

8234

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3/3

ENVIRONMENTAL SITE CHARACTERIZATION

Olympic Athletic Club

5301 Leary Way N.W.

Seattle, Washington

Prepared for:

Off The Wall Partners

Converse Project No. 93-35520-03

March 17, 1994



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March 17, 1994

Off The Wall Partners
5301 Leary Way N.W.
Seattle, Washington 98107

Attention: Mr. Harrison Jewell

Subject: **ENVIRONMENTAL SITE CHARACTERIZATION**
Olympic Athletic Club
5301 Leary Way N.W.
Seattle, Washington

This letter accompanies our report of the Environmental Site Characterization performed at the Olympic Athletic Club located at 5301 Leary Way N.W. in Seattle, Washington. The findings and conclusions in this report are based on our interpretation of information gathered during this project and site records currently available to us.

The results of our investigation indicate that elevated concentrations of weathered petroleum hydrocarbon-related contamination exist in soil and groundwater at the subject property. Gasoline fraction total petroleum hydrocarbons, lead, and benzene exist in soil and groundwater at the subject property in concentrations exceeding Washington State Department of Ecology Model Toxics Control Act (MTCRA) Method A cleanup standards. Our investigation suggests that both on-site and off-site sources are responsible for soil and groundwater contamination. The full extent of contamination is not known at this time and extends upgradient (approximately north) beyond the subject property. The downgradient extent of contamination is also undefined at this time.

Our investigation concludes that the contamination found on the site is not attributable to the operation of the Olympic Athletic Club. The type of contamination is attributable to previous uses of property and properties located to the north across Leary Way. Since the contamination cannot be attributed to your operations, we suggest you notify prior owners and operators of the former service station on your property, and the former service station owners at the present site of Fleury's Tire Store of our recommendations. We also recommend that you obtain legal assistance in this endeavor. Converse will provide technical support and regulatory assistance during this process.



TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION	1
2.0 SITE DESCRIPTION AND BACKGROUND	1
3.0 SCOPE OF WORK	4
4.0 METHODS OF INVESTIGATION	5
4.1 Subsurface Investigation	5
4.2 Groundwater Flow Direction and Gradient	5
4.3 Analytical Testing Methods	6
5.0 ANALYSIS AND RESULTS	7
5.1 Site Geology	7
5.1.1 Fill	7
5.1.2 Glacial Till	7
5.1.3 Glacial Outwash	7
5.2 Site Hydrogeology	8
5.3 Analytical Testing Results	9
5.4 Field Screening	9
5.5 Washington TPH-HCID	10
5.6 Soil TPH-G and BTEX Analyses	10
5.7 Groundwater TPH-G and BTEX Analyses	11
5.8 Groundwater Lead Analysis	13
6.0 CONCLUSIONS	14
7.0 RECOMMENDATIONS	17
8.0 LIMITATIONS	18

TABLES

1. Monitoring Well Completion Summary
2. Soil Analytical Results
3. Groundwater Analytical Results

FIGURES

1. Site Location Map
2. Site Layout and Adjacent Land Use Map
3. Site Layout and Exploration Location Map
4. Groundwater Elevation Contour Map-2/17/94
5. Hydrocarbon Concentrations in Subsurface Soil Samples
6. Hydrocarbon Concentrations in Groundwater Samples

APPENDIX A - Exploration Methods and Boring Logs

APPENDIX B - Laboratory Reported Analytical Results and Chain-of-Custody Documentation

1.0 INTRODUCTION

This report presents the results of our Environmental Site Characterization performed at the Olympic Athletic Club located at 5301 Leary Avenue N.W. in Seattle, Washington. Services provided in this investigation were performed by Converse Consultants NW (Converse) for Off The Wall Partners in accordance with our proposal dated January 13, 1994. Written authorization was provided on January 14, 1994.

Previous investigations performed by Converse at the subject property include *Limited Phase I Environmental Site Assessment*, March 26, 1993 and *Phase II Environmental Site Assessment*, October 5, 1993.

