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Phase I Environmental Site Assessment

City of Seattle

South Lake Union Properties

Lake Union Shore Lands Addition – Block 77, Lots 1-3

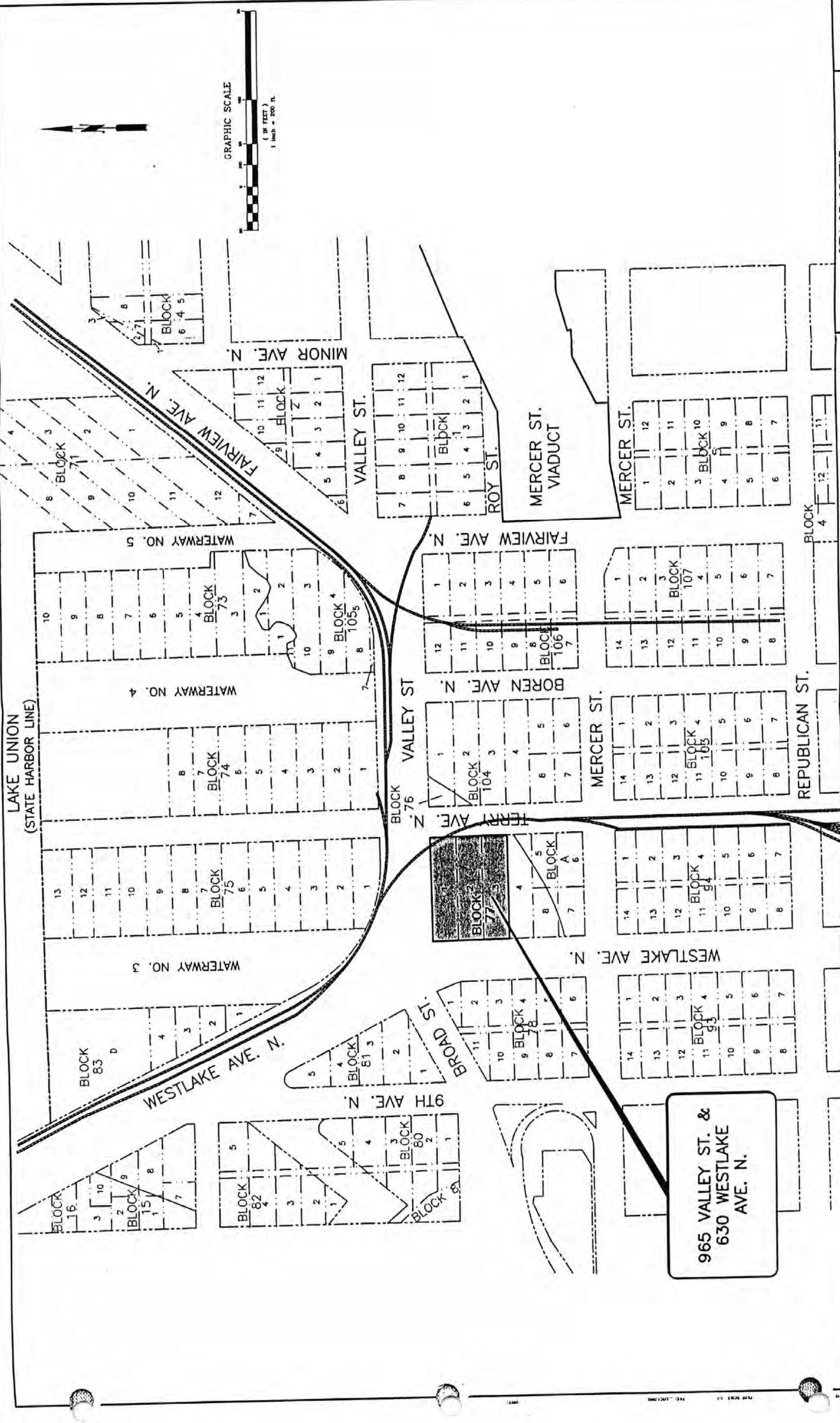
Project No. 99006



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CITY OF SEATTLE
SOUTH LAKE UNION
PROPERTIES PHASE I ESA
LOCATION MAP

FIGURE
2

2. INTRODUCTION

GSA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the property located at Block 77, Lots 1, 2, and 3 of the Lake Union Shore Lands Addition less NP railway right-of-way and street, and Block A, Lot 3 of D.T. Denny's 6th Addition.

This report was prepared at the request of the City of Seattle. The purpose of the Phase I Environmental Site Assessment was to identify conditions that indicate existing or past release or threat of release of hazardous substances or petroleum products on the property.

5. PROPERTY VICINITY HISTORY

5.1 Title Search

A title search of the subject property was performed and results were found dating back to 1924. The search revealed that there were several owners of this property outlined in Table 2. The present owner is the City of Seattle.

Table 2. Title Search Results

Property	Occupants.	Year Listed
Lots 1, 2 ,3 Block 77	Brace & Hergert Mill Co.	Previous to 1924
Lots 1, 2 ,3 Block 77	J.S. Brace Inc.	March 1, 1924
Lots 1, 2 ,3 Block 77	City of Seattle	May 13, 1971

5.2 Fire Insurance Maps

Sanborn Fire Insurance Maps for the site were obtained from ERIIS, a Vista Company. The years from which maps were reviewed are 1893, 1905, 1917, 1950 and 1969. These maps are included in Appendix D. The following is a detailed listing of the information on these maps relative to the subject and surrounding properties.

◆ 1893

- Block 106, lots 1 and 2 contain the Lake Union Furnace Co. Factory. The map indicates that the facility is not in operation, but used for storage and occasional upholstery. Lots 7 through 12 contain various structures including bowling alleys, summer gardens, a boot maker, a barber and a shed. The remaining small structures on these lots may be residential. The remainder of the block is undeveloped.
- Block 77 is the Rainier Power & Rly Co. Properties. The block contains a saw mill, planing mill and lumber-yard and an electric company.
- Block 104 and Block 78, are also owned by Rainier Power & Rly Co. Block 104 contains kilns, a sash door and blind factory, glazing and painting areas and lumber storage. Block 78 includes lumber storage and a refuse burning area.
- Block 93 contains the Model Steam Laundry facility on lots 1 and 2. Four small structures are found on lots 12-14. The remaining lots are not included on the Sanborn Map.
- The upper half of Blocks 94 and 103 are included on the Sanborn Map and indicate that they contain lumberyards.
- Block 105 contains the Lake Shore Lumber Co. Saw Mill & Sash Door and Blind Factory.

