RCRIS-TSD) by EPA, dated January 12, 2004
- Coal Gas, proprietary database prepared by Real Property Scan, Inc., copyright 1993

**Searched to Five-Eighth Mile:**

- CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP) by EPA, dated November 17, 2003
- Resource Conservation Recovery Act Information System (RCRIS)-LgGen Large Generators by EPA, dated January 12, 2004
- Resource Conservation Recovery Act Information System (RCRIS)-SmGen Small Generators by EPA, dated January 12, 2004
- Underground Storage Tanks on Indian Land (INDIAN UST) by EPA, dated March 11, 2004
- Underground Storage Tank (UST) list by Ecology, dated January 14, 2004
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) by EPA, dated November 11, 2003
- A Listing of Brownfields Sites (US BROWNFIELDS) by EPA, dated July 15, 2003
- Independent Cleanup Reports (WA ICR) by Ecology, dated December 1, 2002
- Confirmed and Contaminated Sites – No Further Action (CSCSL – NFA) by Ecology, dated January 14, 2004
- Emergency Response Notification System (ERNS) by EPA, dated December 31, 2002

**Searched to Three-Eighth Mile:**

- Mines Master Index File (MINES) by Department of Labor, Mine Safety and Health Administration, dated November 25, 2003
- Institutional Control Site List (INST CONTROL) by Ecology, dated March 11, 2004

**Searched to One-Eighth Mile:**

- Facility Index System (FINDS) by EPA, dated February 9, 2004
- PCB Activity Database System (PADS) by EPA, dated December 30, 2003
- Hazardous Materials Information Reporting System (HMIRS) by U.S. Department of Transportation, dated December 18, 2003
- RCRA Administration Action Tracking System (RAATS) by EPA, dated April 17, 1995
- Toxic Chemical Release Inventory System (TRIS) by EPA, dated December 31, 2001
- Federal Superfund Liens (NPL Liens) by EPA, dated October 15, 1991
- Toxic Substances Control Act (TSCA) by EPA, dated December 31, 1998
- Washington Emissions Data System (Air Emissions) by Ecology, dated December 31, 2001
- Section 7 Tracking Systems (SSTS) by EPA, dated December 31, 2001
- FIFRA/TSCA Tracking System (FTTS) by EPA, dated July 21, 2003
- Material Licensing Tracking System (MLTS) by NRC, dated July 16, 2003
- Spills reported to the Spill Prevention, Preparedness and Response Division, (SPILLS) by Ecology, dated October 22, 2003

We evaluate relative elevations and locations of listed sites based on our site reconnaissance and review of relevant topographic and geologic maps. For this project, we had the search radius for each of the databases expanded by one-fourth mile.

One hundred fifty-seven sites of record were found in the EDR search. Most of the sites are multiple entries of sites that appear on more than one database. In addition, 43 orphan sites were identified in the EDR search. Orphan sites are properties with insufficient detail to map in the EDR computer database system. We review orphan sites on a site-by-site basis. The EDR report does not list the target site as being on any of the databases. The EDR report is attached as Appendix E.

## **5.2 Federal Records**

### ***5.2.1 National Priority List (NPL or Superfund Sites)***

Section 7.2.1.1 of the ASTM standards requires a review of federal and state lists of hazardous waste sites identified as NPL or Superfund sites within a one-mile radius of the subject property. EDR's review of the databases indicates that there are no Superfund sites within a one and one-eighth mile radius of the subject site.

**5.2.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)**

Section 7.2.1.1 of the ASTM standards requires a review of federal and state lists of hazardous waste sites identified as CERCLIS sites within a one-half mile radius of the subject property. EDR's review of the databases indicates that there are no CERCLIS sites within a five-eighth mile radius of the subject site.

**5.2.3 Resource Conservation Recovery Act Information System-Treatment, Storage, and Disposal (RCRIS-TSD)**

Section 7.2.1.1 of the ASTM standards requires a review of RCRIS Treatment, Storage, or Disposal (TSD) lists to a radius of one-half mile. The EDR search found no RCRIS TSD sites within a five-eighth mile radius of the subject site.

