

APPENDIX A
PHASE I ENVIRONMENTAL SITE ASSESSMENT
DTT PROPERTY
912 DEXTER AVENUE NORTH
SEATTLE, WASHINGTON

A.1 INTRODUCTION

Dames & Moore was retained by DTT Transport, Inc. (DTT), to perform a Phase I Environmental Site Assessment (ESA) of the property and structures located at 912 Dexter Avenue North in Seattle, Washington (Figure A). This property is currently owned by DTT and is vacant. Communications with the client during preparation of the ESA proposal, indicated that the site is currently listed by the Washington Department of Ecology's database of sites with suspected soil and/or groundwater contamination. Hence, the purpose of the ESA was to document past activities at the site that may have caused contamination at the property and potential sources of this contamination. Based on the results of the ESA, a plan for investigating the subsurface soils and potential groundwater at the site would then be developed and implemented.

During the reconnaissance of the site by Dames & Moore, observations of the main building on site indicated the potential presence of asbestos containing building materials (ACBM). Upon our recommendation to the client, the scope of the ESA was expanded to include a survey of building materials at the site for asbestos. The ESA report and asbestos survey report are included with the Phase II investigation report as appendices A and B, respectively.

A.2 PURPOSE AND SCOPE

The purpose of the Phase I ESA was to assess, on the basis of readily available information: (1) past and present land use practices and site operations, (2) the use, storage, generation, manufacture, and disposal of petroleum products and hazardous materials and wastes at the subject property, and (3) the potential presence of soil and groundwater contamination from onsite and offsite sources. This assessment was accomplished by, and limited to, observation of present conditions and activities at the subject property, observation of land use within a one-quarter mile radius of the subject property, review of publicly available records, interviews of knowledgeable individuals and/or regulatory and public agency personnel, and review of documentation presently and readily available from DTT and/or through Dames & Moore's standard information sources. This scope of work is in general accordance with the American Society for Testing And Materials (ASTM) Standard Practice for Environmental Site Assessments (E 1527-97). Specific information regarding the history of development/use of the subject property and vicinity obtained and reviewed included:

- Studies, reports and maps regarding local geologic and hydrogeologic conditions.

- Available aerial photographs dating back to 1936 from the University of Washington Library.
- Available topographic maps and land ownership/use maps (e.g. Metsker, Kroll, Sanborn Fire Insurance Maps) and commercial business directories (Cole's and Polk's, etc.) dating back at least 50 years.
- Documentation of current and past uses/occupants of the subject property and vicinity through visual observations of current conditions/operations and interviews of knowledgeable DTT personnel.
- A summary of properties listed on state and federal databases and/or reports with known or potential environmental contamination, solid waste landfills in the area, properties currently under investigation for environmental violations or complaints, properties with registered underground storage tanks (USTs) and properties with leaking underground storage tanks (LUST) located within recommended search distances specified in ASTM E 1527-97.
- Information from telephone interviews regarding the subject property on file with municipal, county, and state regulatory agencies and utilities including:
 - City of Seattle Building Planning Department
 - City of Seattle Fire Marshall's Office
 - Washington Department of Ecology - Northwestern Region
 - King County/Metro Industrial Waste Division
 - Seattle City Light
 - Public Water and Sewer Utility
- Review of Department of Ecology files regarding the subject property and other documents regarding waste disposal and site investigations provided by the client;
- Preparation of this ESA report.

As stated in the introduction (Section 1.0), an ACBM survey of exterior and interior building material components of the main building on the subject property was conducted in conjunction with the Phase I ESA. The scope of this survey, laboratory results of sampling, and Dames & Moore's recommendations and professional opinions as well as an estimate of the costs to abate identified ACBM is presented in a summary report under separate cover and included as Appendix B of the Phase II Investigation report.

A.3 SITE LOCATION AND DESCRIPTION

A.3.1 SITE LOCATION

The subject property is located at 912 Dexter Avenue North, Seattle, King County, Washington (Figure A-1). It is bounded on the north by vacant property, to the east by 8th Avenue North and a refrigeration/air conditioning supply and installation company, to the south by a currently unoccupied commercial-size structure and on the west by Dexter Avenue North. Land use in the site vicinity consists of commercial, manufacturing, retail, and multi-tenant office space.