This report includes the following information:

- description and background of the project site;
- summary of the scope of work of this investigation;
- description of methods used in this investigation;
- summary of field and analytical laboratory data;
- analyses of subsurface hydrogeological and chemical conditions;
- conclusions regarding soil and groundwater contamination levels, based on this investigation; and
- recommendations.

2.0 SITE DESCRIPTION AND BACKGROUND

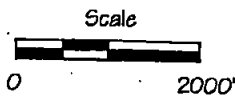
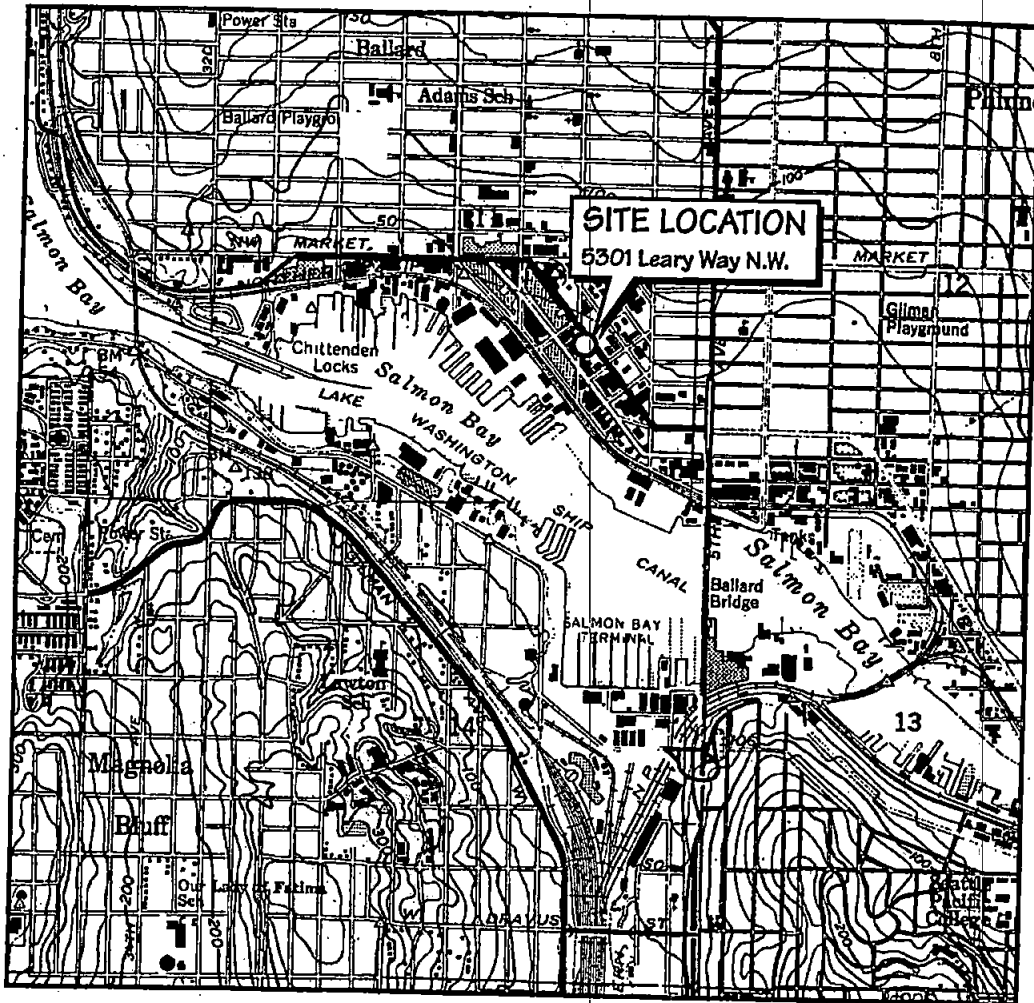
The Olympic Athletic Club is located at 5301 Leary Avenue N.W. in Seattle, Washington in the SE 1/4 of Section 11, Township 25N, Range 3E, Willamette Meridian, in King County (Figure 1). The subject property is in a commercial/industrial neighborhood and is used as a health club. The subject property is essentially flat and slopes gently to the west-southwest. The surface of the site is either developed with structures or paved with concrete pavement. Drainage at the site is facilitated by two catch basins, which lead to storm drains that discharge to city storm sewers (see Figure 3 for catch basin locations).