Section 7.2.1.1 of the ASTM standards requires a review of RCRIS Treatment, Storage, or Disposal CORRACTS lists to a radius of one mile. CORRACTS sites are TSD facilities that have had violations in the past. The EDR search found no RCRIS CORRACTS sites within a one and one-eighth mile radius of the subject site.

**5.2.4 Resource Conservation Recovery Act Information System (RCRIS) – Generators**

Section 7.2.1.1 of the ASTM standards requires a review of federal RCRIS generators on the property and adjoining properties. EDR conducted a records search for listed generators sites within a one-half mile radius of the subject site. The EDR search found 34 RCRIS generators within a three-eighth mile radius of the site. The closest generators are:

Site Name/Address	Location	Notes
University Ford 4318 Roosevelt Way NE Seattle, Washington	Immediately east-northeast of the subject site. This listing is expected to be for the subject site, but is listed at the former location of the dealership offices.	This site is listed as being a small quantity generator (SQG). No violations are listed in the database.
Tosco Corporation 4359 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and potentially upgradient of the subject site.	This site is listed as being an SQG. No violations are listed in the database.
Roosevelt Crest Apartments 4343 and 4359 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and potentially upgradient of the subject site.	This site is listed as being an SQG. No violations are listed in the database.
Zymogenetics 4225 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile south and downgradient of the subject site.	This site is listed as being an SQG. No violations are listed in the database.
University Chevrolet 4501 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and potentially upgradient of the subject site.	This site is listed as being an SQG. No violations are listed in the database.

Site Name/Address	Location	Notes
Shell 120441 1013 NE 45th Street Seattle, Washington	Less than one-eighth mile north and potentially upgradient of the subject site.	This site is listed as being an SQG. No violations are listed in the database.
University Mazda 1100 NE 45th Street Seattle, Washington	Less than one-eighth mile north and potentially upgradient of the subject site.	This site is listed as being an SQG. No violations are listed in the database.

Based on the distance to the listed generators, it is our opinion that the listed off-site RCRIS sites pose a minimal threat of groundwater transport of contamination to the subject site.

**5.2.5 Emergency Response Notification System (ERNS)**

Section 7.2.1.1 of the ASTM standards requires a review of federal ERNS listings on the property. No ERNS sites are listed for the subject address. No ERNS sites are listed within a one-fourth mile radius of the subject site.

**5.3 State Records**

**5.3.1 Confirmed or Suspected Contaminated Sites List (CSCSL)**

Section 7.2.1.1 of the ASTM standards requires a review of state lists of hazardous waste sites identified for investigation or remediation within a one-mile radius of the subject property. EDR conducted a records search for listed CSCSL sites within a one and one-eighth mile radius of the subject property.

Eighteen CSCSL sites or CSCSL No Further Action (NFA) sites appeared on the EDR search. The CSCSL sites that are within approximately two blocks of the subject site are:

Site Name/Address	Location	Notes
Tosco Corporation 4359 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and potentially upgradient of the subject site.	This site has received an NFA determination from Ecology. No details on the past issues on the site were presented in the database. This site is also listed as the Unocal Property. The site is listed as having had contamination of the soils and groundwater with petroleum products. The site is reported to be cleaned up in the LUST database description.
Roosevelt Crest Apartments 4343 and 4359 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and potentially upgradient of the subject site.	This site has received an NFA determination from Ecology. No details on the past issues on the site were presented in the database.

Site Name/Address	Location	Notes
Stoughton Estate Property 4307 - 11th Avenue NE Seattle, Washington	Less than one-eighth mile east and crossgradient of the subject site.	This site is suspected to be contaminated with petroleum products. No other details are present in the database summary.
Blume Company 1100 NE 45th Street Seattle, Washington	One-fourth to one-half mile northeast and potentially upgradient of the subject site.	This site has received an NFA determination from Ecology. No details on the past issues on the site were presented in the database.
Kelly's U-Haul 4115 Roosevelt Way NE Seattle, Washington	One-fourth to one-half mile south and downgradient of the subject site.	This site has received an NFA determination from Ecology. No details on the past issues on the site were presented in the database.