A.3.2 SITE DESCRIPTION

The subject property is approximately 48,400 square feet and is variously paved with gravel/cobble, asphalt, and concrete. A fence surrounds the perimeter of the property at the property line on the north, east, and west sides and a portion of the south side. The southern portion of the property extending from the western property line east approximately 150 feet and approximately 36 feet northward from the southern property boundary is occupied by the largest building observed at the site. The building is approximately 5800 square feet and consists of a concrete poured foundation and floor with concrete masonry unit (CMU) structural walls and a flat, rolled roof. The western third of the building has two floors which are finished as office spaces with carpeted or tiled floors, plaster or gypsum wall board finished walls, and on the second floor, ceilings are finished with glued on acoustical ceiling tile. A detailed description and layout of the interior office spaces is provided in the ACBM survey report included as Appendix B.

The eastern portion of the building was divided equally into four maintenance bays with wooden, roll-up entrance doors. The maintenance bays consisted of unfinished concrete floors and CMU walls. The ceilings in these areas were also unfinished. Overhead storage areas constructed of wood were observed above some of the bays. Evidence of in-ground hydraulic lifts was observed in the two bays on the east end of the building (identified as Bays 1 and 2 on Figure A-2). Hydraulic oil storage or associated piping and controls were not observed in either bay. In addition, a large, square-shaped sump of unknown depth was observed in Bay 1. The sump was covered with a welded metal plate and therefore the interior could not be inspected. The office and maintenance spaces were unoccupied and largely empty of furnishings or equipment.

In addition to the main building, several smaller structures including two small wooden enclosures on the southeast and east sides of the property and two areas covered by metal canopies in the northwestern area of the property were observed at the site (Figure A-2). The larger canopy covers a concrete pad which resembles a fuel service island while the smaller canopy covers a concrete bermed area with two metal storage tanks. The wooden shed on the east side of the property sits on a concrete foundation and is larger than the other wooden shed located on the south side of the property and east of the main building.

A.4 TOPOGRAPHY AND HYDROGEOLOGY

A.4.1 TOPOGRAPHIC SETTING

The subject property is located in the SE 1/4 of Section 30, Township 25 North, Range 4 East, Seattle, King County, Washington. Topographic coverage of the site vicinity is provided by the U.S. Geological Survey, Seattle South, Washington, 7.5 x 15 minute quadrangle, 1:25,000 series, dated 1995 (Figure A-1).

The elevation at the subject property is approximately 50 feet above Mean Sea Level (MSL) and gently slopes toward the eastern property boundary. At the eastern property boundary, the elevation decreases rapidly to approximately five to ten feet above MSL. The steep slope at the eastern boundary is maintained by a retaining wall on the northern portion of the slope and a neighboring building on the southeastern side.

At the base of this slope, 8th Avenue North and additional buildings and roads occur and extend eastward on relatively flat ground to Lake Union, approximately 660 feet from the subject property.

A.4.2 HYDROGEOLOGIC SETTING

Outcropping glacial till in the subject property area is relatively impermeable, although thin discontinuous beds of sand and gravel in the till commonly yield small quantities of perched or semi-perched groundwater.

The location, extent and gradient of groundwater flow within any of these perched zones is not accurately determinable without subsurface investigation. Without subsurface groundwater flow data, it is generally assumed that groundwater flow within these perched aquifers follows the local surface topography.

In the eastern vicinity of the subject property across 8th Avenue North, it is expected that groundwater would be encountered at or near the ground surface and hence, lake water level (approximately 50 feet below the ground surface at the subject property). Based on our experience with the local topography and knowledge of historical production aquifers in the Seattle area, we would expect regional groundwater flow to be northeasterly and/or easterly toward Lake Union (Figure A-1).

A.5 SITE HISTORY AND LAND USE

Information regarding historical land use of the subject property and adjacent properties was obtained by reviewing aerial photographs, topographic maps, land use maps (Kroll and Metsker), fire insurance maps (Sanborn), and city directories obtained from the University of Washington Suzallo Library, the Seattle Public Library, and Dames & Moore's Seattle office library. Information reviewed includes the following documents:

- Aerial photographs dated 1936, 1946, 1956, 1961, 1965, 1970, 1974, 1980, 1985, 1989, 1990 and 1995
- Topographic maps dated 1949, 1973, 1983 and 1994
- Kroll Atlas land ownership maps dated 1939, 1946 and 1950
- Polk City Directories dated 1936, 1946, 1956, 1959, 1964, 1966, 1976, 1984, 1986 and 1996

For purposes of evaluating the information reviewed as detailed in this section of the report, the presence or absence of "significant change(s)" refers to changes in development patterns or use. Examples of changes termed "significant" include the appearance of a building, the devegetation of land, and/or ownership of property by entities appearing commercial and/or industrial in nature.