Businesses and land use in the project vicinity are presented in Figure 2. Businesses in the project vicinity include an automotive repair shop (Arnie's Auto Repair) located across Leary Avenue N.W. to the northeast of the subject property, and an automotive tire shop (Fleury's Ballard Tire, formerly a service station) located next to Arnie's Auto Repair. An automobile dealership and repair facility (Wilson Ford), and a decommissioned service station (former Ballard Chevron) are located to the northwest of the site, and various restaurants and retail shops are located south of the site.


Findings reported in our *Limited Phase I Environmental Site Assessment*, March 1993, indicated that the potential for contamination of the subject property was high. Potential contamination sources reported included the former service station at the present location of the Olympic Athletic Club parking garage and the former service station located across Leary Avenue N.W. to the northeast (Figure 2).

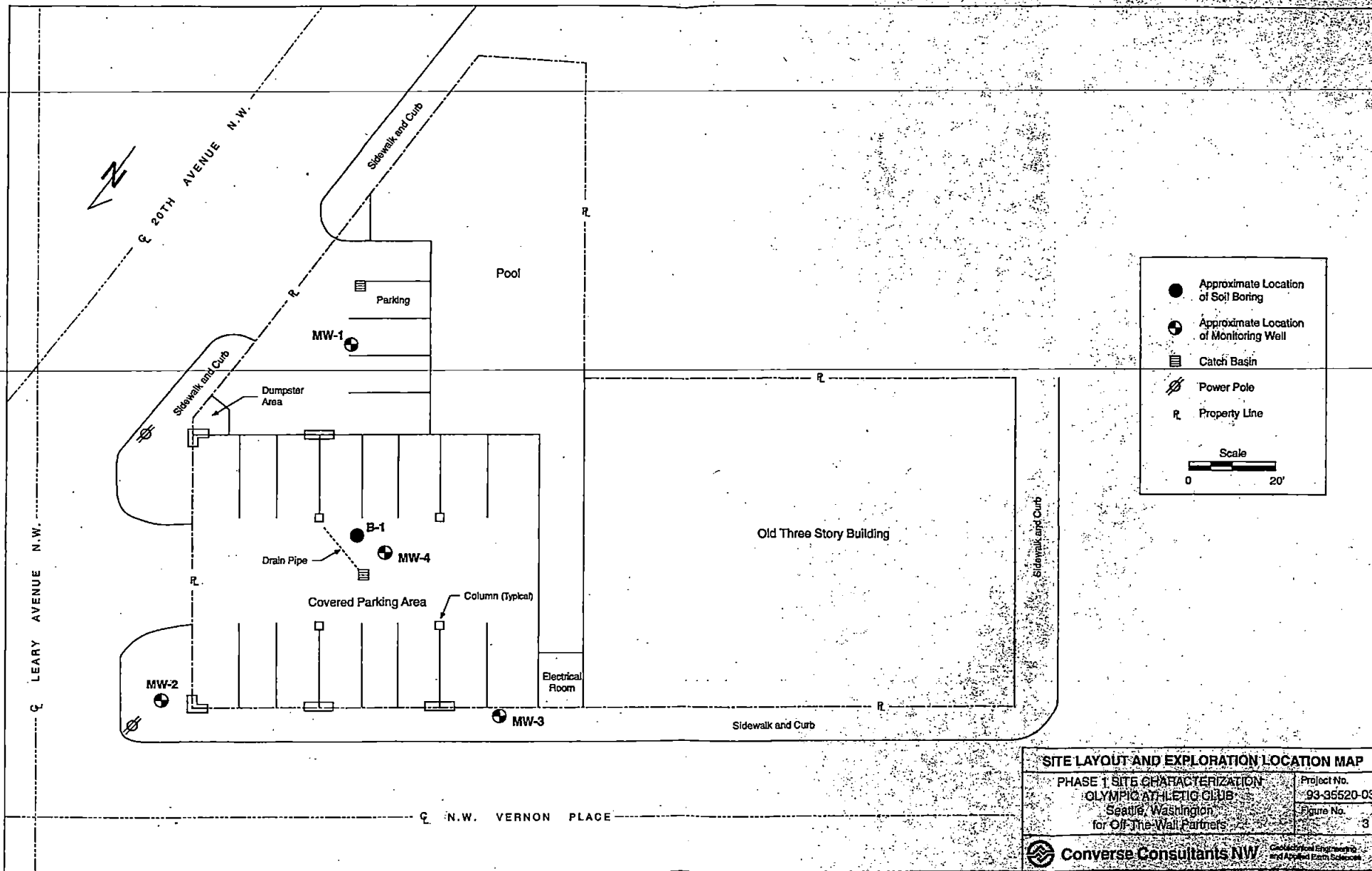
Washington State Archives records presented in Appendix A of our *Limited Phase I Environmental Site Assessment*, March, 1993 indicate that the former service station at the present location of the athletic club parking garage was decommissioned in 1956. According to these records, three 550-gallon underground storage tanks were in use at the former service station, but it is unknown whether they were removed. Conversations with Olympic Athletic Club representatives indicate that during construction in the early 1980s, hydrocarbon-like odors were present during excavation for the parking garage. Additionally, it was indicated that an underground storage tank (UST) was encountered and removed during the excavation activities. The exact location of the removed UST was not known, and it is unknown whether other USTs were encountered or removed during construction. Based on historical and aerial photo interpretations, the former UST nest is located just northeast of boring B-1 and monitoring well MW-4 (Figure 3).

