



**Omega Services**

Construction • Environmental • Petroleum

rec'd by Ecology  
12/28/95

**KEY BANK OF WASHINGTON**  
*KIRKLAND BRANCH*  
**AERIAL PHOTOGRAPHIC INVESTIGATION**

**KEY BANK OF WASHINGTON -- KIRKLAND BRANCH**  
**132 KIRKLAND AVENUE**  
**KIRKLAND WA**

*December 15, 1995*

Prepared by:  
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Prepared for:  
**Mr. Milt Donelson**  
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Project No. 9523-012

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December 15, 1995

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**Subject: Aerial Photograph Investigation  
Key Bank of Washington -- Kirkland  
132 Kirkland Avenue, Kirkland, Washington  
Project No. 9523--012**

Dear Mr. Donelson:

On November 29, 1995, Omega Services (Omega) completed an aerial photograph investigation of the Key Bank - Kirkland Branch located at 132 Kirkland Avenue, Kirkland, Washington. The goal of this investigation was to determine the locations of the subject property's former underground storage tanks (UST) and pump islands. This report presents a summary of our findings.

### **PROJECT BACKGROUND**

On September 15, 1995, Omega completed remedial excavation of petroleum contaminated soil on the subject property (refer to Omega's *Independent Cleanup Action Report*, dated October 30, 1995, Project No. 2655-027). Prior to entering into the Washington State Department of Ecology's (Ecology) Independent Remedial Action Program (IRAP), a meeting between Ms. Elaine Atkinson of Ecology with representatives of Omega and Key Bank took place at the subject property on November 14, 1995. This meeting identified the need to determine the former locations of USTs and pump islands on the subject property. Also discussed was the need to evaluate the subject property's groundwater by installing monitoring wells. The installation and sampling of groundwater monitoring wells on the subject property will be discussed under separate cover.

Omega recommended that an historical aerial photograph investigation of the subject property be performed in an attempt to better define the former locations of the USTs and pump island locations. On November 17, 1995, Key Bank contracted Omega to review historic aerial photographs of the subject and adjacent properties.

## **AERIAL PHOTOGRAPH INTERPRETATION**

Omega reviewed aerial photographs taken from 1957 through 1983 supplied by Aerolist Photographers of Seattle, Washington. Reprints of 1957, 1968, and 1974 photographs are included in this report (Photographs 1, 2, and 3, respectively).

### **1957 PHOTOGRAPH**

The 1957 aerial photograph (Photo 1) clearly shows that the subject property was occupied by what appears to be a Texaco service station. Service bays are visible in the northwest corner of the subject property (Photo 1; Reference A). One (1) pump island is visible beneath the canopy in the southeast quarter of the subject property (Photo 1; Reference B). Fill ports for USTs cannot be distinguished. However, the surface of the southeastern quarter of the subject property appears to be concrete. Based on the lack of obvious surface features present elsewhere on the subject property, Omega suspects that the former USTs were located beneath the canopy between the pump island and service station building. The former pump island identified in this photograph and the possible locations of the USTs is coincident with the existing Key Bank building.

The 1957 photograph also shows a pump island and canopy on the adjoining property to the east (across Main Street; Photo 1; Reference C). In addition, two pump islands can be seen one (1) block east of the subject property (Photo 1; Reference D).

### **1958 TO 1968 PHOTOGRAPHS**

Aerial photographs from 1961, 1964, and 1968 still showed the subject property as a Texaco service station.

Aerial photographs from 1958 to 1960, 1962 to 1963, and 1965 to 1967 were not available.

The 1964 aerial photograph (Photo 2) shows a different angle of the subject property than that of the 1957 photograph. In this photograph, a second pump island can be identified on the east side of the canopy (Photo 2; Reference A). In addition, the adjacent property to the east (across Main Street) no longer has a canopy and pump island. However, the presence of large bay doors suggests that the adjacent property was still conducting automotive repair activities at this time.

### **1969 TO 1972 PHOTOGRAPHS**

Air photographs from 1969 to 1972 were not available.