- Valley Street is referred to by its former name of Morse Street. The current route of Westlake Avenue is shown to be on elevated piles. Blocks 73, 74, 75, 76, 80, 81, 82 and 83 are still within Lake Union and thus are undeveloped.
- ◆ 1905
- Block 106, lots 1 and 2 contain the Gilbert Soap Co. Soap factory. Lots 7-12 contain small unidentified buildings, but potentially residential. The remaining lots are undeveloped.
 - Block 104 contains O.B. Littell's Western Mill Factory. This operation includes a steam dry kiln, a lumber shed, a sweat box, a machine work and bench work building, lumber storage and offices.
 - Block 77 contains the Brace & Hergert Mill Company's Saw Mill. This operation includes a lumber shed, planing mills, refuse fill area, saw mills, lumber storage and carpentry and offices. The mill is noted to be on refuse fill and pilings.
 - Block 76 is still within Lake Union and is only developed along the shoreline.
 - Block 78 contains Northern Steam Laundry, the Independent Steam Laundry, Foundry Blacksmith Shop, a machine shop, and a carpet factory. It appears that the western half of this block has yet to be filled and is still part of Lake Union.
 - Block 93 contains the Model Steam Laundry on lots 1 and 2. The remaining lots have small unidentified buildings on them, but potentially residential.
 - Block 94 contains lumber storage and scattered lumber piles.
 - Block 103 contains 11 small unidentified structures, but potentially residential.
 - Block 107 contains a school and a shed and several small structures.
 - Surrounding blocks are mainly residential.
- ◆ 1917
- Blocks 77 and 75 contain the Brace & Hergert Mill Co. This operation includes kilns, lumber sheds, planing mills, saw mills, lumber storage, machine shop and offices.
 - Block 104 contains a municipal junk warehouse on lots 1 and 2. A wagon printing and repairing shop appears on lot 3. Three vacant sheds occupy lots 4 and 5. The Take Down Manufacturing Co. factory is on lots 5 and 6. This factory includes a paint shop, office, and woodworking.
 - Block 106 contains three structures on lots 1 and 2. The remainder of the block is undeveloped.
 - Block 74 contains the City of Seattle Street Cleaning Department as well as the City Asphalt Plant. These operations include an asphalt plant, office and laboratory, tool shed, black smith, and heat and oil burners.
 - Block 81 contains the Tucker Hanford Co. Lithographers.
 - Block 78 contains the Central Wet Wash Laundry, a steam laundry facility. There is a scrap paper storage facility, a bottling works, and a vacant building.
 - Block 105 contains a coal shed, a building material warehouse, and several other small structures.

- Block 1 contains the Ford Motor Co. Auto Assembling Plant.
- The surrounding blocks are mainly residential.

◆ 1950

- Block 77 contains a gas and oil service station on the western half of lots 1 and 2. The Brace Lumber Co. lumber yard is on the remainder of lots 1, 2, and 3 and consists of an office, planing mill lumber yard and lumber shed. Horluck Creameries Inc. occupies lots 7 and 8 while a brewery is on lots 5 and 6.
- Block 104 contains the Seattle Disposal Co. private garage and truck repair on lots 1 and 2. A small structure housing steel products manufacturing is on lots 3 and 4. A Cheese warehouse & Cold storage and auto storage structure occupy lots 5 and 6 along with a sash & door factory and storage facility.
- Block 106 lots 7, 8 and 9 contain the Grange Co-op office. There is a pattern shop on lots 1 and 2 adjacent to a facility with gas and oil greasing operations. A restaurant and a small structure remain on blocks 5 and 6 while the remainder of the block is undeveloped.
- The majority of Blocks 78 and 81 contain the W.M. O McKay Ford Service Garage including repair, service, sheet metal shop, auto cleaning and a machine shop. Additionally, on lots 1 and 2 of Block 78 there is a gas and oil station while lots 4 and 5 of Block 81 contains a marble cutting facility.
- On block 74, the western portion of lots 1 through 5 contains the Belnap Glass Co. with glazing and sawtooth operations. The City of Seattle Street Cleaning Department is on lots 6, 7 and 8. The city asphalt plant is on the eastern portion of lots 1, 2, and 3. The United States Naval Reserve Armory is on the remainder of the block.
- Block 105 contains a coal yard, a couple of machine shops, an concrete products manufacturer as well as the Easterday Supply Co. Inc., a janitor and sanitary supply company.
- Block 1 contains W.P. Fuller & Co., a paint, glass, sash, door and wallpaper company. These operations include plate glass beveling, steel drum storage yard, receiving and shipping, and a turpentine & oil storage area.
- Block 2 contains Pacific Tel & Tel Co. garage repair shops and the Western Electric Co. telephone department.
- Block 71, the Pioneer Sand and Gravel Co. occupies lots 10, 11, and 12 with operations including lime, cement, plaster, and building materials. A vehicle service station occupies lots 9 and 10.
- The surrounding blocks are mainly residential.

◆ 1969

- Block 77, lots 1, 2 and 3 contains Brace Lumber Company lumber yard including a planing mill, finished lumber shed and offices. Additionally, the western half of lot 1 contains an auto service station and auto cleaning shop. Lots 7 and 8 contain a gas and oil station. Lots 5 and 6 contain an unidentified structure that is probably the current Denny's restaurant.

- Block 104 contains a building material storage facility on lots 1 and 2, a gas and oil station on the eastern half of lots 5 and 6 and a large warehouse building on the half of lots 5 and 6.
- Block 106 lots 7 through 12 contain the Grange Co-op office and storage shed. Lot 1 contains a large building and lot 2 contains a restaurant. There is an auto repair shop, an office building and a restaurant on lots 5 and 6.
- Block 78 contains the W.M. O McKay Ford Service Garage including repair, service, sheet metal shop, auto cleaning and a machine shop. There is parking on lots 1, 2, 10 and 11.
- Block 81 contains an auto service on lot 1 and unidentified structures on the remainder of the block.
- On block 74, the western portion of lots 1 through 5 contains the Belnap Glass Co. with glazing and sawtooth operations. The City of Seattle Street Cleaning Department is on lots 6, 7 and 8. The eastern portion of lots 1 through 5 appears vacant except for a small storage and office structure in the southwest corner. The United States Naval Reserve Armory is on the remainder of the block.
- Block 1 contains a paper storage facility and a receiving and shipping shed in lots 7 through 12. Lots 1 through 6 contain a glass warehouse.
- Block 2 contains Pacific Northwest Bell garage and repair shops.
- Block 71 contains the Pioneer Sand and Gravel Co. on lots 10, 11, and 12 with operations including lime, cement, plaster, and building materials. A vehicle service station occupies lots 9 and 10.
- Block 105 contains an electric shop and electric equipment storage.
- The surrounding blocks are mainly commercial.

5.3 Washington State Archive

The Puget Sound Regional Branch of Washington State Archives houses documents for properties in King, Pierce and Kitsap counties. These records were reviewed for the subject property and the 20 blocks immediately surrounding the property. Information was obtained on Plat, block and lot numbers, tax id numbers, addresses, locations, former uses, and environmental concerns. This information along with the current property use is summarized in table format in Appendix C. The information for the subject property is highlighted in bold print.