A.5.1 SUBJECT PROPERTY HISTORY

The earliest aerial photographs, maps, and other documentation regarding the subject property that were reviewed indicate that the subject property was owned by private individuals and undeveloped until the late 1940s. The 1946 Polk's city directory lists the subject property as Seattle Disposal Company, however, aerial photographs and land ownership maps of this period do not indicate any structures on the property. The property was occupied from this time by disposal/sanitary waste companies with several different names until the late 1950s. The 1956 Polk directory lists the subject property as City Sanitary Service Company and aerial photos of this period indicate a structure on site similar to the present building. In addition, equipment of some type was also depicted throughout the area north of the building. By 1959, however, it appears that the property use changed. The 1959 city directory lists the property's occupant as Northwest Autos, Inc. and the aerial photo dated 1961 depicts the same building with scattered automobiles throughout the northern portion of the property as well as another smaller building/structure north of the main building's west end. The 1964 city directory indicates that the subject property was vacant and it remains so until the early 1970s. The 1974 city directory lists the subject property as Associated School Bus Service and the aerial photo dated 1976 depicts the same structures and the rest of the property is cleared and paved with asphalt or concrete in most areas. The 1976 city directory indicates that the property was again vacant. By the early 1980s the subject property was occupied by Seattle Taxicab and later (1996) the property is listed as Yellow Cab. Aerial photos of these periods depict the site as relatively unchanged, however, the 1995 photo depicts automobiles and other equipment throughout the area north of the main building as well as another structure on the east side of the property.

A.5.2 PROPERTY VICINITY HISTORY

The property vicinity has evolved from a lightly developed area to a heavily industrialized area of downtown Seattle. The Kroll Atlas dated 1939 depicts two companies, Shell Oil and Seattle Gas in the vicinity. Shell is depicted adjacent and to the north of the subject property and Seattle Gas is depicted south of the subject property. Both properties have tanks depicted on the maps indicating the potential that petroleum or other substances were stored on these properties. The 1946 and 1950 Kroll Maps indicate service stations north and south of the subject property and the 1950 map depicts the present structure which is adjacent and to the south of the subject property. Aerial photos of this period depict some commercial development in the areas described. Polk directories from the 1940s, 1950s and 1960s indicate increasing development with commercial businesses including automotive maintenance, service stations, electrical component manufacturing, and to a heavily developed area with automotive service stations, light manufacturing, and wholesale/retail establishments in the 1950s and 1960s. These types of businesses have remained in the area with the exception of service stations and automotive repair businesses which began to disappear in the city directories dated from the late 1970s to the present.

A.6 SITE OBSERVATIONS

Representatives of DTT accompanied Dames & Moore during our site reconnaissance and provided some information on the operations and history of the facility.

A.6.1 GENERAL CONDITIONS

The main building and other structures were unoccupied at the time of our site reconnaissance and devoid of equipment or furnishings with the exception of the bermed area which contained two metal storage vessels. According to Mr. Schultz, these vessels were used by Yellow Cab to store waste motor oil. Historical use of petroleum hydrocarbon fuels and/or petroleum-based automotive fluids was evident from observations of stained soils/pavement in many of the areas inside the building/storage areas and several isolated areas in the northern parking area, the waste oil storage area and the area adjacent to the enclosed shed on the east side of the property (Figure A-2). Although large areas of the concrete surfaces inside the maintenance bays and the enclosed shed were oil-stained there was no indications of large cracks or other penetrations which could allow unimpeded migration to the soils below the foundations. Current storage of petroleum-based substances was limited to waste motor oil contained in both of the metal storage vessels located in the concrete berm area.

The area near the west property boundary and approximately 35 feet north of the main building is covered by a large canopy and appears similar to a service station fuel island (Figure A-2). Two vent pipes were observed in this area extending from below the concrete pad vertically through the canopy roof indicating the potential presence of underground storage tanks (USTs) in this area. Mr. Shultz was questioned about the possibility that USTs were present however, he indicated that he could not remember if any were in place or had been present in the past.

Evidence of in-ground, movable-post hydraulic lifts were observed in two of the maintenance bays inside the main building (Bay 1 and Bay 2, Figure A-2). Associated piping and hydraulic oil reservoirs were not observed in either bay and it could not be determined whether the hoists were operational (some reservoirs and piping are installed below ground, and thus, not visible).

Other conditions observed which may represent potential environmental concern include an area of mounded soil and a partially exposed metal drum which were observed in the northwestern corner of the property. No evidence of staining or abnormal odors were noted in this area.