### **1973 TO 1974 PHOTOGRAPHS**

Aerial photographs from 1973 and 1974 (Photo 3) showed the subject property with different buildings than the 1968 photograph. One building with a canopy was still present on the subject property, but was located further south than the previous building (Photo 3; Reference A). A second building is positioned west of the canopied building (Photo 3; Reference B). The 1973 aerial photograph of the second building indicated the presence of repair bays. A pump island may have existed beneath the canopy, though it could not be clearly distinguished in these air photographs. However, the second pump island identified in the 1964 photograph as being east

of the canopy is not present. Pump islands are still present on the property one block east of the subject property (Photo 3; Reference C).

#### **1975 PHOTOGRAPHS**

Aerial photographs from 1975 are were not available.

#### **1976 PHOTOGRAPHS**

Photographs from 1976 show the subject property as it appears today, with the bank occupying the eastern half of the subject property. The drive-through teller lanes were clearly visible.

#### **1977 TO PRESENT PHOTOGRAPHS**

Aerial photographs from 1977 to 1983 show the subject property unchanged since the 1976. Aerial photographs from 1984 to present were not reviewed.

### **SUMMARY OF FINDINGS AND CONCLUSIONS**

#### **SUBJECT PROPERTY**

On November 29, 1995, Omega completed an historic aerial photograph investigation of the subject property. A service station was located on the subject property from at least 1957 to approximately the mid-1970's. A Phase I Environmental Site Assessment (ESA) prepared by M&M Environmental (M&M) dated April 14, 1994 indicated that the subject property was a gasoline station from approximately 1933 to the mid-1970's. The former locations of the two (2) pump islands, and the suspected former locations of the USTs coincides with the current location of the Key Bank -- Kirkland Branch building.

The M&M Phase I ESA report concluded "It is not expected that the USTs were left remaining in the ground due to the excavation and construction activities and soil compression standards . . . [associated with the construction of the existing Key Bank building in the mid-1970's.]"

#### **OFF-SITE PROPERTY**

In addition to the UST and pump island location information, two (2) off-site properties of environmental significance (i.e., presumably up-gradient from the subject property) were identified in the aerial photograph search. One property immediately east (across the street) from the subject property had a pump island in the 1957 aerial photographs (Photo 1; Reference C). A second property, approximately one block east of the subject property, had two visible pump islands in both the 1957 and 1974 aerial photographs (Photo 1; Reference D and Photo 3; Reference C).

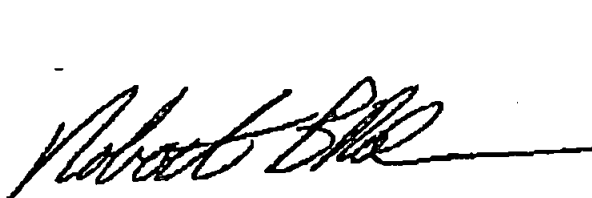
### **RECOMMENDATIONS**

One way to determine whether or not the USTs have been removed is to perform a geophysical subsurface soil investigation. Based on Omega's recent aerial photographic investigation and previous site findings, it is unknown at this time whether soils underlying the existing Key Bank

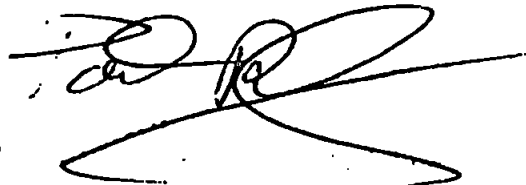
building have been impacted by petroleum hydrocarbons. However, the installation of groundwater monitoring wells (discussed in a separate report) will address whether or not groundwater has been impacted and to what extent.

Any questions regarding our work or this report, the presentation of the information, and the interpretation of the data are welcome and should be referred to the undersigned.