5.4 Aerial Photographs

Aerial Photographs of the subject property including Block 77, Lots 1, 2, & 3 of Lake Union Shore Lands Addition also known as 965 Valley St. and 630 Westlake Avenue N. and surrounding area were obtained from Walker and Associates Inc. of Tukwila, Washington. Thirteen photographs were reviewed spanning from the year 1936 to 1995. The important observations concerning the property are outlined below. The photographs for the years 1936, 1946, 1969 and 1990 were purchased and submitted to the City of Seattle as an attachment to this report.

- ◆ 1936: The entire block 77, including Lots 1 through 8, is significantly developed, at this time. This confirms records that indicate that the property was developed in 1930. Most of the surrounding area appears to be residential development. Blocks 1 and 2 are also developed.
- ◆ 1941: The development on block 77 appears the same as in 1936. Block 104 adjacent to the property has an additional warehouse. There is the addition of a structure on block 106, lots 5 and 9.
- ◆ 1946: Block 77 appears the same as in 1936. Surrounding blocks 74 and 75 have been developed. Block 106 has been cleared of vegetation and some development has started on lots 5 and 6. The Building on block 106, lot nine has been cleared. Block 104 appears the same as in 1941 and block 107 has been developed.
- ◆ 1956: Block 77 appears the same as in 1936. Blocks 103 and 107 have had large warehouses added. Block 106 has two big buildings added to lots 7-9 and 11. The surrounding residential houses remain.
- ◆ 1960: Block 75, adjacent to Lake Union has had four small buildings replaced with one large one. The current gas station on block 104 lots 5 and 6 is evident. The remaining surrounding blocks appear the same.
- ◆ 1969: Interstate I-5 and the Mercer Street off-ramp has been added and falls to the west of the property. The gasoline station on block 106, lots 1 and 2 has been removed. Block 77 lots 1, 2 and 3 remain the same, however, the building housing the brewery on lots 4-7 has been removed, a building housing a Denny's has been added to lots 5 and 6, and lots 4, 7 and 8 have a building housing a gasoline station. Portions of residential houses have been cleared to afford room for the interstate I-5 and the Mercer Street on ramp.
- ◆ 1974: The parking lot on block 104, lot 4 has been replaced with a building. Block 106 lots 5 and 6 are a car parking area. Most of the remaining surrounding blocks is commercially developed.
- ◆ 1977: The existing building on block 104 lots 3 and 4 has an addition. Surrounding lots appear the same as in 1974.
- ◆ 1980: The warehouse on block 104 lots 1 and 2 has been removed. Remaining surrounding blocks appear the same.
- ◆ 1985: The parking lot on block 106, lots 3 and 4 has been replaced with buildings.
- ◆ 1990: The warehouse on block 74, lots 1-4 has been removed. Block 104 lots 1 and 2 is a parking area. Block 105 has been developed.
- ◆ 1995 and 1997: The blocks appear the same as in 1990.

5.5 Topographic Maps

The USGS 7.5 Minute Topographic Maps for the Seattle South Quadrangle and Seattle North Quadrangle Washington (1949 with photorevisions in 1968 and 1973) were reviewed. The Maps indicate that the property is in an Urban development area. The topography indicates that the property is in a flat basin area adjacent to Lake Union on the North. The topography surrounding the property slopes gently upwards in the west, south and east directions.

The Naval Reserve Training Center is depicted on blocks 74 and 75. Block 73 is still within Lake Union. The building structures on block 71 are consistent with those seen on the Sanborn Map for the year 1950 on.

6. SUBJECT PROPERTY OBSERVATIONS

6.1 Interviews

Personal interviews were conducted with the following people. Information obtained in these interviews is referenced in relevant sections of this report. Phase I Environmental Assessment Interview Checklists are included in Appendix E.

Ms. Debra Lewis, Senior Real Property Manager for the City of Seattle

An interview with Ms. Lewis was conducted during the site visit to 630 Westlake Avenue N. on April 8, 1999, and in a follow-up phone conversation on April 13, 1999.

Ms. Lewis indicated that the property was cleared of debris and surface cleaned in 1998. She provided a West Pac invoice for services rendered at the subject property from December of 1998 which is included in Appendix F. At that time a surface cleaning of the subject property was performed. The interior of the building was cleared of most of the equipment, tools and debris. The disposal consisted of the following:

- 979 gallons of waste water
- 200 gallons of waste oil
- Six 35 gallon drums
- Two 55 gallon drums
- Debris

Ms. Lewis also indicated that, as a part of the surface cleaning, soil was excavated in the area around the previous steam cleaning area adjacent to the main building on the north side. Clean soil was brought in to fill the area.

She indicated that the previous tenants operated an auto service and detailing shop and had a long-standing lease for several years. She indicated that the City of Seattle could not extend the lease any longer because the buildings were structurally unsound.

She was not aware of any occurrences of spills or accidents at the subject property. Although, she indicated that the Unocal gas station adjacent to the subject property had a petroleum spill of 80,000 gallons. She recommended speaking with her co-worker, Paul Berry, who had additional information on that incident.

Mr. Paul Berry, Owners Project Manager for the Executive Service Department of the City of Seattle

A telephone interview was conducted with Paul Berry on April 13, 1999. The following is a summary of information obtained from the interview. Paul Berry reported that he has been involved in environmental projects around the south Lake Union area for years, mainly dealing with tank removals, upgrades and replacement and associated environmental remediation. Unocal left USTs on the subject property at 630 Westlake Avenue N. and subsequently set up a station (#5353) at 600 Westlake Ave. N. These tanks were closed in place by filling them with water and cementing the pipes in the 1970's. Around 1989 a Fire Captain noticed the fill ports for the UST and issued citations on the tanks. Although the tanks were not illegal, the City of Seattle removed the tanks. During the UST removal extensive petroleum contamination was encountered. The

contamination was concentrated towards the Unocal spill area. There was evidence of raw product petroleum perched on the shallow groundwater throughout the area of the Unocal station #5353. He reported that the groundwater does not flow much in the area but it simply rises and falls with Lake Union.

The area is an old sawmill area. The fill in the area has a large amount of sawdust. He reported that the sawdust undergoes biodegradation and creates huge amounts of methane that interferes with the detection of petroleum vapors.

Mr. Berry is aware that there has been improper handling of used oil and steam cleaning waste at the subject property at 630 Westlake Avenue N. He believes there could be surface level contamination of heavy oils on the property. He is aware of the Unocal petroleum spill and believes that the spill was close to 125,000 gallons of raw product petroleum.

Mr. Jeff Lane, Lane Hardwood Floors

Jeff Lane was interviewed on April 5, 1999 during a site visit to the property. He is the owner of Lane Hardwood floors at 965 Valley Street. He has been in the building for 5 years and subleases the property from 4-Day Carpet Company, the previous tenants. They left behind large amounts of carpet in the warehouse area attached to the main building after going out of business. Prior to that it was the Douglas Marine Boathouse.