A.6.2 UTILITIES

The subject property is supplied with electricity by Seattle City Light. The City of Seattle provides municipal potable water and sanitary and storm sewer service. Treatment of sanitary waste water is provided by King County Department of Metropolitan Services (Metro).

A.6.3 STORM WATER CONTROL

The site is relatively flat in the western portion of the subject property and appears to slope gently towards the eastern property line. While on site, storm water was observed to flow towards the east property line to the only storm drain observed on site. The drain is located behind the enclosed shed (Figure A-2) on the eastern side of the property near its boundary. The drain was obscured by vegetation and could not be inspected closely. However, runoff from surrounding oil-stained areas adjacent to the enclosure were observed entering the storm drain and appeared to have an oil-sheen.

A.6.4 ABOVEGROUND AND UNDERGROUND STORAGE TANKS

Vent pipes observed in the canopy-covered area, described previously in Section 6.1, may indicate the presence of underground storage tanks (USTs). The site owner confirmed that the only known tank on the property had been removed prior to the institution of State UST regulations.

As discussed previously in Section 6.1, two steel storage vessels used to store waste oil were observed inside a concrete berm adjacent to the large canopy-covered area on the north side of the main building's west end. Other small hydraulic oil storage tanks may be associated with in-ground hydraulic lifts and buried under the concrete floor in the service bays described previously.

A.6.5 HAZARDOUS MATERIALS AND HAZARDOUS WASTE

A.6.5.1 Hazardous Materials

Hazardous materials were not observed at the site. Due to the reported historical uses of the property, however, hazardous materials may have been stored and/or used at the site in the past.

A.6.5.2 Hazardous (Dangerous) Waste

Hazardous waste generation, storage or disposal was not observed at the site. However, records pertaining to hazardous (dangerous) waste disposal including waste profiles of drummed oily solids and water and excavated soil were provided by DTT. These materials were impacted with diesel-range petroleum hydrocarbons and solvents and had reportedly come from cleaning out catch basins and excavating test pits in the area.

A.6.6 DRAINS AND SUMPS

A floor drain was observed in a utility room within the office area of the main building (Figure A-2). Liquids were not observed in the drain nor were any odors or staining in the area. As discussed previously (Section 6.1) a sump was observed in one of the maintenance bays within the main building. The sump was covered and could not be inspected. A storm drain on the east side of the property was also noted and previously discussed (Section 6.1).

A.6.7 POLYCHLORINATED BIPHENYLS

Pole-mounted transformers were observed on utility poles at the edge of the public sidewalk on Dexter Avenue North. The transformers were labeled with information stating that they did not contain polychlorinated biphenyls (PCBs) greater than one part per million.

No other transformers or electrical equipment utilizing oil-based coolants were observed on site with the exception of fluorescent light ballasts that are typically associated with interior/exterior fluorescent light fixtures. Several fixtures of this type were observed inside the main building that may have ballast components that contain PCBs depending on the age and manufacturer of the light ballasts. None of the fixtures observed were dismantled to visually check labels or other information on the ballasts concerning PCBs. Finally, air lines were observed in the main building service bays indicating that compressed air may have been used during past operations at the site. Although an air compressor was not observed at the site during this assessment, it is likely one was used in the past which may have used PCB-containing cooling/lubricating oil.

A.6.8 WATER AND WASTEWATER

A.6.8.1 Water

Water wells were not observed at the subject property during our site reconnaissance. The subject property is reportedly connected to the City of Seattle municipal water supply.

A.6.8.2 Wastewater

Currently, no wastewater other than sanitary is generated at the site. Past tenants/occupants of the site may have discharged wastewater from floor washdown or equipment cleaning to the sump and/or the storm drain on the site. Information in documents provided by DTT regarding several site inspections by Metro Industrial Waste and Ecology inspectors indicate that the sump had been inspected and oily solids and water had been observed in the bottom of the sump. Interviews with Yellow Cab employees documented in these reports indicate that employees steam cleaned equipment/automobiles and the wash water either flowed to the sump or the storm drain outside.

A.7 NEIGHBORING PROPERTIES

The subject property is bounded on the north by vacant property currently undergoing development and to the south by a vacant structure and an air conditioning/refrigeration supply company. Adjacent properties to the east include parking areas and 8th Avenue North. Dexter Avenue North borders the west side of the subject property. Land use in the site vicinity is primarily commercial and industrial to the south and some commercial businesses and residential apartment complexes to the north. Commercial/industrial properties to the south consist of commercial offices, warehouses, manufacturing and production of electrical parts for airplanes, gasoline and automotive repair stations, and various light manufacturing facilities.

