

W-6583-01

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**Level I Environmental  
Site Assessment  
Assisted Living Facility Site  
700-Block, 6th Avenue South  
Seattle, Washington**

*September 1993*

**NIKKEI Concerns**  
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EXECUTIVE SUMMARY

The findings and conclusions presented in this Phase I Environmental Site Assessment (ESA) are based on our interpretation of information currently available to us. This summary is for introductory purposes and should only be used with the full text of this report.

The subject property is located on the western portion of the block bounded by 6th Avenue South, Maynard Avenue South, South Lane Street, and South Dearborn Street in Seattle, Washington. It occupies Lots 1, 2, and 4, and portions of Lots 3, 5, and 6 of Block 38 of Maynard's Plat.

Historical research indicates that, aside from a few cabins which existed on the site until circa 1910, the property has been used primarily for commercial purposes. The site was initially tide flats and was probably filled circa 1900, with the first commercial building being constructed in 1902 on Lot 2. Over the years this building served as a warehouse, a water depot, a livery, and possibly a garage for an adjacent automobile service station. Railroad tracks for the C & PS Railroad existed on a 30-foot right-of-way along the east margin of the subject property in 1904 and were removed by 1916. A building constructed in 1909 on Lot 1 served as a wagon shed prior to being converted circa 1919 into the New Eagle Garage, an automobile service station. The service station operated until 1946, when it and, apparently, the adjacent structure on Lot 2 were demolished. Lots 1 and 2 apparently served as unpaved parking until 1966, when the existing asphalt-paved lot was constructed. The portion of the subject property consisting of Lot 4 and portions of Lots 3, 5, and 6 were first commercially developed in 1914 with the construction of the Puget Sound Hotel. The ground floor of this building consisted of retail space, housing at various times a dormitory (Dearborn House), the Puget Sound Cafe, a grocery, and a furniture store (KCW Furniture) which cleaned rugs in the basement. The dormitory and grocery closed by 1960, and the hotel closed circa 1973. The cafe closed in 1991, and the building demolition was completed in 1993.

Reconnaissance of the subject property identified four environmental concerns: 1) potential USTs and/or fuel contamination in the vicinity of the former service station on Lot 1, 2) potential fuel contamination at the southeast corner of the former hotel site from where a heating oil tank and associated contamination was removed during demolition activities, 3) potential migration of fuel contamination or other contaminants from nearby off-site sources, and 4) fill material of unknown origin, possibly containing contaminants.

We recommend that a Phase II ESA be performed to assess the site soils for the potential of contamination. A photoionization detector or flame ionization detector should be used to monitor soils collected from the planned geotechnical borings for the presence of volatile compounds. Samples for laboratory analysis should be collected from zones within the borings which appear to be contaminated or, if no obvious contamination is detected, from the water table and/or the fill/native soil contact. Samples should be analyzed for petroleum hydrocarbons, volatile organic compounds, and RCRA metals. If USTs are identified, they should be removed and any associated contamination remediated in accordance with Chapter 173-340 WAC and Ecology's "Guidance for Remediation of Releases from Underground Storage Tanks."

## 1.0 INTRODUCTION AND AUTHORIZATION

Shannon & Wilson has completed a Phase I Environmental Site Assessment (ESA) for the proposed Nikkei Concerns Assisted Living Facility site, located at the intersection of 6th Avenue South and South Dearborn Street in Seattle, Washington. This work was authorized by your signing of our proposal dated August 16, 1993. The ESA was performed in accordance with this proposal. This report summarizes the project approach and findings.

### 1.1 Scope of Services

Shannon & Wilson conducted a Phase I ESA to evaluate the potential for contamination on the subject property resulting from past or present activities. The scope of work for this study was limited to the following tasks:

- ▶ A review of readily available information from various sources with respect to historical use of the property and its surroundings.
- ▶ A visual reconnaissance of the subject property.
- ▶ Reviews of regulatory agency records, including:
  1. U.S. Environmental Protection Agency (EPA) CERCLA Information System (CERCLIS) List (August 5, 1993), which documents sites known to be contaminated.
  2. EPA National Priority List (NPL, August 9, 1993), which lists Superfund sites.
  3. EPA Resource Conservation and Recovery Act (RCRA) Notifiers List (June 14, 1993), which lists businesses generating, transporting, treating, storing, or disposing of hazardous wastes as part of their normal operations.
  4. Washington Department of Ecology (Ecology) Toxic Cleanup Program (TCP) Affected Media and Contaminants Report (March 18, 1993), which lists sites in Washington that are currently considered or suspected of being contaminated at levels exceeding state agency criteria.
  5. Ecology Registered Underground Storage Tank (UST) List (July 19, 1991).
  6. Ecology Leaking Underground Storage Tank (LUST) List (July 30, 1993).
  7. Ecology Landfill List (September 13, 1993).
- ▶ Preparation of this report.

