

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
CASCADE VILLAGE
16910-17062 116TH AVE SOUTHEAST
RENTON, WA

OVERVIEW - SUMMARY

- This environmental overview/summary is based on the Phase I ESA completed by Partner dated May 2015 for the subject property in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312).
- Findings, recommendations and/or concerns referenced in this summary are based upon data/information which was obtained on a specific date and such conditions are subject to change.
- Currently occupied by Cascade Village for commercial and retail use.

RECOGNIZED ENVIRONMENTAL CONDITION (REC)

- A former dry cleaner occupied a tenant space from approx. 1977 – 2010. A water separator and spent solvents were stored in 30 gal drums and recycled through a disposal company.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITION (CREC)

- No CREC

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITION (HREC)

- Historical information reviewed showed the property was once occupied by Texaco service station and operated approx. 1960-1985. An investigation in 2002 showed soil was impacted by petroleum hydrocarbons. Sampling was conducted and a NFA was issued in 2007.

OTHER CONCERNS - DE MINIMIS CONDITION

- Due to the age of the building, there is a potential for asbestos containing materials (ACM) to be present.

RECOMMENDATIONS - CONCERNS

- A Phase II should be conducted to determine the absence or presence of soil & GW contamination due to the historical use of the property as a dry cleaner in the vicinity of Bldg. C and the former dry cleaners.
- Prior to any renovation or demolition, an investigation to confirm or deny ACM should be conducted. Develop an O & M plan to manage suspect ACM.