TO:	Guy Crow (South Park Marina Limited Partnership) Thomas Adams (Karr Tuttle Campbell)
FROM:	Philip Spadaro and Erin O'Connell
SUBJECT:	**Summary of Findings Related to Historic Dry Cleaner Site, 8500 to 8510 14th Ave S.**
DATE:	March 8, 2023

TIG Environmental (TIG)[1] has prepared this memorandum summarizing the findings of research regarding historical operations performed at the site located at 8500 to 8510 14th Ave S. (14th Ave Site), across from the South Park Marina Site (SPM) located at 8604 Dallas Ave S in Seattle, WA..

Executive Summary

SPM and the Port and City of Seattle is under order with the Washington State Department of Ecology (Ecology) to conduct an upland remedial investigation/feasibility study (RI/FS) at the SPM Site. Two additional potentially liable parties (PLP) involved in the upland RI/FS are the Port and City of Seattle. Aspect Consulting is executing the RI work for the project. During groundwater study conducted during the RI in 2021 and 2022, concentrations of tetrachloroethylene (PCE), trichloroethylene (TCE), and other chlorinated solvents in the northwest corner of the SPM Site, located at the corner of Dallas Ave. and S. Thistle St., were found to be higher than anywhere else on the SPM Site. As a result, SPM, the PLP group, and Aspect suspect a chlorinated solvent plume is present beneath the northwest corner of the SPM Site and that this plume originated from historical operations conducted at the 14th Ave Site.

In November 2022, SPM engaged TIG to investigate the 14th Ave Site for history of operations that may have used chlorinated solvents. The addresses associated with the 14th Ave Site range from 8500 to 8510 14th Ave South, Seattle: parcel number 7883608688. Historical operations at the 14th Ave Site that are known or suspected to be associated with chlorinated solvents include dry cleaners, upholsteries, painters, auto part establishments and fur resellers.

TIG has completed its investigation of historical operations located at the 14th Ave Site. This memo describes the methodology of the research completed, including desktop and library research efforts; a summary of findings to date; a summary of how evidence was managed; an attachment depicting the full timeline of operations located at the 14th Ave Site; and an attachment of all materials consulted.

[1] TIG Environmental is a member of The Intelligence Group, LLC.

Methodology

The research performed was performed in two parts: desktop research and in-person library research.

Desktop Research

The initial research was conducted from November 7 through November 14, 2022. The purpose of this portion of the research was to create a timeline of operations and ownership at the 14th Ave Site. The sources consulted consisted of the following:

- Project files
- Open-Source Intelligence (OSINT) resources
- Proprietary subscription-based databases
- Historical media
- Public records collections including the following:
    - Property Ownership records[2]
    - King's County website
    - Seattle Department of Construction and Inspections
    - Washington Secretary of State Corporate Search

TIG analyzed findings and identified data gaps to be addressed during the next portion of the research.

Library Research

TIG performed in-person library research to fill in the data gaps uncovered after the initial desktop research. TIG identified Polk City Directories and Cole Directories as the best resources available. TIG contacted the following Seattle repositories to inquire about their collections:

- City of Seattle Public Library
- University of Washington Special Collections
- Puget Sound Regional Archives at Bellevue Community College

The Seattle Public Library (SPL) collections proved to be the most inclusive. TIG performed the research at the library on January 17, 2023.

TIG searched the repositories of Polk City Directories and available Cole Directories to uncover entities listed at the 14th Ave Site addresses. TIG examined 42 directories, spanning from 1960 through 2005. TIG collected copies of the directories including listings at the 14th Ave Site addresses and incorporated the copies into the project file.

Summary of Findings to Date

Attachment 1 provides a comprehensive timeline of the ownership and operations for each of the addresses associated with the 14th Ave Site.

[2] TIG has several Polk City Directories collected from prior project work. The directories available include the following dates: 1939, 1953, 1956, 1959 and 1980.