A.8 AGENCY LIST REVIEW

A review of applicable regulatory agency documents and databases of known or potential hazardous waste sites or landfills, and properties or facilities currently under investigation for potential environmental violations was conducted by VISTA Environmental Information, Inc. (VISTA) of San Diego, CA. The computerized database search was conducted to identify properties or facilities located within a search distance of up to one mile of the subject property that may have the potential to adversely affect environmental conditions at the subject property as specified in ASTM E1527-94. Their report is included as an attachment to this report (Attachment 2). Sites, which in Dames & Moore's opinion have the potential to impact the environmental condition of the subject property, are summarized below.

A.8.1 PROPERTIES ON EPA DATABASES

A.8.1.1 EPA CERCLIS/NFRAP LIST

This database contains facilities which are either proposed or on the National Priorities List (NPL) and sites which are in the screening assessment phase for possible inclusion on the NPL. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The July, 1997 edition of this database was searched by VISTA. One site was identified which is positioned adjacent and to the southeast of the subject property. The facility, Jarvie Paint Manufacturing (VISTA Map ID 1B), located at 760 Aloha Street, was discovered in June of 1981, the preliminary assessment was completed in April 1985 and the site screening inspection concluded there was no further remedial action planned in September 1986. The suspected site contaminants were EPA Priority Pollutant Metals/Cyanide, halogenated hydrocarbons, and other metals. No other information was provided.

A.8.1.2 RCRA LARGE AND SMALL QUANTITY GENERATORS

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities List is a compilation by EPA of reporting facilities that generate hazardous waste. A small quantity generator is a facility which generates at least 100 kg/month but less than 1000 kg/month of non-acutely hazardous waste. A large quantity generator is a facility which generates at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. The August 1997 edition of this database was searched and two facilities within a 1/2-mile radius were reported as large quantity generators and two others were reported as small quantity generators.

The large quantity generators identified include Korry Electronics (VISTA Map ID 1A), adjacent and west of the subject property and Maryatt Industries (VISTA Map ID 2B), approximately 0.05 mile south of the subject property. Neither facility has reported spills or releases involving hazardous materials or waste, however, Maryatt Industries was reported on several other state agency lists as detailed below.

The two small quantity generators listed include C.S. Auto Rebuild (VISTA Map ID 3) located 0.04 mile southwest of the subject property and Auto Service Europa (VISTA Map ID 8) located 0.09 mile south of the subject property. These facilities were not reported on any of the other lists searched by VISTA.

A.8.1.3 EPA Emergency Response Notification System (ERNS) (10/86 through 3/97)

The ERNS List is a list compiled by EPA of the spills of potentially hazardous substances called in to the Coast Guard and other spill response centers across the U.S. Spill notifications included on this list have not necessarily been confirmed by USEPA.

The subject property is not listed.

A.8.2 STATE REGULATORY AGENCY DATABASES

A.8.2.1 Washington Department of Ecology Confirmed and Suspected Contaminated Sites

The Confirmed and Suspected Contaminated Sites Report is a compilation of sites with confirmed or suspected contamination that have been reported to Ecology. The June 1997 update of this database was searched by VISTA and the subject property as well as several other properties/facilities were identified.

The subject property is identified as Yellow Cab Company and the suspected contaminants are EPA Priority Pollutant Metals/Cyanide, petroleum hydrocarbons, and solvents. The Seattle-King County Health Department completed the site hazard assessment of the site, as required under the Model Toxics Control Act. The site's hazard ranking, an estimation of the potential threat to human health and/or the environment relative to all other Washington State sites assessed at this time, has been determined to be a 5, where 1 represents the highest relative risk and 5 the lowest.

The other properties identified with the potential to impact the subject property are summarized below:

- Jarvie Paint Company (Vista Map ID 1B) is located adjacent and southeast of the subject property. The site is awaiting hazard assessment by Ecology and the suspected contaminants are halogenated hydrocarbons, EPA Priority Pollutant Metals/Cyanide and other metals. No other information was provided. This site is also included on the on Toxic Cleanup Program Site Register which indicates a 1994 interim report documenting the impact of petroleum on soil is on file with Ecology.
- Maryatt Industries (Vista Map ID 2B) is located 0.05 mile south of the subject property. An independent remedial action, independent site assessment, or interim action report has been received by Ecology. The confirmed pollutants include halogenated hydrocarbons, petroleum hydrocarbons, and other solvents. This site is also included on the on Toxic Cleanup Program Site Register which indicates a 1992 interim report documenting the

impact of petroleum products, and chlorinated and non-chlorinated solvents on groundwater is on file with Ecology.