Based on the distance, hydrogeologic conditions, and status, it is our opinion that the CSCSL sites summarized above and listed in the EDR report pose a minimal threat of groundwater transport of contamination to the subject site.

### 5.3.2 Solid Waste Facilities/Landfills (SWF/LF)

Section 7.2.1.1 of the ASTM standards requires a review of state lists identifying landfill and solid waste disposal facilities within a one-half mile radius of the subject property. The EDR records search for landfill sites indicates no active and/or abandoned landfills or solid waste facilities within a three-fourth mile radius of the subject site.

### 5.3.3 Underground Storage Tank (UST) List

Section 7.2.1.1 of the ASTM standards requires a review of state UST lists for underground tanks listed on the subject site or adjoining properties. EDR conducted a records search for listed UST sites within a one-half mile radius of the subject site.

Thirteen UST sites appeared on the EDR search within a three-eighth mile radius of the subject site. The sites within a one-eighth mile radius are:

Site Name/Address	Location	Notes
Roger Towing/Osborn Radio 4349 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and upgradient of the subject site.	This site had three USTs that have been removed. No in-service USTs are listed. This site is also on the ICR database and is discussed again in Section 4.3.5 of this report.
Stadium Market 76 4359 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and upgradient of the subject site.	This site is also on the LUST list and is discussed again in Section 4.3.4 of this report. This site is reported to have two USTs that have been removed. Two in-service USTs are listed.

Site Name/Address	Location	Notes
University Ford Nissan 4242 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile southeast and downgradient of the subject site.	This site is also on the LUST list and is discussed again in Section 4.3.4 of this report. This site is reported to have one UST that has been removed. No in-service USTs are listed.
Shell Oil Products 1013 NE 45th Street Seattle, Washington	Less than one-eighth mile north and upgradient of the subject site.	This site is also on the LUST list and is discussed again in Section 4.3.4 of this report. Three in-service USTs are listed.
Rainier Northwest Group 820 NE 45th Street Seattle, Washington	Less than one-eighth mile north-northwest and upgradient of the subject site.	This site has one UST for the storage of diesel. The status of the UST is not listed.

Due to the distance to the UST sites and their current status, it is our opinion that the listed UST sites pose a minimal to low threat of contamination to the subject site.

#### 5.3.4 Leaking Underground Storage Tank (LUST) List

Section 7.2.1.1 of the ASTM standards requires a review of state LUST lists for possible contaminated sites within a one-half mile radius of the subject property. EDR conducted a records search for listed LUST sites within a five-eighth mile radius of the subject site.

Twenty-six LUST sites were listed on the EDR search within a five-eighth mile radius of the subject site. The closest LUST sites are:

Site Name/Address	Location	Notes
Stadium Market 76 4359 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and upgradient of the subject site.	This site is reported to have two USTs that have been removed. Two in-service USTs are listed. The affected media is listed as soil and groundwater. The site is reported to be cleaned up and has received an NFA.
University Ford Nissan 4242 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile southeast and downgradient of the subject site.	This site is reported to have one UST that has been removed. No in-service USTs are listed. The affected media is listed as soil. The site is reported as being cleaned up.
University Inn 4114-4140 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile south-southeast and downgradient of the subject site.	This site is reported to have a release that affected soils. The site is reported to be cleaned up.
Shell Oil Products 1013 NE 45th Street Seattle, Washington	Less than one-eighth mile north and upgradient of the subject site.	Three in-service USTs are listed as being present at this site. The site is reported to have had a release that affected soils and groundwater. The site is reported to be in the process of being cleaned up.
University Place Blume Property 4547 Roosevelt Way NE Seattle, Washington	One-eighth to one-fourth mile north-northeast and potentially upgradient of the subject site.	This site is listed as having had a release that affected soils. The site is reported to be cleaned up.