Washington State Archives records also indicated that an additional former service station was located across Leary Avenue N.W. at the current location of Fleury's Ballard Tire (owned by Salmon Bay Eagles, Fraternal Order of Eagles #2141) (Figure 2). This service station was reported to use four 2,000-gallon USTs and one 550-gallon UST for petroleum product storage.



Source
Shilshole Bay and Seattle North,
Washington Quadrangles, U.S.G.S.
7.5 Minute Series (Topographic), 1973.

SITE LOCATION MAP	
PHASE 1 SITE CHARACTERIZATION Olympic Athletic Club Seattle, Washington for Off-the-Wall Partners	Project No. 93-35520-03 Figure No. 1
 Converse Consultants NW	
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	Approximate Location of Soil Boring
	Approximate Location of Monitoring Well
	Catch Basin
	Power Pole
	Property Line
Scale	

SITE LAYOUT AND EXPLORATION LOCATION MAP	
PHASE 1 SITE CHARACTERIZATION OLYMPIC ATHLETIC CLUB Seattle, Washington for Off-The-Wall Partners	
Project No. 93-95520-03	Figure No. 3
Converse Consultants NW <small>Geotechnical Engineering and Applied Earth Sciences</small>	

APPENDIX A

EXPLORATION METHODS AND BORINGS LOGS

Soil Investigation

Borings for this project were drilled and monitoring wells installed on February 1 and February 17, 1994. Monitoring well locations are shown on Figure 2. Drilling and concrete coring services were provided by Cascade Drilling of Woodinville, Washington with a Central Mining Equipment 55 tire-mounted drilling rig equipped with an 4-inch inside diameter hollow-stem auger. Locations and depths of the borings were chosen by Converse based on the location of the suspected on-site contamination sources, utility locations and accessibility for the drill rig.

Drilling of soil borings and monitoring well construction was directed on a full-time basis by an engineer from Converse Consultants NW. A continuous geologic log was kept during drilling as well as a daily record of all relevant site activities.