The scope of this project did not include an audit of environmental regulatory compliance issues or permits.

## 1.2 Site Description

The site is located in Seattle, Washington on the western portion of Block 38 of Maynard's Plat. It consists of two parcels owned by the Golden Lank Investment Company: Lots 1 and 2 (tax account number 524780-1790), and Lot 4 and portions of Lots 3, 5, and 6 (tax account number 524780-1775). Block 38 is in the International District of Seattle and is bounded by 6th Avenue South (west), South Dearborn Street (south), Maynard Avenue South (east), and South Lane Street (north). The eastern portion of Block 38 is occupied by Eileen of China, a furniture store. A vicinity map is presented as Figure 1. A site map is presented as Figure 2.

The north parcel consists of an asphalt parking lot currently being leased by GMC for used truck parking. The south parcel consists of a demolished former hotel building, of which only the basement remains. The basement area, bounded by the concrete foundation walls of the former building, is filled to grade with construction demolition debris (bricks and chipped wood). The entire site is fenced, with an entrance on South Lane Street. Both parcels are approximately level, with the parking lot sloping gently to the southwest to a storm drain.

## 1.3 Subsurface Conditions

Records of nearby soil borings available from our files include two drilled at the Salvation Army Building at 811 Maynard Avenue South. The grade at this site is similar to that at the subject property. These borings encountered 14.5 to 20 feet of sand and clay fill soils overlying loose, silty fine to coarse sand to depths of 40 to 50 feet. Below the loose sand was glacially consolidated, very stiff to hard, silty clay, clayey silt, and clayey, fine sandy silt. Groundwater occurred at 20 feet. Based on the regional topography, the inferred groundwater flow direction beneath the subject property is west to southwest.

## 2.0 SITE RECONNAISSANCE

The site was visited on September 16, 1993 to look for evidence of contamination. The focus of the site visit was to identify hazardous or potentially hazardous substances that were historically or are currently used, generated, stored, or disposed of on the subject property. Adjacent properties were also subjected to a general visual reconnaissance during the visit, and adjacent

property occupants were interviewed regarding their knowledge of the subject property and their own potential waste generating practices.

Data generated from the site reconnaissance reflect that which is obvious or can be reasonably inferred by direct visual observation. Shannon & Wilson assumes no responsibility for characteristics of the subject property which are not readily identified by visual reconnaissance.

### 2.1 Survey of Subject Property

No structures currently exist on the subject property. No evidence of significant environmental contamination (widespread surficial staining, stressed vegetation, or solid waste aside from construction demolition debris) was observed.

An interview with the former owner of the Puget Sound Hotel (Frank Nishimura) generally confirmed information obtained from other sources concerning the subject property. Mr. Nishimura indicated that a 500-gallon heating oil tank had been located under the sidewalk adjacent to the southeast corner of the hotel and that it had been removed by the demolition contractor, McFarland Wrecking Corporation of Seattle. Observations at the site indicated a 5-foot by 10-foot asphalt patch in the sidewalk at this location.

### 2.2 Survey of Adjacent Properties

Current land use in the vicinity of the site is primarily commercial. Commercial buildings and/or parking lots border the subject property on all sides. Eileen of China appears to use natural gas for heating, and no evidence of any UST was noted on the property. Former uses for this building were for a bank and for KCW Furniture after it moved out of the Puget Sound Hotel. Evidence of a former service station was observed in the lot due west of the former hotel site (Pacific Fish parking lot). An interview with the director of operations for Pacific Fish revealed that the company had operated a vehicle fueling station in the parking lot in the past. The regular gasoline tank used by Pacific Fish was reportedly removed circa 1985. An active service station exists at 511 South Dearborn Street, immediately southwest of the subject property. This is a LUST site, and a bioremediation and/or soil vapor extraction cleanup system is in operation on the site. Waste oil tanks were removed and replaced by above-ground storage tanks (ASTs) at the GMC Trucks sales/service facility at 600 5th Avenue South, northwest of the subject property. Any contamination related to the former USTs at the GMC site was reportedly remediated, according to the business owner. Spic 'N Span Cleaners, located at 652 South Dearborn Street, east of the site, maintains two USTs for stoddard solvent and