Site Name/Address	Location	Notes
University Manor Parking Garage 4236 Brooklyn Avenue North Seattle, Washington	One-eighth to one-fourth mile east-southeast and downgradient of the subject site.	This site is listed as having one UST that has been removed and a release that affected soil. The site is reported to be cleaned up.
Meaney Tower Hotel 4507 Brooklyn Ave Seattle, Washington	One-eighth to one-fourth mile east-northeast and potentially upgradient of the subject site.	This site is reported to have had one UST that has been removed from service. The release is reported to have affected soils. The site is reported as being cleaned up. The site is also listed as having residential contamination and institutional controls.
Erickson 4557 Brooklyn Avenue Seattle, Washington	One-eighth to one-fourth mile east-northeast and potentially upgradient of the subject site.	This site is also known as a BP Station and University Seafood Poultry. This site has three in-service USTs. This site had releases that affected soils and groundwater. Cleanup is reported to have started on this site.

The listed sites are not adjacent to the subject site. Due to the distance to the LUST sites, the local hydrogeologic conditions, the affected media, and the current status listed, it is our opinion that the listed LUST sites pose a minimal risk of contamination to the subject site. The soils in the vicinity of the site have low permeability, which limits the off-site transport of hydrocarbon contamination of groundwater.

**5.3.5 Washington State Independent Cleanup Report (WA ICR)/Voluntary Cleanup Program (VCP)**

Section 7.2.1.1 of the ASTM standards requires a review of state lists for possible contaminated sites within a one-half mile radius of the subject property. EDR conducted a records search for listed ICR and VCP sites within a three-fourth mile radius of the subject site. The ICR and VCP sites that were identified close to the subject site corresponded with LUST or CSCSL sites, and have been discussed earlier in this report. The site that is in close proximity to the subject site and has not been discussed elsewhere in this report is:

Site Name/Address	Location	Notes
Roger Towing/Osborn Radio 4349 Roosevelt Way NE Seattle, Washington	Less than one-eighth mile north and upgradient of the subject site.	This site had three USTs that have been removed. No in-service USTs are listed. This site is reported to have had a release that affected soils. Cleanup is reported to be complete on this site.

Due to the distance of the ICR/VCP sites, the local hydrogeologic conditions, the affected media, and the current status listed, it is our opinion that the listed ICR/VCP site poses a minimal risk of contamination to the subject site.

### 5.3.6 Washington State Reported Spills (SPILLS)

Section 7.2.1.1 of the ASTM standards requires a review of federal ERNS listings on the property. The SPILLS database is equivalent to the ERNS database. No SPILLS sites are listed for the subject address. The closest SPILLS site is:

Site Name/Address	Location	Notes
Former University Ford Dealership 4300 Roosevelt Way NE Seattle, Washington	Immediately northeast of the site across Roosevelt Way NE and crossgradient of the subject site.	This spill is reported to have been a diesel spill. It appears to have been a refueling accident during construction of the new building northeast of the site. The quantity is not shown.

Based on the description, it appears that this spill was limited in size, and since it was in the construction area of a new building, would have been cleaned up in a timely manner.

## 6.0 OTHER HAZARDS

### 6.1 PCBs and Transformers

PCBs are associated with electrical transformer fluids. The use of PCBs in transformer fluids was discontinued in new units manufactured after 1977.

Transformers that may be present in the site vicinity will be the property of Seattle City Light. Seattle City Light would likely be responsible for any spillage or release from the transformers.

There may be fluorescent light fixtures within the building on-site that have PCB-containing ballasts. During remodeling, demolition, or maintenance, any fluorescent light fixtures that lack a PCB-free sticker should be disposed of in accordance with applicable regulations.

### 6.2 Asbestos

Asbestos is a fibrous mineral that was incorporated into a wide variety of construction materials prior to 1979. Asbestos-containing materials (ACMs) include insulating pipe wrap, floor tiles, acoustical ceiling texturing, and wallboard. The existing buildings were constructed in 1940 and 1945. Based on their age, it is likely that ACMs are present in the buildings. Prior to demolition or remodeling, a survey for ACMs and abatement of ACMs should be conducted.