Standard penetration test (SPT) samples were taken at approximately 2.5-foot depth intervals starting at 3 feet below ground surface in MW-2 and MW-3. SPT samples were collected in MW-4 starting at the bottom depth of boring B-1, due to its close proximity. Soil samples were collected using a 2-inch outside diameter, split-barrel sampler. The split-barrel sampler was driven into the soil a distance of 18 inches (when possible) with a 300-pound hammer freely falling from a height of 30 inches. In boring B-1 and MW-1, a 140-pound hammer was used. Recorded blows for each 6 inches of penetration are shown on the boring logs. The number of blows required to drive the sampler the final 12 inches provides a qualitative measure of the relative density of cohesionless soil or consistency of cohesive soil.

The split-barrel sampler was fitted with 6-inch-long brass tubes for sample retention. The 6-inch brass tubes were used as soil sample containers for analytical testing. The exposed soil on each end of the tube was covered with Teflon sheets, fitted with a plastic end cap, and sealed with tape. In

situations where only small amounts of soil were retrieved in the brass tube sampler, soil samples were transported to glass jars supplied by the analytical laboratory. The samples were then labeled and placed in an ice chest cooled with blue ice. Samples were labeled with the boring number and consecutive sample number. For example, the third sample taken in monitoring well number 2 was labeled "MW-2-3".

The remainder of each sample was used for soil identification, and field screening for total organic vapors. Visual soil identification was performed in general accordance with ASTM D-2488, "Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)". Samples were also classified in accordance with the Unified Soil Classification System.

Field screening was performed by placing a portion of the soil in a plastic bag inserted in a 500-mL glass jar. The jar was covered with an airtight Parafilm seal. Prior to field screening, the sample was agitated and allowed to sit 5 to 10 minutes to reach ambient temperature. An organic vapor meter (OVM), fitted with a photoionization detector (PID) was inserted through the Parafilm and total organic vapor (TOV) concentration of the head space in the glass jar was measured. In this investigation, a Thermo 580 B or an HNU OVM was utilized for field screening. The instrument readings were recorded on a field screening log. Sheen testing for non-volatile organic compounds was conducted on select samples by placing soil in distilled water and qualitatively assessing the degree of sheen on the water surface. Observation of the visual appearance and olfactory characteristics of the soil was noted on the field log.

Soil samples were selected based on field screening results for submittal to North Creek Analytical laboratory located in Bothell, Washington, for chemical analysis. All samples were placed in a pre-cooled ice chest during sample collection and chain-of-custody procedures were maintained from the time the sample was collected until the sample was received at the laboratory. Detailed completion records and geologic logs for each exploration, including the Phase II Site Assessment boring logs, are provided in figures A-2 through A-5. Graphic symbols are used in a column of the exploration logs (Figures A-2 through A-5) to display soil type with depth. The graphic soil symbols are used throughout the report in other figures that show soil

LOG OF BORING NO. B-1

Sheet 1 of 1

Date drilled 9/1/93

Sampler / Driving Weight SPT 140lb./30" drop

Elevation (ft) 98

Depth, ft	Elevation	Samples	Blows/6"	Graphic Symbol	DESCRIPTION	Observation Well	Dry density pcf	Moisture Content, %	Other tests
				X	concrete pavement				OVM
				//	FILL GRAVEL; fine to coarse, trace cobbles				PPM
				/ / /	SILTY WITH GRAVEL; blue gray, trace to few fine to medium sand				
				GLACIAL TILL SILTY SAND WITH GRAVEL; yellow brown, fine to coarse, gravel fine to coarse; medium dense, moist				0
5	95	1	4						
			13						
			14						
		2	30		SILTY SAND WITH GRAVEL; blue gray, fine to coarse, gravel fine to coarse, subrounded; very dense, very moist				0
			50/4"						
				GLACIAL OUTWASH SAND; gray blue, fine to coarse, trace silt, trace fine gravel; very dense, very moist, moderate to strong hydrocarbon like odor				34
10	90	3	50/5"						
					same, very strong hydrocarbon like odor				134
		4	50/3"						
				same, few gravel				64
15	85	5	50/2"						
					Bottom of hole at depth 13.5 feet. Boring backfilled with bentonite chips. Project Datum: MW-2 top of Monument=100 ft.				
	80								

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Seattle, Washington
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93-35520-03



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Figure No.