perchloroethylene. The business owner indicated that the USTs were installed when the business was established in 1963, had been lined circa 1990, and were in good condition, with no releases. Any spillage of these materials during normal use would occur on a 12-inch-thick concrete floor with no drain, where it would be cleaned up or would evaporate. An employee of The Copy Company, located north of the subject property at 616-6th Avenue South, indicated that the ammonia used there was in ASTs which were frequently inspected by the Seattle Fire Department. She also indicated that the heating source for the building was natural gas.

### 3.0 SITE HISTORY RESEARCH

The history of land use on the subject property, with an emphasis on potential hazardous material use, was obtained through review of readily available historical information at the King County Assessor's Office, King County Public Works, and the University of Washington Library.

#### 3.1 Sanborn, Kroll, and Baist Maps

Sanborn Fire Insurance Zonation maps (1884, 1893, 1904, and 1916), Kroll's Atlas of Seattle maps (1912, 1920, 1950, and 1966), and Baist's Real Estate Atlas of Seattle (1912) were reviewed for historical site development information. The 1884 and 1893 Sanborn maps did not show the site in detail. The 1904 Sanborn map showed the C & PS Railroad tracks running along the east margin of the site, three cabins and a shed on Lots 5 and 6 west of the tracks, a steep north-south slope approximately parallel to and east of the tracks (off of the subject property), and the Shasta Water Depot building and a smaller frame structure on Lot 2 (706 to 710-6th Avenue South). Various cabins and a lodging establishment are shown occupying the remainder of the block. The Vulcan Iron Works, a foundry, is indicated as being due west of the site, on the southwest corner of 5th Avenue South and South Lane Street. The 1916 Sanborn map shows the cabins removed and the Puget Sound Hotel (712 to 722-6th Avenue South and 600 to 616 South Dearborn Street) established on Lots 4 and portions of Lots 3, 5, and 6, with the ground floor being retail businesses. The heating plant is shown at the southeast corner of the building. Two hotel offices are shown, one at 714 and one at 718 to 722-6th Avenue South. A restaurant is shown at 716-6th Avenue South. A wagon shed is shown on Lot 1 at 704-6th Avenue South and a livery is shown at 706 to 710-6th Avenue South. The remainder of the block east of the subject property is shown to be mostly vacant except for the lodging establishment at the southeast corner of the block.

The Kroll's Atlas maps indicate the appearance of the stable on Lot 2 prior to 1912 and the Puget Sound Hotel between 1912 and 1920. The 1912 Baist's Atlas map shows the framed stables/garages, one large and one small, on Lot 2. The 1950 Kroll map shows service stations near the site, including one on the block currently occupied by the Texaco station at 511 South Dearborn Street and another one block west of the hotel on Lot 4 of Block 37. This map also indicates a small structure on the northwest corner of Lot 1 of the subject property, which may be the dispenser island canopy for the former New Eagle service station. The other buildings formerly on Lots 1 and 2 are not shown. The 1966 Kroll map indicates an additional service station near the site, on Lot 6 of Block 37, on the current Pacific Fish parking lot.

### 3.2 Polk's Directory of Seattle and Seattle Telephone Directory

Polk's Directories for Seattle were reviewed for the years 1911, 1914 through 1920, 1929 through 1930, 1940, 1948, 1949, 1960, 1970, 1980, 1985, and 1986 to evaluate the businesses occupying the subject property and their potential for hazardous material use. The Puget Sound Hotel and a small variety of retail businesses (the Dearborn House dormitory, a grocery, the Puget Sound Cafe, KCW Furniture) occupied the southern portion of the subject property from 1914 until the 1970s. The cafe remained in operation until 1991. The Seattle phone book was used to identify the last listing date for the Puget Sound Cafe (1990/1991).