Jeff Lane indicated that there was an overhang attached to the west side of the main building that was torn down by a construction crew 6 to 8 months ago. Some debris from this demolition activity remains onsite in the Southwest corner of the parking lot on the property.

The auto detailing operations on the property at 630 Westlake Avenue N. had engine steam cleaning operations. The waste water from this operation drained down into a big sump area located between the properties of 630 Westlake Avenue N. and 965 Valley Street. Jeff Lane referred GSA to Bill Brace who has been working in the area for many years.

Mr. Bill Brace, Brace Lumber Company

Bill Brace was interviewed by phone on April 12, 1999. He is aware of the Unocal spill and believes it was 80,000 gallons of gasoline. He is not aware of any other spills. He is aware that there are monitoring wells on the Unocal site. The area around south Lake Union has been sawmills in the past and has been filled in with sawdust. Additionally, dumptrucks used to dump trash and miscellaneous items in the area.

6.2 965 Valley Street

6.2.1 Site Visit

A site visit was conducted at 965 Valley Street on April 5, 1999. Photographs from the site visits are included in Appendix G and the Phase I Environmental Assessment Site Checklists are included in Appendix B. The information gathered during the site visit is summarized below.

965 Valley Street is currently Lane Hardwood Floors. On April 5, 1999, access was gained to the main building and the attached warehouse on the property. Access to the trailer was not gained. Jeff Lane of Lane Hardwood Floors was on site and conducted a short tour of the property. There is a main building with an attached warehouse. The main building is a two-story office and showroom for hardwood floors. The office and showroom areas are very clean and orderly. There are restroom facilities on the second floor of the main building. According to Jeff Lane,

the attached warehouse is not earthquake proof, therefore only a small portion of it is being used by his operation. The southwest corner of the warehouse is used by Lane Hardwood Floors to store hardwood flooring, wood finish and paint. The storage area is clean and orderly, with cans stacked on shelf units and aligned on the floor. Access to the warehouse is gained through an outside door. The remainder of the warehouse is not used regularly, however carpeting is stored on shelves. Jeff Lane indicated that the carpeting was left behind by the previous tenant, 4-Day Carpet Company.

6.2.2 Observations

- ◆ Staining and Corrosion – None Observed.
- ◆ Drains and Sumps – There were several drains and sumps observed in the parking lot surrounding the building. There is a large sump in the parking lot.
- ◆ Stained Soil and/or Pavement – None Observed.
- ◆ Stressed Vegetation – None Observed.
- ◆ Drums/Other Containers – The small storage area in the southwest corner of the warehouse contains two shelves full of wood finish and about eighteen 5-gallon drums of paint.
- ◆ Pits, Ponds and Lagoons – None Observed.
- ◆ Odors – None Observed.
- ◆ Wetlands – None Observed

6.2.3 PCB sources

- ◆ Transformers – None Observed
- ◆ Capacitors – None Observed
- ◆ Compressors – None Observed
- ◆ Hydraulic Lifts – None Observed.

6.2.4 Solid Waste

- ◆ Hazardous – None Observed
- ◆ Nonhazardous – There was a pile of building debris in the southwest corner of the parking lot. The debris pile occupied approximately 200 square feet. Jeff Lane indicated that it had been left behind by a construction crew after tearing down an overhang attachment to the building 6-8 months ago.

6.2.5 Spills

- ◆ Petroleum – None Observed.
- ◆ Other – None Observed

6.2.6 Storage Tanks

- ◆ Aboveground Storage Tanks (ASTs) – None Observed.

- ◆ Underground Storage Tanks (USTs) – There was a larger UST in the southwest corner of the parking lot.

6.2.7 Wastewater Discharges

- ◆ Sanitary – Restroom on second floor of main building with water supply and sewage to City of Seattle.
- ◆ Industrial – None Observed
- ◆ Septic Systems – None Observed

6.2.8 Water Supplies

The water for the property is obtained from the City of Seattle water supply.

6.2.9 Monitoring Wells

There was a brass cap adjacent to the office building that was labeled as a monitoring well. The 76 service station adjacent to the property has a soil vapor extraction unit that extends into the parking lot of the subject property.

6.3 630 Westlake Avenue N.

6.3.1 Site Visit

A site visit was conducted at 630 Westlake Avenue N. on April 8, 1999. Photographs from the site visits are included in Appendix G and the Phase I Environmental Assessment Site Checklists are included in Appendix B. The information gathered during the site visit is summarized below.

A site visit was conducted on April 8, 1999. Access was gained into the main building on the property, however, access was not gained to an additional small building that was boarded up and was used by the previous tenants as an office for administration of auto detailing operations. GSA met with Ms. Lewis, Real Property Manager for the City of Seattle, to gain access to the property. The property is not currently an operating facility.

The buildings are of concrete construction. The inside of the main building is gutted, with very few items remaining inside. There are two large rooms (a shop room and a main room) and three small rooms. There were two large tanks in the shop room that had extensive oil staining on their exteriors. The tanks were approximately three feet high and four feet long and cylindrical in shape. There were no visible labels on the tanks and they seemed to be empty based upon an effort to pick them up. There were three additional tanks in the building that were much smaller, two of which appeared to be vapor tanks. One of these apparent vapor tanks had a label on the exterior that read foran. The third tank had no visible label. These three tanks also seemed to be empty.

Throughout the building, there was extensive oil staining on the floors and walls. There were petroleum odors throughout the building. One of the large rooms contained two pits below ground that were empty with extensive oil staining and odors. This room also contained a hydraulic lift station for vehicles. One of the small rooms in the back had a dirt floor and contained an old heater and debris. A large space heater was in the adjacent room.

There was a large aboveground storage container or trash dumpster adjacent to the building on the north side. The inside of this container was not inspected.

There is an area to the north of the building between the street and the above ground storage container. According to interviewees, Jeff Lane, and Ms. Lewis, this area was used by the previous tenants as an engine steam cleaning area for vehicles. Ms. Lewis said that this area had soil excavated and removed from the site and clean soil filled in during a surface cleaning that took place in December 1998.

6.3.2 Observations

- ◆ Staining and Corrosion – Dark staining was apparent throughout the building on most of the floors and walls.
- ◆ Drains and Sumps – There were several drains and sumps observed. Most were located adjacent to the office building on the north side.
- ◆ Stained Soil and/or Pavement – There was soil staining adjacent to the above ground storage tank in the old engine steam cleaning area.
- ◆ Stressed Vegetation – There is no vegetation on the property.
- ◆ Drums/Other Containers – 5 tanks were observed inside the main building, two large ones with oil staining, two small vapor tanks and a miscellaneous tank.
- ◆ Pits, Ponds and Lagoons – Two large pit areas inside the main building in the shop room.
- ◆ Odors – There were slight petroleum odors throughout the building and outside at the previous engine steam cleaning area.
- ◆ Wetlands – None Observed

6.3.3 PCB sources

- ◆ Transformers – None Observed
- ◆ Capacitors – None Observed
- ◆ Compressors – None Observed
- ◆ Hydraulic Lifts – There is one hydraulic lift inside the main building in the shop room.