- Seattle City Center Property (Vista Map ID 13) located 0.17 mile southwest of the subject property. An independent remedial action report has been received by Ecology and the site is awaiting assessment by the potentially responsible party (PLP). The confirmed pollutants include EPA Priority Pollutant Metals/Cyanide, petroleum hydrocarbons, and other solvents. This property is also included as an unmapped site (Pacific Northwest Bailey (Seattle Center Exhibit)) in the Vista report and on the Toxic Cleanup Program Site Register which indicates a 1993 interim report documenting the impact of petroleum on soil is on file with Ecology.
- Mercer Bus Barn (Vista Map ID 20) at the Seattle Center is located 0.30 mile southwest of the subject property. An independent remedial action report has been received by Ecology and the site is awaiting assessment by the PLP.

A.8.2.2 PROPERTIES WITH REGISTERED UNDERGROUND STORAGE TANKS

This listing is a compilation of site names and addresses and tank information for sites with USTs registered with Ecology. The July 1997 edition of the database was searched by VISTA. The subject property was not listed however nine properties were listed within a 1/2-mile radius of the subject property. These properties are summarized below:

- Esterline Korry Electronics (VISTA Map ID 1A) is located adjacent and south of the subject property. One UST that is 33 years old is reported at the property which is closed in place. Information concerning the tank's use prior to closure was not provided.
- Jarvie Paint Mfg. Co. (VISTA Map ID 1B) is located adjacent and southeast of the subject property and is reported to have six steel USTs which are 33 years old. They are reported to contain hazardous substances.
- Curtis Bailey (VISTA Map ID 1B) is located adjacent and southeast of the subject property and is reported to have had six USTs which have been removed. The USTs were reported to contain unspecified hazardous materials.
- Seattle School District #1 (VISTA Map ID 2A) is located 0.02 miles south of the subject property and is reported to have had two steel USTs used to store gasoline which have been removed. The tanks were 33 years old.
- Maryatt Industries (VISTA Map ID 2B) is located 0.05 miles south of the subject property and is reported to have had four steel tanks which were 33 years old and used to store gasoline which have been removed. The site is also reported to have four exempt steel USTs used to store heating oil.

- Complete Automotive Inc. (VISTA Map ID 8) is located 0.09 mile south of the subject property and is reported to have on steel UST which is 33 years old and was used to store waste oil. The tank has been closed in place.
- Belieu Lithograph (VISTA Map ID 10) is located 0.14 mile west of the subject property and is reported to have one UST which is 33 years old, was used to store gasoline and has been closed in place.

A.8.2.3 Washington Department of Ecology Northwest Regional Office Leaking Underground Storage Tank (LUST) List

The LUST list is a compilation of sites with confirmed leaking underground storage tanks (LUSTs) that have been reported to Ecology.

The subject property is not listed. Thirty five properties within a ½ mile radius of the subject property are listed. One property is located adjacent or upgradient of the subject property:

Facility Name: Jarvie Paint Mfg. Co. (Vista Map ID 1B)

Address: 760 Aloha Street, Seattle, Washington 98109

Relative Location: Adjacent to the southeast of the subject property.

Comments: The discovery date of the leak is October 13, 1994. The number of leaking USTs are not reported and the affected media include soil, sand and land. The clean up status is in progress/required. This property is listed in the VISTA list search report as Map I.D. #1B (Appendix B).

A.8.2.4 Washington Department of Ecology State Active Solid Waste Landfills

This list is provided by the Washington State Department of Ecology and is a compilation of solid waste facilities currently in operation.

The subject property and facilities within a ½-mile radius of the subject property are not listed.

A.8.3 COUNTY AND LOCAL LISTS

A.8.3.1 Seattle-King County Department of Public Health Abandoned Landfill Studies

An abandoned landfill study was conducted by the Health Department's Environmental Health Division at the request of the King County Council. The objective of the study was to evaluate whether public health problems exist at predetermined landfill sites within the City of Seattle and King County.

No sites within a one-half mile radius of the subject property were listed.

A.8.4 AGENCY CONTACTS

The agencies and other entities contacted for information related to the subject and surrounding properties included, the Washington State Department of Ecology, the City of Kent, Puget Power, and the King County Fire Marshal. Telephone inquiries were made for information regarding building permits, underground storage tanks, environmental violation or incidents, and/or the status of enforcement actions at the subject property. Presented below is a listing of the various public agencies contacted and a summary of relevant findings.