### **6.3 Radon**

Our review of radon occurrences in Washington indicates that King County has not shown elevated levels of radon in past testing. King County is listed as being in EPA Radon Zone 3. The average indoor radon level in Zone 3 is less than 2 pCi/L.

The GeoCheck section of the EDR report lists the results of the testing of three houses in the 98105 zip code area. No radon activity above the action level was detected in the three houses tested.

Sites underlain by glacial and alluvial sediments generally do not have issues with radon. Radon levels should not be a concern at the subject site. We have conducted radon testing in the King County area and have not found radon levels above the action level. According to the *Special Report: Radon in Washington*, 1994, prepared by the Washington State Department of Health, the King County area has a low risk of radon being present above 4 pCi/L (pico curie per liter).

If requested, we can verify on-site radon levels by testing.

### **6.4 Water Wells**

We did not observe any water wells on the site. There are three Resource Protection Wells on the site built as part of our concurrent Phase II ESA of the site. When these wells are no longer needed, they should be abandoned in accordance with state regulations.

We made a visual reconnaissance of adjacent properties from the adjacent City rights-of-way. No monitoring wells were observed on the properties in the immediate vicinity of the subject site.

### **6.5 Heating Oil Tanks**

We observed a suspected heating oil UST filler adjacent to the northeast corner of the southern building. This corresponds with the former location of the furnace for the building. We also observed a pipe that resembles a vent pipe near the northeast corner of the building. The tax records show that the original heat source for the southern building was an oil burner.

### **6.6 Lead-Based Paint**

From the turn of the century through the 1940s, paint manufacturers used lead as a primary ingredient in many oil-based interior and exterior paints. Usage gradually decreased through the 1950s and 1960s, as largely lead-free latex paints became more popular. Lead-based paints were banned from residential use in 1978. Currently, paints may not have greater than 0.06 percent lead by weight (600 parts per million [ppm]). It is possible that the exterior of the existing building has lead-based paint. The paint should not be scraped or sandblasted from the building unless it is demonstrated to be lead-free, or unless appropriate precautions are taken to comply with federal and state health codes. Building materials with intact lead-based paint that is intact can commonly be disposed of into the municipal demolition debris waste stream.

## **7.0 SUMMARY**

### **7.1 Current Site Use**

Based on our observations and the information we reviewed for this report, it is our opinion that the potential for significant contamination from current site uses is low.

### **7.2 Historical Site Use**

Historically, the site was used for automotive repairs.

### **7.3 Potential Off-Site Sources**

Our reconnaissance of the neighboring developments and site vicinity topography indicates potential sources of groundwater, sediment, soil, or surface water contamination within a one-mile radius of the Pierre Auto Center site. Based on the status and distance of these sites, it is our opinion that the contamination of various media at these off-site sources presents a low risk of site contamination.

## **8.0 CONCLUSIONS**

Our study has indicated that there are three RECs associated with the subject site. These RECs are as follows:

1. The former presence of three underground hydraulic hoists in the northern portion of the southern building. Hydraulic hoists have been found to be the source of petroleum hydrocarbon contamination on many sites.
2. The suspected presence of a heating oil UST in the northeast corner of the southern building.
3. The past use of solvents on-site.