6.3.4 Solid Waste

- ◆ Hazardous – None Observed
- ◆ Nonhazardous – None Observed

6.3.5 Spills

- ◆ Petroleum – Observed oil staining throughout the building and previous engine steam clean area.
- ◆ Other – None Observed

6.3.6 Storage Tanks

- ◆ Aboveground Storage Tanks (ASTs) – An aboveground container that could possibly be a tank is located adjacent to the main building on the north side.
- ◆ Underground Storage Tanks (USTs) – There were brass caps on the ground adjacent to the office building on the north side that were potential fill ports for an UST. However, records at the Department of Ecology indicate that all USTs have been removed from the property.

6.3.7 Wastewater Discharges

- ◆ Sanitary – None Observed
- ◆ Industrial – None Observed
- ◆ Septic Systems – None Observed

6.3.8 Water Supplies

There was no longer water supplied to the building. However, when the buildings were occupied, the water was obtained from the City of Seattle water supply.

6.3.9 Monitoring Wells

There was a brass cap adjacent to the office building that was labeled as a monitoring well.

7. REGULATORY AGENCY RECORD REVIEWS

7.1 Database Search

A review of site records was performed. EPA and Washington State Department of Ecology databases were searched. The databases searched and corresponding ASTM radii are outlined below in Table 3. The database search was based upon a geographical reference location of 47.625451° north latitude and 122.335416° west longitude, which is slightly west of the subject property. All distances are based upon distance from the geographical reference location and may vary slightly from the actual distance to the subject property. A Site Assessment Report was prepared by Vista Information Solutions (Vista) and is included in Appendix A. GSA performed a search of EPA's GIS mapping service and Washington Department of Ecology databases available on the internet to verify information found in the Vista Site Assessment Report. Table 3 and sections 7.2 and 7.3 are a summary of the Vista report.

Table 3. Vista Information Solutions Database Search

Agency	Database	Type of Records	Search Radius
US EPA	NPL	National Priority List	1 1/4 mile
US EPA	CORRACTS (TSD)	RCRA Corrective Actions and associated TSD	1 1/4 mile
WA State	SPL	State equivalent priority list	1 1/4 mile
WA State	SCL	State equivalent CERCLIS list	3/4 mile
US EPA	CERCLIS/NFRAP	Sites currently or formerly under review US EPA	3/4 mile
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	3/4 mile
WA State	LUST	Leaking Underground Storage Tanks	3/4 mile
WA State	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	3/4 mile
WA State	TOXICS	Washington Site Register	3/4 mile
WA State USGS	WATER WELLS	Federal and State Drinking Water Sources	3/4 mile
US EPA	RCRA Viol	RCRA violations/enforcement actions	1/2 mile
US EPA	TRIS	Toxic Release Inventory System database	1/2 mile
WA State	UST/AST	Registered underground or aboveground storage tanks	1/2 mile
US EPA	ERNS	Emergency Response Notifications System of spills	3/8 mile
US EPA	GNRTR	RCRA registered small or large generators of hazardous waste	3/8 mile

7.2 Washington State

7.2.1 LUST List

The Washington Leaking Underground Storage Tank (LUST) List with an agency release date of November 1998 was reviewed. This list includes UST sites that have been reported to have been leaking. The subject property at 630 Westlake Avenue N. is listed as a LUST site. Additionally, there are 79 LUST sites within 0.5 miles of the property, although some of the listings are redundant. Table 4 outlines the LUST sites within 0.14 miles of the subject property which due to their close proximity to the subject property are of a significant concern.

Table 4. LUST

Facility Name	Facility Location	Distance and Direction from Subject Property
Seattle City Westlake Site	630 Westlake Ave.	Subject property
City of Seattle, Boren Ave	815 Boren Ave.	Adjacent
US Navy Coopmineron Eleven	860 Terry Ave.	Adjacent
9th Ave. North Suites	800-900 Aloha and 753 9 th Ave. N.	0.13 miles west
TOSCO Corp. Site	600 Westlake N.	0.06 miles southwest
H A Investment Property	960 Republican St.	0.08 miles southwest
Fairview Warehouse 070299	800-820 Fairview	0.10 miles east
Puget Sound Energy	815 Mercer St.	0.13 miles west
Ivar's Commissary	500 Terry Ave. N.	0.14 miles south

7.2.2 UST List

The Washington State Underground Storage Tank (UST) and Aboveground Storage Tank (AST) list with an agency release date of January 1999 was reviewed for the Vista report and was verified with the March 5, 1999 internet listing. A discrepancy was noted in that the Vista report does not list the Texaco station as an UST site. This database lists sites with USTs and ASTs that have been reported to the Washington State Department of Ecology. This list includes only the USTs that have been reported to Washington State. The subject property is not included in the UST list, however, there are 67 UST sites within 0.5 miles, although some of the listings are redundant. The UST sites within 0.14 miles of the subject property are outlined in Table 5. The listings of most significance are the TOSCO Corporation site and the Texaco site because they are the only sites reported with active in service USTs.

Table 5. UST Sites Within 0.14 Miles of the Subject Property

Facility Name	Facility Location	Distance and Direction	# of USTs	Contents	Status
Frank Kenney Toyota Volvo	731 Westlake Ave N.	0.03 miles west	3	used oil, waste oil, unleaded gas	all removed

Facility Name	Facility Location	Distance and Direction	# of USTs	Contents	Status
Bayside Volvo	753 9th Ave. N.	0.09 miles west	3	leaded gas, waste oil, used oil	all closed in place
Roy St. Shops #89	802 Roy St.	0.13 miles west	1	unleaded gas	closure pending
TOSCO Corporation Site	600 Westlake Ave N.	0.06 miles southwest	5	unleaded gas, used oil, waste oil	4 active in service, one closure pending
Craftman Press Inc.	1155 Valley St.	0.09 miles east	3	other (alcohol, heating oil, mineral oil)	exempt
Fairview Warehouse	800-820 Fairview	0.1 miles east	4	heating oil, other	all removed
Puget Sound Energy	815 Mercer St.	0.13 miles west	8	unleaded gas, motor oil, used oil, waste oil	all removed
Texaco	601 Boren Ave. N.	Adjacent	3	Unleaded gas	operational

7.2.3 TOXICS List

The Washington Toxics Cleanup Program Site Register (TOXICS) with an agency release date of November 1998, was reviewed. This database lists sites with activities related to the study and cleanup of hazardous waste sites. The subject property at 630 Westlake Avenue N. is listed as a in the TOXICS database. Additionally, there were a total of 79 sites within 0.75 miles that were on the TOXICS list, although some of the listings are redundant. Those sites within 0.14 miles of the subject property are outlined in Table 6.