The following addresses are all associated with the 14th Ave Site: 8500, 8502, 8506, 85074, 8508 and 8510 14th Ave S. The building currently located at the 14th Ave Site was constructed in 1940.

Historically, numerous businesses performed various operations at the 14th Ave Site. The operators identified that were most likely to have used solvents have been categorized as Tier 1 or Tier 2. Tier 1 operators are those most likely to have used solvents. Tier 2 operators may have used solvents, but more detail regarding the specific operations performed during their tenancy is required to understand the likelihood.

The tables below list the key entities identified:

Entity	Year(s) of Operation	Address
Tier 1		
Kleen Rite Cleaners	1951 – 1955	8506 14th Ave. South
Marshall Dick Furs ret sls	1973	8506 14th Ave. South
Sun Painting	1978	8506 14th Ave. South
Grant's New or Renew Furniture	1979 – 1981	8506 14th Ave. South
Whitney R T uphol. / R T Whitney Co.	1982 – 1983, 1985	8506 14th Ave. South
Regency II Cleaners	2006 – 2014	8506 14th Ave. South
Dry Cleaning Solutions	2010 – 2013	8506 14th Ave. South
Tier 2		
South Park Auto Parts	1960 – 1974	8510 14th Ave. South
Discount King Inc. Auto Parts	1965 – 1973	8507 14th Ave. South
National Auto Parts	1974 – 1982	8507 14th Ave. South