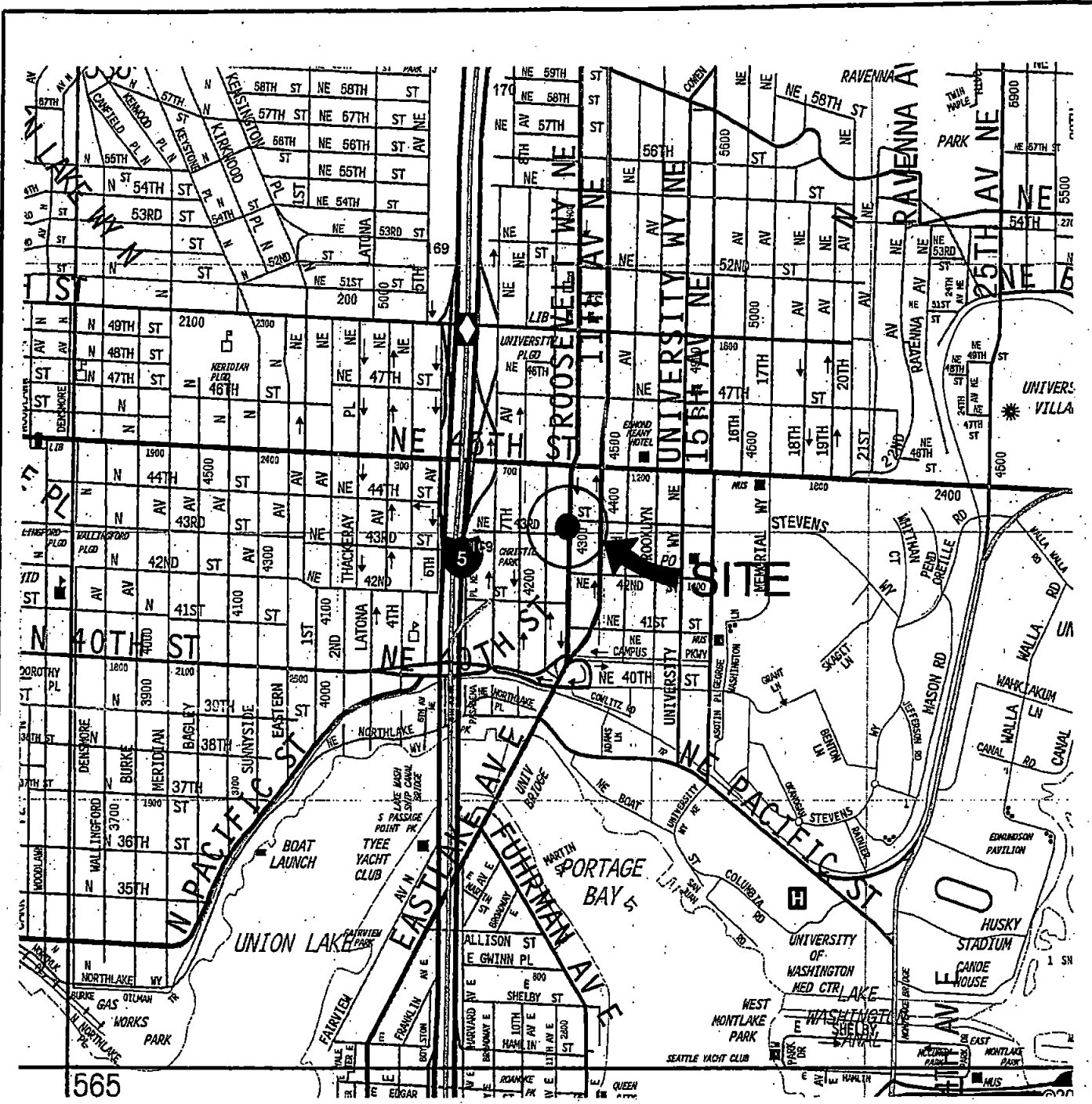
## **9.0 LIMITATIONS**

The findings, conclusions, and recommendations presented in this report are based on our documented site observations, our review of historic information, review of King County Tax Assessor records, review of regulatory information, and the referenced aerial photographs. Other information related to past site use or current site conditions may exist.

If the existing site use changes or if additional information becomes available, Terra Associates, Inc. should review the changes, as they may affect our conclusions.

May 12, 2004  
Project No. T-5540

We prepared our conclusions and recommendations in accordance with generally accepted professional engineering practices. We make no other warranty, either expressed or implied. This report is the copyrighted property of Terra Associates, Inc., and is intended for specific application to Pierre Auto Center project. This report is for the exclusive use of Trinity Partnership and their authorized representatives.