Very Truly Yours,  
**OMEGA SERVICES**



Robert B. Roe  
Project Manager



Paul Riley  
Environmental Services Manager

*Attachments*

cc: *Ms. Elaine Atkinson  
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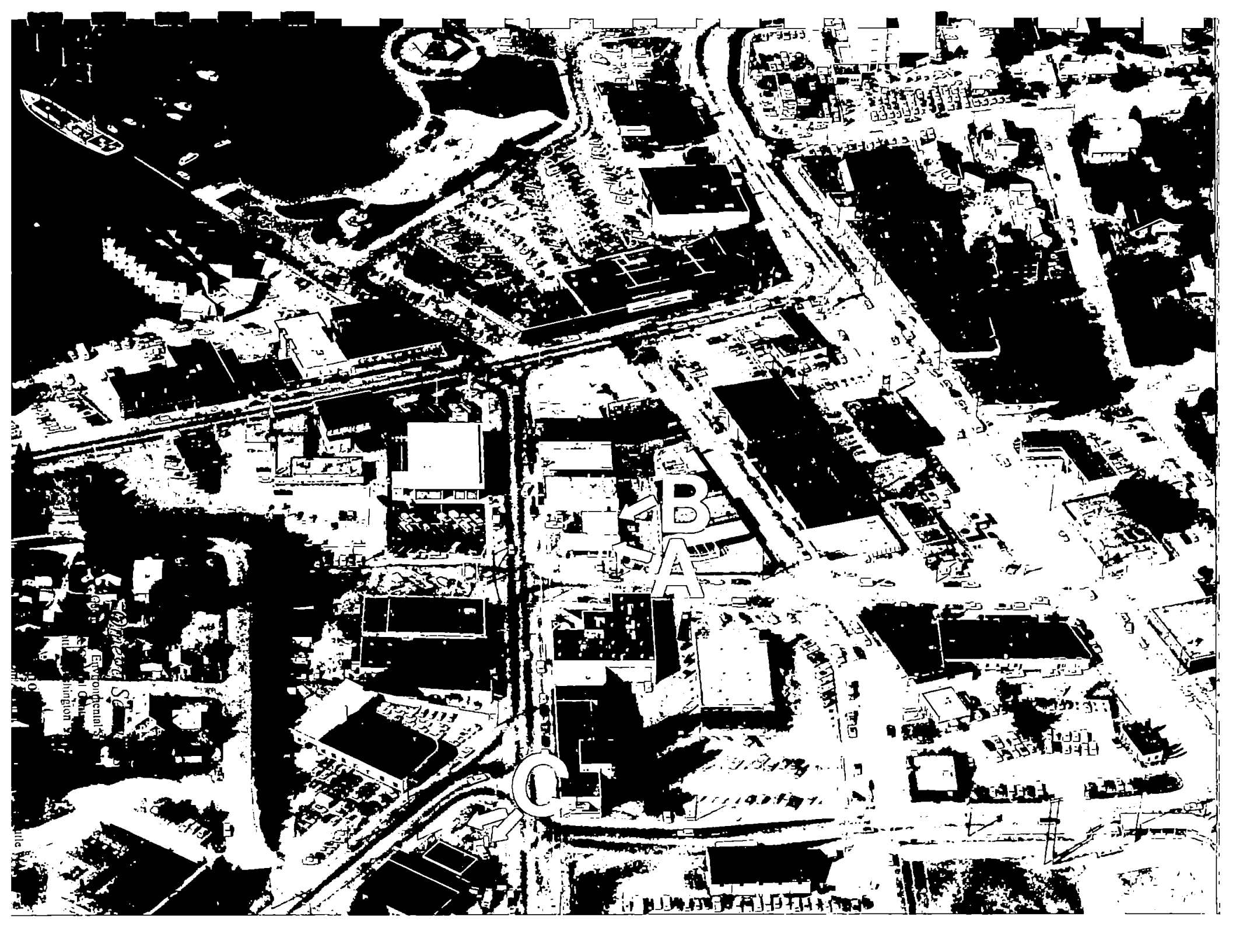


Biological, Environmental  
& General Consulting  
Seattle, Washington

Photo 1

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CENTRAL

Environmental  
St. Charles  
Washington

June 19