Table 6. TOXICS Sites Within 0.14 Miles of the Subject Property

Facility Name	Facility Location	Distance and Direction from Subject Property	Contaminant
City of Seattle	630 Westlake Ave. N.	subject property	petroleum product
Shell #23714	601 Boren Ave. N.	adjacent	petroleum product
Aloha	800-900 Aloha, 753 9th Ave N.	0.13 miles north	petroleum product
Unocal #5353	600 Westlake Ave. N.	0.06 miles southwest	petroleum product
H A Investments Property	960 Republican St.	0.08 miles southwest	petroleum product
Craftsman Press Inc.	1155 Valley St.	0.09 miles east	petroleum product
Mercer Street Site	815 Mercer St.	0.13 miles west	petroleum product
WA Natural Gas Corp Offices	815 Mercer St.	0.13 miles west	petroleum product
Ivar's Commissary	500 Terry Ave. N.	0.14 miles south	petroleum product

7.2.4 Remaining State Lists

The Washington State Priority List (SPL) with an agency release date of November 1998 was reviewed. This database is a compilation of Washington confirmed contaminated sites. The subject property was not on the list, however there are 10 sites within 1.0 mile of the property appearing on the list. None of these is within 0.14 miles of the subject property.

The Washington State equivalent CERCLIS List (SCL) with an agency release date of November 1998 was reviewed. This list is a compilation of Washington suspected contaminated sites. The subject property is not on this list, however there are 7 sites within 0.5 miles of the property. None of these is within 0.14 miles of the subject property.

The Washington State permitted solid waste landfills, incinerators, or transfer stations list (SWLF) with a release date of January 1998 was reviewed. The subject property was not on the list and there were no properties within 0.75 miles of the property on this list.

The Ground Water Site Inventory (GWSI) database is a United States Geological Survey (USGS) database which contains information on wells studied, used or have otherwise had reason to be documented through course of research. The agency release date is March 1998. There was one well listed within 0.75 miles of the subject property. The well ID# is 473710122200601 and is at a latitude of 47.6194 and a longitude of -122.335. There is no address associated with this listing, however it is 0.36 miles south of the subject property.

7.3 Federal Government

The United States Environmental Agency (USEPA) National Priorities List (NPL) with an agency release date of January 1999 was reviewed. This database is a compilation of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. There are no sites on this list within a 1 mile radius of the subject property.

The USEPA Comprehensive Environmental Response, Compensation, and Liability Information Source (CERCLIS) list with an agency release date of October 1998 was reviewed. This database lists sites that are either proposed to or on the NPL. The subject site is not on the list, however there are 5 sites within 0.5 miles of the subject property appearing on this list. None of these sites are within 0.14 miles of the subject property.

The Resource Conservation and Recovery Act (RCRA) list (GNRTR) with an agency release date of November 1998 was reviewed. This database is a compilation of facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. The subject property is not on this list, however there were 8 sites on the list within 0.5 miles of the subject property. None of these sites are within 0.14 miles of the subject property.

The USEPA CORRACTS list with an agency release date of November 1998 was reviewed. This list is a compilation of RCRA facilities that are undergoing corrective action. The subject property is not on this list. Furthermore, there were no sites listed within a 1 mile radius of the subject property.

The USEPA Emergency Response Notification System (ERNS) list for the period of October 1986 through January 1998 was reviewed. This list is a national database with information from spill reports made to federal authorities including the EPA, US Coast Guard, The National Response Center and the Department of Transportation. The subject property is not on this list.

however there were 8 sites listed within a 3/8 mile radius of the subject property. The following properties are within 0.14 miles of the property.

Table 7. ERNS Sites Within 0.14 Miles of the Subject Property

Facility Name	Facility Location	Distance and Direction from Subject Property	Contaminant
Manhole Out Front	937 9 th Avenue North	0.13 miles northwest	petroleum product
US West Communications	800 Fairview North	0.10 miles east	petroleum product
Puget Sound Energy	815 Mercer Street	0.14 miles west	petroleum product

The USEPA RCRA permitted treatment, storage and disposal facilities (TSD) list with an agency release date of November 1998 was reviewed. This list is a compilation of EPA facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. The subject property is not the list, furthermore there are no facilities within 0.75 miles of the property appearing on this list.

The USEPA toxic release inventory database (TRIS) with an agency release data of January 1998 was reviewed. This list is an inventory of toxic chemical emissions from certain facilities. The subject property was not on this site. One site within 0.5 miles of the subject property appears on this list, however it is not within 0.14 miles of the property.

7.4 Department of Ecology State Files

GSA reviewed the Department of Ecology state files for the subject property and 12 surrounding properties of particular concern due to their presence on one or more of the reviewed databases. The well logs for the area comprising Township 25 N, Range 4 E, Sections 29 and 30 were reviewed. These well logs are included in Appendix H. There are reported wells in two locations that are not abandoned. One report is dated October 24, 1996 and is a dewatering well at 1000 Fairview Avenue, 0.4 miles from the subject property. The second location contains three dewatering wells at 5th and Aloha, 0.9 miles from the subject property. None of these reported wells are drinking water wells therefore the local groundwater quality should not have a significant effect on public health. A summary of the Department of Ecology state files for the subject property is listed in Table 7.

Table 8: Results of DOE State File Review

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
City of Seattle 630 Westlake Ave. N.	02/28/90	Notice of Release		<ul style="list-style-type: none"> • Subject Property • Block 77., Lots 1-3
	06/18/90	UST Investigation	<ul style="list-style-type: none"> • Removal of 5 USTs. • Petroleum hydrocarbon contamination of soil and groundwater. • 800 cubic yards of petroleum hydrocarbon contaminated soil removed. • Undetermined amount of contaminated soil remains on site, below buildings and beyond the property boundary. • Two groundwater monitoring wells installed on site. • Off-site migration of hydrocarbon contamination onto the site is suspected. 	
	01/09/91	Investigation of Monitoring Wells at 600 Westlake Avenue North site	<ul style="list-style-type: none"> • Unocal installed more than 30 monitoring and product recovery wells on and around their facility in 1980. • Free, oily, gasoline product and organic vapors were observed in Unocal wells on the 600 Westlake 	

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
			<ul style="list-style-type: none"> • Combustible gas and petroleum hydrocarbon vapors was detected in Avenue North site. 	
	May 1991	Site Investigation Report	<ul style="list-style-type: none"> • Installation of 5 groundwater monitoring wells and one soil boring. • Evidence of off site contamination of 630 Westlake. The extent of contamination is widespread from Mercer St. to Valley St. • Recommend immediate steps for remediation and removal of free petroleum product. • Aquifer testing was conducted for hydraulic conductivity. • Confirmed petroleum and lead contaminated soils and groundwater on and off site. 	
City of Seattle 630 Boren Ave. N.		RCRA Dangerous Waste Generator Permit		<ul style="list-style-type: none"> • Block 106, Lots 11 and 12 • Approximate distance from subject property = 0.04 miles east
Unocal Station	1980	Approximately	<ul style="list-style-type: none"> • (1980-1981) Installation of 32 	<ul style="list-style-type: none"> • Property of significant