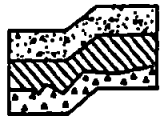


565



REFERENCE: Thomas Guide, CD-ROM ; King/Pierce/Snohomish Counties, 2003.

NOT TO SCALE

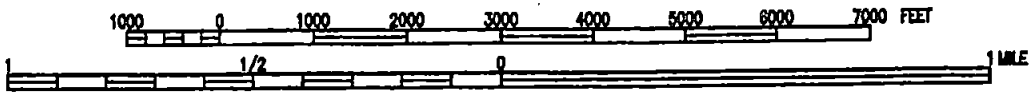


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VICINITY MAP PIERRE AUTO CENTER SEATTLE, WASHINGTON		
Proj. No. T-5540	Date MAY 2004	Figure 1

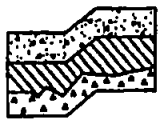


APPROXIMATE SCALE 1:24000



CONTOUR INTERVAL: 20 FEET

REFERENCE: USGS MAP, SEATTLE NORTH, WASHINGTON QUADRANGLE



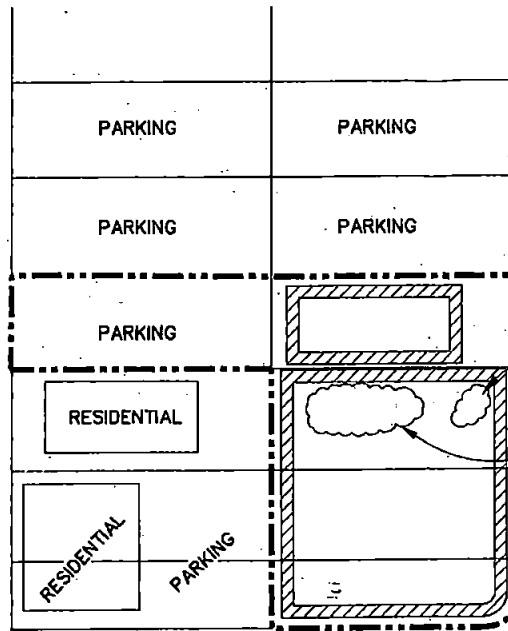
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TOPOGRAPHIC VICINITY MAP  
 PIERRE AUTO CENTER  
 SEATTLE WASHINGTON

Proj. No. T-5540	Date MAY 2004	Figure 2
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9TH AVE NE

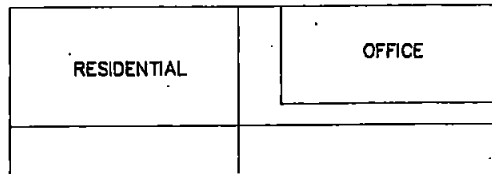
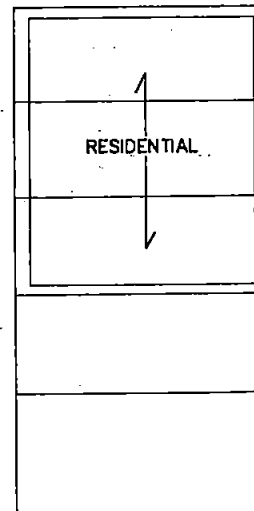
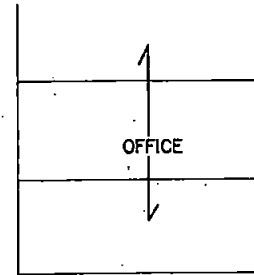


SUSPECTED UST NE 43RD ST

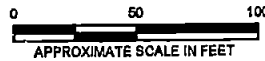
FORMER HYDRAULIC LIFTS

ROOSEVELT WAY NE

NE 43RD ST



**NOTE:**  
THIS SITE PLAN IS SCHEMATIC. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE. IT IS INTENDED FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.



**REFERENCE:**  
SITE PLAN PROVIDED BY REAL ESTATE MAPS



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Geology and Environmental Earth Sciences

SCHEMATIC SITE PLAN  
PIERRE AUTO CENTER  
SEATTLE WASHINGTON

Proj. No. T-5540

Date MAY 2004

Figure 3