A-2

LOG OF BORING NO. MW-1

Sheet 1 of 2

Date drilled 9/1/93

Sampler / Driving Weight 140lb./30"drop

Elevation (ft) 97

Depth, ft	Elevation	Samples	Blows/6"	Graphic Symbol	DESCRIPTION	Observation Well	Dry density pcf	Moisture Content, %	Other tests
				XXXX	Concrete Surface				OVM
				XXXX	FILL construction debris, bricks, cobbles				PPM
	95	1	6	XXXX	GRAVEL WITH SAND				0
			9	XXXX	SAND WITH GRAVEL; yellow brown, fine to coarse, gravel fine to coarse; medium dense, moist				
			15	XXXX	grades to SILTY SAND WITH GRAVEL; blue gray, fine to coarse, gravel fine, rounded; medium dense, moist				
5		2	15	XXXX	SILTY SAND WITH GRAVEL; yellow brown, fine to coarse, angular, gravel fine to coarse, sub angular, pockets of organic material; medium dense, moist				0
			24	XXXX	same; trace clay pockets				
			28	XXXX					
90		3	30	XXXX					0
			50/2"	XXXX					
10		4	25	XXXX	becomes very dense				0
			50/2"	XXXX	trace charred wood fragments				
85		5	50/4"	XXXX	GLACIAL TILL SILTY SAND; brown gray, few fine gravel; very dense, wet				0
15		6	50/3"	XXXX					0
80		7	50/3"	XXXX					0

Continued Next Page

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Project No.

93-35520-03



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Figure No.

A-3

LOG OF BORING NO. MW-1

Sheet 2 of 2

Date drilled 9/1/93 Sampler / Driving Weight 140lb./30"drop Elevation (ft) 97

Depth, ft	Elevation	Samples	Blows/6"	Graphic Symbol	DESCRIPTION	Observation Well	Dry density pct	Moisture Content, %	Other tests
		8	50/3"		<p style="font-size: small;">This log is part of the report prepared by Converse Consultants NW for the named project and should be read together with that report for complete interpretation. This summary applies only at the location of this boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.</p> <p style="text-align: center;">DESCRIPTION</p>				0
	75	9	50/4"			<p>slight hydrocarbon odor</p>			
25		10	50/5"		<p>Bottom of boring at depth 25 feet. monitoring well installed to depth 22 feet. Project Datum: MW-2 top of Monument=100 feet.</p>				
	70								
	30								
	65								
	35								
	60								

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Seattle, Washington
OFF THE WALL PARTNERS

Project No.
93-35520-03



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Figure No.
A-3

LOG OF BORING NO. MW-2

Sheet 1 of 1

Date drilled 1/31/94

Sampler / Driving Weight SS 300lb./30" drop

Elevation (ft) 100

Depth, ft	Elevation	Samples	Blows/6"	Graphic Symbol	DESCRIPTION	Observation Well	Dry density pcf	Moisture Content, %	Other tests
	100				FILL				OVM PPM
		1			SILTY SAND WITH GRAVEL; brown, fine to coarse, gravel, fine to coarse, rounded; very moist, medium dense				0
					GLACIAL TILL				
5	95	2	30		SILTY SAND; gray, fine to medium, trace coarse, trace fine gravel; very moist to moist, very dense				0
			70						
			60						
		3	50		few fine gravel, moist				0
			100/6"						
10	90	4	40/6"		SILTY SAND; blue-gray, fine to coarse; moist, very dense				0
					GLACIAL OUTWASH				
		5	50		SAND; dark gray, fine to medium, few coarse, few silt, trace fine to coarse gravel; wet, very dense. hydrocarbon like odor				250
			100/6"						
15	85	6	100/6"		GLACIAL TILL				0
					SILTY SAND; gray-brown, trace fine gravel; moist, very dense				
		7	100/6"		same, very moist				0
20	80	8	100/3"		Bottom of boring at depth 21.5 feet. Monitoring well installed to 21.2 feet. Project Datum: MW-2 top of monument=100 feet.				0
	75								