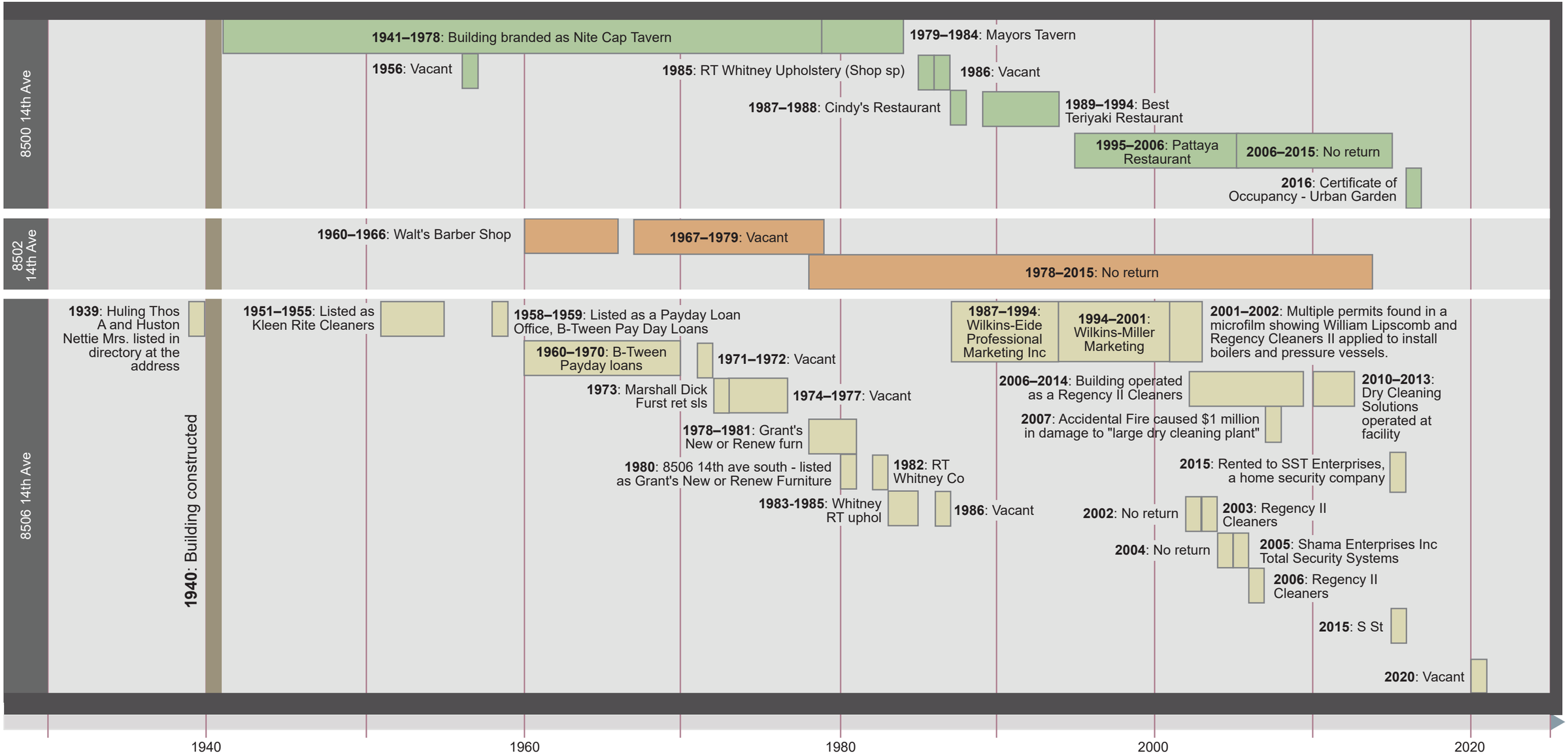
Evidence Management

TIG has been managing evidentiary materials consisting of directories, historical media and documents from open government websites. Information and references are organized by former operator name on the TIG SharePoint site. Attachment 2 provides a full list of all materials consulted.

Attachment 1

Site Timeline

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Legend:

- 8500 14th Ave South
- 8502 14th Ave South
- 8506 14th Ave South

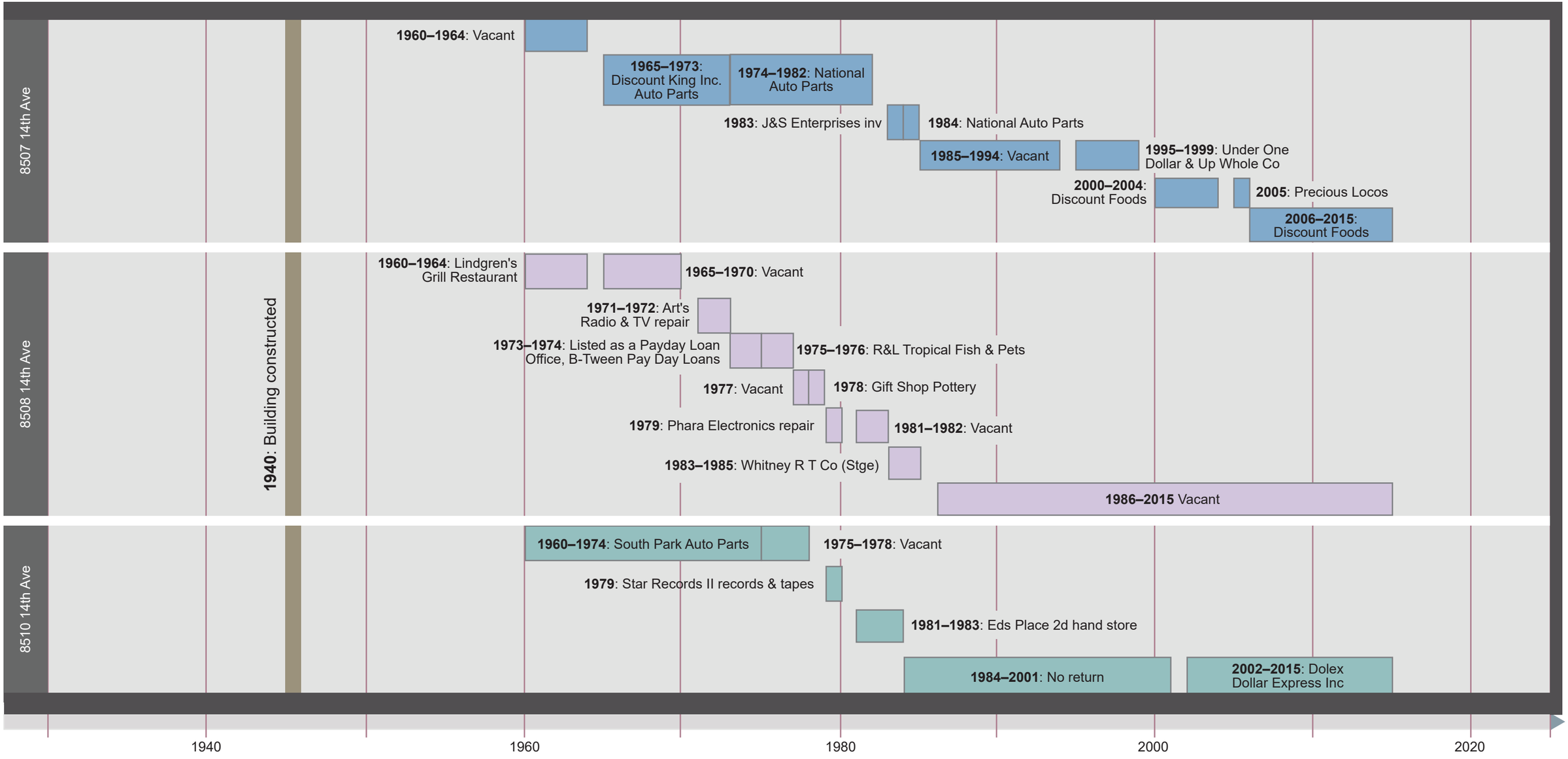
Note:

"No return" was assigned to an address when the city was not able to collect census data that year due to an unresponsive occupant.

KARR TUTTLE CAMPBELL
SOUTH PARK MARINA

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Legend:

- 8507 14th Ave South
- 8508 14th Ave South
- 8510 14th Ave South

Note:

"No return" was assigned to an address when the city was not able to collect census data that year due to an unresponsive occupant.

KARR TUTTLE CAMPBELL
SOUTH PARK MARINA

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Attachment 2

Materials Consulted

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Attachment B: Materials Consulted

SPM – Dry Cleaner Summary of Findings

Reference Name	Year of Publication	Page Number(s)
1939 Polk Directory	1939	N/A
1953 Polk Directory	1953	123
1956 Polk Directory	1956	103
1959 Polk Directory	1959	143
1960 Polk Directory	1960	140
1961 – 1962 Polk Directory	1961, 1962	155
1963 Polk Directory	1963	112
1964 Polk Directory	1964	113
1965 Polk Directory	1965	103
1966 Polk Directory	1966	103
1967 Polk Directory	1967	102
1968 Polk Directory	1968	100
1969 Polk Directory	1969	100
1970 Polk Directory	1970	99
1971 – 1972 Polk Directory	1971, 1972	89, 92
1973 Polk Directory	1973	92
1974 Polk Directory	1974	89
1975 Polk Directory	1975	89
1976 Polk Directory	1976	89
1977 Polk Directory	1977	89
1978 Polk Directory	1978	92
1979 Polk Directory	1979	94
1980 Polk Directory	1980	N/A
1981 Polk Directory	1981	88
1982 Cole Directory	1982	95
1983 Polk Directory	1983	88
1984 – 1985 Cole Directory	1984, 1985	96, 156
2003 Cole Directory	2003	156

Attachment B: Materials Consulted

SPM – Dry Cleaner Summary of Findings

Reference Name	Year of Publication	Page Number(s)
2006 Cole Directory	2006	162
2010-07-01 Dry Cleaning Solutions WA registration	2010	N/A
2016-03 King County South Park Report	2016	N/A