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
600 Westlake Ave. N.		80,000 gallon release of leaded premium gasoline	<p>monitoring wells and installation of a free product recovery system.</p> <ul style="list-style-type: none"> • (1989-1993) Over 40,000 gallons of free phase product reported as being recovered. • (1988) Vapor extraction system installed. • (February 1990) Well monitoring reportedly did not detect the presence of free product in any monitoring wells. • (May 1990) Well monitoring detected free product in three wells. • (October 1990) Ecology requested site information due to the discovery of subsurface contamination on adjoining property (630 Westlake Ave. N.). • (1988-1995) Progress reports for vapor extraction system. • (1991-1992) Installation of 18 additional monitoring wells. 	<p>concern</p> <ul style="list-style-type: none"> • Block 77-block A, Lots 4-6 • Approximate distance from subject property = 0.06 miles south
	1980-1988	Site Characterization Reports Prepared for	<ul style="list-style-type: none"> • Contains geotechnical recommendations and considerations 	

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
		Unocal	<ul style="list-style-type: none"> • Monitoring and recovery operations for gasoline spills • Progress Reports • Interim Status Report for subsurface vapor extraction 	
	01/03/91	Progress Report #2		
	October 1991	Vapor monitoring of city property (buildings, crawl spaces, vaults, etc.)	<ul style="list-style-type: none"> • Vapor extraction system is reported to be effective in removing vapors from immediate vicinity of the treatment system. 	
	07/07/92	Supplemental Report of Geoenvironmental Services, Subsurface Contamination Study	<ul style="list-style-type: none"> • The presence of subsurface petroleum-related contamination in the soil and groundwater beneath most of the Unocal site was reported. • Free gasoline product observed in monitoring wells. • High concentrations of combustible vapors reported in monitoring wells. • Soil and groundwater contamination is reported to extend off site in all directions. • Recommended the installation of passive free product recovery system 	

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
			and additional monitoring wells.	
	10/01/93	Progress Report #3		
	05/27/94	Report of Geoenvironmental Services, Supplemental Site Assessment for the Rosen Site		
	06/10/94	Report of Geoenvironmental Services, Results of Groundwater Monitoring		
	06/15/94	Progress Report #4		
	May 17, 1995 through October 1996	Status Reports and Results of Groundwater Monitoring		
	07/06/95	Progress Report #5		
	April 1998 – February 1998	TOSCO monitoring Quarterly Reports		
Shell Oil	10/08/90	Site Assessment	<ul style="list-style-type: none"> Petroleum contaminated soil 	<ul style="list-style-type: none"> Block 104-east half of Lots 5-6

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
601 Boren Ave. N.			<ul style="list-style-type: none"> • August 2, 1995 – Closure Request • June 23, 1995 – Compliance Sampling Results – Stage II vapor recovery installation groundwater technology 	<ul style="list-style-type: none"> • Approximate distance from subject property = adjacent
	1991	Texaco purchased the gas station		
	08/09/91	Semi-annual Groundwater Sampling Report	<ul style="list-style-type: none"> • USTs removed in 1984 and replaced with fiberglass USTs 	
	01/13/92	Additional Site Characterization, Remediation and semi-annual monitoring		
	February 1992 – October 1993	Soil vapor extraction system and groundwater recovery and treatment system operation	<ul style="list-style-type: none"> • Vapor extraction system recovered approximately 3650 pounds of petroleum hydrocarbons. 	
	May 1992 through December 1993	Semi-Annual Groundwater Sampling Reports		
	07/28/94 and	Quarterly Groundwater		

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
	05/02/94	Sampling Reports		
	09/29/94	Quarterly Groundwater Sampling Report		
	11/29/94	Results of Site Remediation for Recognition of Clean Closure	<ul style="list-style-type: none"> • Groundwater samples are reported to have not exceeded MTCA Method A cleanup levels since September 1993. • One soil sample contained petroleum concentrations above MTCA Method A cleanup levels. • Site remediation activities are reported to have effectively remediated the soil and groundwater beneath the site, except for semivolatile petroleum hydrocarbons in groundwater, which are reported to likely be due to naturally occurring biogenic interference. 	
	06/13/95	Installation of stage II vapor recovery system (currently Texaco station)	<ul style="list-style-type: none"> • 200 cubic yards of petroleum-hydrocarbon-affected soils excavated. • Petroleum hydrocarbon-affected soil above Method A Cleanup levels is reported to remain on site in the vicinity of the south service island. 	

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
	08/02/95	Request for No Further Action	<ul style="list-style-type: none"> • Quarterly groundwater sampling at the site below MTCA Method A cleanup levels. • Residual contamination on the site reportedly no longer poses a threat to human health or the environment. 	
	01/23/97	Supplemental Sampling and Request for Closure	<ul style="list-style-type: none"> • Total petroleum hydrocarbons below Method A cleanup levels. 	
US West Communications 800 Fairview Ave. N.	September 1988 through February 1989	Cleanup activities prior to redevelopment of property	<ul style="list-style-type: none"> • Property has been used since 1924 as an equipment shop and warehouse. • Fourteen areas are reported to be of potential environmental concern, 9 USTs, 3 hoist areas and 2 sumps. • All USTs and hoist areas removed. • 1,800 tons of petroleum-hydrocarbon-affected soil excavated. • Free petroleum product floating on groundwater. • Six groundwater monitoring wells placed in backfill locations, groundwater at the wells was reported to be clean except for benzene in one well. 	<ul style="list-style-type: none"> • Block 2, Lots 1-6 and 9-12 • Approximate distance from subject property = 0.14 mile east

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
			<ul style="list-style-type: none"> Contaminated soil remains that reportedly could not be removed because it provided support to the building, Ecology verbally agreed that cleanup was complete. 	
	05/05/89	Environmental Assessment and Cleanup Report		
	02/06/90	Draft Environmental Cleanup Report		
	December 1989 through January 1990	Phase II Cleanup activities		
	04/04/90	Report of Additional Environmental Cleanup	<ul style="list-style-type: none"> Results of verification analyses are reported to indicate that the site has been remediated in accordance with the Washington State Department of Ecology's Draft Policies and Procedures for UST removal. Sampling and soil testing to verify cleanup was conducted. Sampling and testing of wells to verify groundwater cleanup was conducted. 1,190 tons of petroleum-hydrocarbon-affected soil removed. 	