- **City of Seattle Building Planning Department**

The building planning department was contacted for information regarding the potential presence of current or former USTs on the subject property and activities potentially associated with closure. Files reviewed copy of a Building Permit Application dated September 1975 for the installation of a 6,000 gallon fuel oil storage tank, consistent with one of the tanks reportedly present at the subject property. Also present in this file was a copy of an Inspection Record dated October of 1975 indicating the 6,000 gallon tank was "... in (the) ground ..." Indication that additional USTs or ASTs were installed at the subject property was not encountered.

- **Seattle City Light**

Seattle City Light, the electric utility for the subject property, was contacted to provide information related to potential PCB containing oils associated with electrical equipment on the subject property. A representative of the utility reported that the transformer for the subject property is not within the boundary of the subject property and has been tested for PCBs. The results of the test were reported to be non-detect by the utility representative.

- **Metro/King County Public Water Supply and Sewer Utility**

A representative of the utility confirmed that the subject property is supplied with sanitary sewer, potable water and storm water sewer connection. The connection to the city storm water system originates at the large catch basin/single stage oil/water separator described previously. The city utility obtains its water from reservoirs and the Cedar River water shed. According to the representative, there was no information concerning leaks, breaks, freeze-ups, or contamination releases at the subject property contained in their files.

- **City of Seattle Fire Marshall's Office**

The Fire Marshall's office was contacted to request any information that was in their files concerning UST/AST installations, permits or removals. The department representative who responded to our telephone request indicated that they did not have any records of UST/AST inspections or other information regarding the subject property. They further stated that their earliest records were dated 1989.

- **Washington State Department of Ecology (Ecology)**

Ecology was contacted for information regarding records of site inspections that Ecology and Metro Industrial Waste had conducted at the subject property and determine if any recent activities by the agency had been conducted regarding the subject property 's listing on their Site Register (discussed previously in Section A.8.2.1 above). Several documents regarding past site inspections while Yellow Cab was operating at the site and records of communications between agency officials and DTT personnel were on file and copies were obtained by Dames & Moore and reviewed. The documents indicate that based on inspections by Metro's Industrial Waste Division in 1992 and subsequently in 1993 indicated that Yellow Cab's general housekeeping procedures regarding waste oil, discarded batteries, and activities conducted by the company including maintenance of vehicles on site and uncontrolled releases of waste oil and potentially other contaminants to the site ground surface and storm water system were considered unsatisfactory by the division inspector on both occasions. Subsequent to these inspections, Ecology site inspectors also inspected the site and concluded that due to Yellow Cab's poor housekeeping and automotive maintenance operations at the site, the likelihood of impacts to the site property from releases of hydrocarbons, metals, and potentially solvents was likely.

Based on these suspicions, Ecology notified a representative of Yellow Cab in 1994 that the site was included in Ecology's database of Confirmed and/or Suspected Contaminated Sites Register. The latest record on file with the agency is a notification from Ecology to the President of DTT that the agency was planning to conduct a site hazard assessment of the subject property. At the time this report was prepared no further assessments or other activities were on file with the agency.

A.9 FINDINGS AND CONCLUSIONS

Based on the visual observations and information presented in this report, Dames & Moore presents the following findings and conclusions regarding subject property located at 912 Dexter Avenue North in Seattle, Washington.

A.9.1 SUBJECT PROPERTY

Direct evidence or information suggesting that the subject property environment has been affected by current or past onsite use, storage, handling and/or disposal practices involving hazardous materials/petroleum products was observed by Dames & Moore as well as the Washington Department of Ecology and Metro Industrial Waste. The site is currently included on Ecology's database of Confirmed and/or Suspected Contaminated Sites. The agency suspects that the site is contaminated with petroleum hydrocarbons, specific metals, and potentially volatile organic compounds. Specific conclusions are:

- Observations of stained soils in some areas of the site particularly in the central, east and southeastern areas of unpaved ground were made during our reconnaissance indicating potential soil contamination by petroleum hydrocarbons and potentially other substances.

- Two in-ground hydraulic lifts were observed in two of the service bays on the east side of the building. These lifts typically use synthetic hydraulic oil which may have impacted soil adjacent to each lift.
- The catch basin/single stage oil/water separator observed by Dames & Moore on the east side of the property was full of water that had an oil sheen. This observation may indicate that the basin which is connected directly to the Metro/King County storm sewer system, may not be functioning properly.
- Stained soil observed at a small shed on the southeast side of the property reportedly used to house an air compressor in the past indicates that lubricating/cooling oil used in the compressor may have been released to the soil in this area. Oils used for cooling purposes were often mixed with various levels of polychlorinated biphenyl compounds for added heat resistance and may also have impacted the soil in this area.