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Seattle, Washington
OFF THE WALL PARTNERS

Project No.
93-35520-03



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Figure No.
A-4

LOG OF BORING NO. MW-3

Sheet 1 of 1

Date drilled 1/31/94 Sampler / Driving Weight SS 300lb./30" drop Elevation (ft) 98

Depth, ft	Elevation	Samples	Blows/6"	Graphic Symbol	DESCRIPTION	Observation Well	Dry density pcf	Moisture Content, %	Other tests
					FILL				OVM PPM
95		1			SILTY SAND WITH GRAVEL; brown, fine to coarse gravel, fine to coarse; wet to very moist, medium dense				0
5		2	40		becomes wet				0
			40						
			50						
90		3	100		GLACIAL TILL SAND WITH SILT, gray, fine to medium, trace coarse, trace coarse gravel; moist, very dense				0
			6"						
10		4	100		SILTY SAND; gray-brown, fine to medium, trace coarse, fine gravel; moist to very moist, very dense				0
			6"						
					GLACIAL OUTWASH				
85		5	50		SAND; blue-gray, fine to coarse, trace silt, trace fine gravel; very moist to wet, very dense. hydrocarbon like odor				60
			100						
			6"						
15		6	50		SAND; blue-gray, fine to coarse, trace to few silt, trace fine gravel; wet, very dense. hydrocarbon like odor				70
			100						
			6"						
80		7	60		hydrocarbon like odor				100
			50						
			2"						
20		8	50		SAND; gray-brown, fine to coarse, trace fine gravel; wet, very dense				0
			100						
			6"						
75					Bottom of boring at depth of 21 feet. Monitoring well installed to 19 feet. Project Datum: MW-2 top of monument=100 feet.				

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Seattle, Washington

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Project No.

93-35520-03



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Figure No.

A-5

LOG OF BORING NO. MW-4

Sheet 1 of 1

Date drilled 2/17/94

Sampler / Driving Weight SPT 300lb./30" drop

Elevation (ft) 97

Depth, ft	Elevation	Samples	Blows/6"	Graphic Symbol	DESCRIPTION	Observation Well	Dry density Pcf	Moisture Content, %	Other tests
				FILL					OVM (ppm)
	95			8" concrete					
					SILTY SAND WITH GRAVEL; brown, fine to coarse, gravel fine to coarse, few; 3-4 inch cobbles, few to some clay pockets; dense, very moist to wet				
	5				SILTY SAND; blue-gray, fine to medium, trace fine gravel; dense, moist, moderate hydrocarbon like odor				
	90				strong hydrocarbon like odor				
	10				becomes gray-brown				
					cobble at 11 feet				
	85			GLACIAL TILL					29
		1	100/6"		SILTY SAND; blue gray, fine to coarse, trace fine, rounded gravel; very dense, moist, slight hydrocarbon like odor				
	15				same, trace hydrocarbon like odor				0
	80			GLACIAL OUTWASH					4
		3	100/4"		SAND; gray brown, fine to medium, trace coarse, few to some silt; very dense, very moist to wet, trace hydrocarbon like odor				
	20				SAND; gray blue, fine to medium, trace silt; very dense, wet, slight hydrocarbon like odor				0
	75				Bottom of boring at depth of 21 feet. Monitoring well installed from 10.5 to 21 feet.				

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Figure No.

A-6

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Source: YGS

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ID#2 Ø

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Date Copied 9/5/02 By JT

- Title page with the following information:
 - Company (Author) name
 - Report date
 - Project Name
 - Company's job number
 - Site address
- Executive Summary / Introduction of the report
- Table of contents
- Project Location Map / Vicinity Map
- Site / Exploration Plans, Boring Location Plans
- Cross-sections / Subsurface profiles
- Exploration Logs
- Monitoring Well Logs
- Cone Penetrometer Logs
- Groundwater Elevation Tables / Data

Includes data from Previous Reports

No new data / data review

Missing Data / Illegible Data
Explanation _____

Comments: _____

ArctView - JT
Ved - Cabaret

Layers
ent - EF
Vld - JT