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
			<ul style="list-style-type: none"> • 10,000 gallons of groundwater impacted with free petroleum product was removed. • Recommendation for no further action at this site was requested. 	
Mastercraft Metal Finishing 1175 Harrison	05/15/95	Violation of their waste discharge permit for the discharge of wastewater with nickel, copper, chrome, lead, zinc, and cyanide to the sewer.	<ul style="list-style-type: none"> • Violation of the permit occurred when the pH exceeded the permitted value of 5.0 units. 	<ul style="list-style-type: none"> • Fairview Homestead Assoc., Block 3, Lot 12 • Approximate distance from subject property = 0.20 miles SE
Ratelco 1260 Mercer Street	Prior to 12/02/92	Removal of two 1,750 gallon heating oil USTs	<ul style="list-style-type: none"> • Some soils surrounding the tanks were contaminated with petroleum hydrocarbon. • 222 tons of soil was removed. • Subsequently, all soil samples were reportedly below MTCA levels. 	<ul style="list-style-type: none"> • Howard Avenue Addition, Block 8, Lot 10 • Approximate distance from subject property = 0.25 miles east
Craftman Press, Inc. 1155 Valley St.	10/25/96	Phase I and Phase II Environmental Site Assessments		<ul style="list-style-type: none"> • Block 1, Lot 1-12 • Approximate distance from subject property = 0.09 miles east

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
	03/18/97	Tank Closure/ Contaminated Soil Removal Report	<ul style="list-style-type: none"> • Presence of three USTs: 15,000 gallon heating oil tank, 8,000 gallon alcohol tank and 1,500 gallon mineral spirit tank. • Removal of 490 cubic yards of petroleum-hydrocarbon-impacted soil. 	
	01/14/98	Soil Excavation/Removal Report	<ul style="list-style-type: none"> • Soils are impacted with heavy oil and mineral spirits. 	
	01/15/98	Request for No Further Action		
	02/05/98	Dept. of Ecology issues No Further Remedial Action	<ul style="list-style-type: none"> • Some contaminated soils are reported to remain at the site in areas that are not readily accessible but under TPH Policy, Ecology reportedly indicated that the heavy oil and mineral spirit concentrations from the samples should not pose a threat to human health or the environment. 	
Aloha 9 th Ave N. Suites: Roy Street Facilities	August 1992	Notification to DOE of a leak in a fuel pump dispenser at the service shop complex		<ul style="list-style-type: none"> • Block 80, eastern portion of Lots 1-5 • Approximate distance from subject property = 0.13 miles west

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
	04/28/992	Soil vapor and geophysical survey (ground penetrating radar) in an attempt to locate USTs on the property		
	March 1993	Two (2) USTs removed	<ul style="list-style-type: none"> • 2,700 gallon tank. • 550 gallon tank. • 325 tons of petroleum contaminated soil excavated and removed from the site. • Soil and groundwater contamination is reported to remain on site and there are reported indications of off-site sources of groundwater contamination. 	
	August 1993	Site Characterization Report	<ul style="list-style-type: none"> • Hydrocarbon-impacted soils are reported to remain on site in the vicinity of the pump island for both USTs. • Hydrocarbon-impacted groundwater was reported in three wells. • Area water quality has been impacted from several releases in the Lake Union area. 	

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
Aloha 9 th Ave. N. Suites: 808-935 Aloha St.	09/15/92	Phase I Environmental Site Assessment	<ul style="list-style-type: none"> • Two potential abandoned USTs. • Uncontrolled fill underlying the site vicinity reportedly contains heavy petroleum hydrocarbons. • Groundwater beneath the southeast corner of the property reportedly contains gasoline constituents above regulatory cleanup levels. 	<ul style="list-style-type: none"> • Block 82, Lot 7 • Approximate distance from subject property = 0.13 miles NW
Aloha 9 th Ave. N. Suites: 753 9 th Ave. N.	09/15/92	UST Removal and Supplemental Environmental Studies	<ul style="list-style-type: none"> • Removal of three USTs. • Soils contaminated with gasoline petroleum hydrocarbons. • Possible further contamination under the building. 	<ul style="list-style-type: none"> • Block 82, Lot 5 • Approximate distance from subject property = 0.13 miles NW
H&A Investments Property 960 Republican St.	12/22/92	Phase I Environmental Site Assessment	<ul style="list-style-type: none"> • Potential off-site petroleum impacts due to activities at surrounding properties. 	<ul style="list-style-type: none"> • Block 94, Lots 6-7 • Approximate distance from subject property = 0.08 miles south
	03/12/93	Phase II Environmental Site Assessment	<ul style="list-style-type: none"> • Hydrocarbon compounds were reported to be present in all of the 5 soil samples. • One soil sample was reported to have lead concentrations above MTCA cleanup levels. 	

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
			<ul style="list-style-type: none"> • Recommendation for soil remediation was presented. 	
	03/25/94	Phase III Soil Remediation		
	04/01/94	Draft Subsurface Investigation		
	05/03/94	Assessment of UST		
	03/13/96	Groundwater Monitoring Report	<ul style="list-style-type: none"> • Removal of 2,000 gallon heating oil UST was documented. • Petroleum-impacted soil removed except for soil to depths of 4 to 5 feet bgs extending primarily north of the former UST to a distance of 45 feet. • Groundwater has reportedly not been impacted. 	
Puget Sound Energy 815 Mercer St.	03/27/98	Summary Report UST Removal	<ul style="list-style-type: none"> • Two 6,000 gallon steel USTs and one fuel island were excavated on January 20, 1998. • 130 cubic yards of petroleum-impacted soil were excavated and removed. • Petroleum-impacted soil reportedly remains in the area of the former UST. • Monitoring well installation and soil 	<ul style="list-style-type: none"> • Block 84, Lots 1-14 • Approximate distance from subject property = 0.13 miles west

Property	Date of Report/ Investigation or Event	Report/ Investigation or Event	Report/Investigation Conclusion and Recommendations or Event Corrective Action	Notes
			borings were recommended at the former UST location.	
Ivar's Commissary 500 Terry Ave.	April 1993	Site Characterization and Independent Remedial Action UST Removal and Closure	<ul style="list-style-type: none"> • Removal of 2,000 gallon heating oil UST and 1,000 gallon gasoline UST. • Soils are reportedly impacted with petroleum hydrocarbons. • Free phase hydrocarbons were detected in groundwater monitoring wells. • Remedial action underway in groundwater monitoring wells. 	<ul style="list-style-type: none"> • Block 103, Lots 8-10 • Approximate distance from subject property = 0.14 miles SE
City of Seattle 815 Boren Ave. N.	11/10/89	UST Removal Report		<ul style="list-style-type: none"> • Block 74, east portion of Lots 1-4 • Approximate distance from subject property = 0.2 miles N.
	July 1989	UST Site Investigation	<ul style="list-style-type: none"> • Total Petroleum Hydrocarbon and waste oil related impacts to soil are reported. • Low levels of petroleum hydrocarbons were reported in groundwater samples. • Removal of the UST was recommended 	