A.9.2 PROPERTY VICINITY

Direct evidence or information that the subject property environment has been affected by properties adjacent to or nearby the subject property was not indicated during our reconnaissance and review other information including reports of the regional geology/hydrogeology and the database search conducted by Vista.

A.10 RECOMMENDATIONS

Based on the results of the Phase I ESA, several potential impacts to the subject property soils were identified as summarized in Section A.9.1. If further investigation of the environmental conditions at the site is desired, Dames & Moore recommends implementing the following:

- Subsurface investigation including sampling and analysis of soil samples obtained from test pits in areas where surficial staining is evident should be conducted and analyses for petroleum hydrocarbons, metals, PCBs, and volatile and semivolatile organic compounds at the subject property is recommended. This investigation should include geophysical surveys of the site in order to detect the presence of underground storage tanks at the subject property. If detected, the tanks should be closed and or removed in accordance with state regulations.
- Investigation of the soils adjacent to and underlying the in-ground hydraulic lifts observed at the site should be conducted in order to determine whether any releases of hydraulic oil or other substances have occurred from the lifts. Dames & Moore recommends that if investigation of this area is conducted, the lifts should be removed and disposed of properly along with any remaining hydraulic oil that may still be contained in the lifts.
- The small above ground storage tank containing waste oil observed adjacent to the canopy on the western side of the property should be emptied and the tank and contents disposed of properly in accordance with state dangerous waste regulations. Once the tank has been

removed, soil underlying the concrete berm and pad where the tank sits, should be investigated by sampling and laboratory analysis for petroleum hydrocarbons as well as heavy metals.

- The catch basin connected to the county's storm water sewer system should be emptied and inspected to determine whether it is still functioning properly and is not leaking. If holes or other penetrations of the concrete walls or bottom of the basin are found, investigation of the soils adjacent to and underlying the basin should be conducted by sampling and analysis for petroleum hydrocarbons, solvents, and perhaps heavy metals.

A.11 LIMITATIONS

This Phase I Environmental Site Assessment has been prepared for the exclusive use of DTT and their assignees. It is intended to provide an understanding of the potential for the property evaluated in this report to have been affected by the release or presence of petroleum products or hazardous materials or wastes. The conclusions in this report are based upon data and information reviewed as outlined herein and obtained during a reconnaissance of the subject property by Dames & Moore personnel, and the observed conditions of adjacent properties on the date of such visit. The interpretations and conclusions contained in this report are based on the expertise and experience of Dames & Moore in conducting similar assessments and current regulations. In evaluating the subject property, Dames & Moore has also relied upon representations and information furnished by individuals noted in the report with respect to existing operations and property conditions and the historic uses of the property to the extent that the information obtained has not been contradicted by data obtained from other sources. Accordingly, Dames & Moore accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent information provided by the persons interviewed.

Dames & Moore's objective is to perform our work with care, exercising the customary thoroughness and competence of earth science, environmental and engineering consulting professionals, in accordance with the standard for professional services for a national consulting firm at the time these services are provided. It is important to recognize that even the most comprehensive scope of services may fail to detect environmental liability on a particular site. Therefore, Dames & Moore cannot act as insurers and cannot "certify or underwrite" that a site is free of environmental contamination, and no expressed or implied representation or warranty is included or intended in our reports except that our work was performed, within the limits prescribed by our client, with the customary thoroughness and competence of our profession.

A.12 REFERENCES

- Aerial Photographs, from University of Washington Suzallo Library, dated 1936, 1946, 1956, 1961, 1965, 1970, 1974, 1980, 1985, 1989, 1990, and 1995.
- Kroll Atlas land ownership maps, from the Seattle Public Library and University of Washington Suzallo Library, dated 1939, 1946, and 1950.
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- Polk City Directories, from the Seattle Public Library, dated 1936, 1946, 1956, 1959, 1964, 1966, 1976, 1984, 1986 and 1996.
- Seattle-King County Health Department, Abandoned Landfills Report, 7/30/84 and 4/30/85.
- U.S. EPA, Inventory of Open Dumps, 6/85.
- U.S.G.S, 1995 Seattle North, Washington Quadrangle, 7.5 minute series topographic map.
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- VISTA Information Solutions, Inc., Site Assessment Report #111397-005, dated November 14, 1997.