The New Eagle Garage (706-6th Avenue South) operated from about 1919 to 1946 on the northern portion of the subject property. With the exception of the New Eagle Garage, businesses that handle significant quantities of hazardous materials were not identified. KCW Furniture, which occupied the south side of the hotel's ground floor, reportedly cleaned rugs in the basement. According to the owner of Spic 'N Span Cleaners (adjacent property), rug cleaning does not routinely employ the use of solvents which would fade the dye in the rugs. He indicated that a soapy water wash is what is normally used.

### 3.3 Property Assessment and Building Permits

Property assessment and building permit records were reviewed for the subject property. The records indicate that the wagon shed/future gas station on Lot 1 was constructed in 1909, remodeled in 1926, and demolished in 1946. The address given on the assessment record for the New Eagle Garage (702 to 704-6th Avenue South) does not agree with the address in the Polk's Directories (706-6th Avenue South, located on Lot 2). It is possible that the service station used buildings on both Lots 1 and 2. The warehouse/livery stable/garage on Lot 2 was constructed in 1902 and apparently demolished in 1946 along with the building on Lot 1. The

Puget Sound Hotel building was built in 1914, and a demolition permit was issued in October 1992.

### 3.4 Historical Aerial Photographs

In the study of aerial photographs, Shannon & Wilson's observations are interpretive and limited to the subject property and adjacent areas.

#### 1942 Photograph

This photograph indicates the presence of the hotel and the garages on Lots 1 and 2. The surrounding areas are commercially developed with businesses and parking lots.

#### 1961 Photograph

The only structure on the block is the hotel. All other areas on Block 38 are parking lots. The service stations to the west on Block 37 and to the southwest are visible.

#### 1965 Photograph

The subject property is shown to be essentially unchanged from 1961. Spic 'N Span Cleaners is now present to the east.

#### 1970 Photograph

Lots 1 and 2 are now paved. The building which currently houses Eileen of China has been constructed on the eastern portion of Block 38. The service station formerly on Lot 4 of Block 37 is gone.

#### 1978 Photograph

The Lot 6 service station of Block 37 is gone.

#### 1985 Photograph

This photograph shows the subject property and adjacent blocks to be essentially unchanged from 1978.

1989 Photograph

This photograph shows the subject property and adjacent blocks to be essentially unchanged from 1978 and 1985.

4.0 REGULATORY AGENCY RECORDS REVIEW

A property located near sites that are contaminated by hazardous substances may also become contaminated due to migration of contaminants by water or air or by dumping of soils or other wastes. Under current federal, state, and local regulations, expensive cleanup actions may then be required. Additionally, if site activities have caused soil or groundwater to become contaminated, cleanup action will typically be required. A review of regulatory agency records was conducted for the site and nearby properties to identify known or potential sources of contamination that could negatively impact the subject property. Records were obtained from the EPA and Ecology.

4.1 Known or Suspected Contamination Sites

This review generally focused on known or suspected contamination sites within approximately 1/2 to 1 mile of the subject property.

4.1.1 EPA National Priority List (NPL)

There are no sites listed on the NPL (Superfund) within a 1-mile radius of the subject property.

4.1.2 EPA CERCLIS List

The subject property is not identified by the EPA as being contaminated. There are three CERCLIS sites located within approximately 1/2 mile of the subject property. These sites are also included on Ecology's TCP list, described below. Information on these sites is as follows:

EPA ID Number: WAD053818340  
Site Name: Chromium Inc.  
Address: 1005 S. King St.  
Seattle, WA98104  
Status: No further action.

EPA ID Number: WAD988466371  
 Site Name: Metro Central Facility International District Union Station  
 Address: 4th Ave. S. & S. Jackson St.  
 Seattle, WA98104  
 Status: Preliminary assessment completed.

EPA ID Number: WAD009272741  
 Site Name: Metal Laundry Inc.  
 Address: 614-12th Ave.  
 Seattle, WA98122  
 Status: No further action.

Union Station is located approximately 1000 feet northwest of the subject property. It was formerly the site of the Seattle Gas Light Works, a facility similar to that previously located at Gas Works Park in Seattle. It served to convert coal into natural gas (for the city street lights) and was situated on the edge of former tide flats. The subject property is located on filled tide flats, as well. It is possible that the gas works facility may have affected the subject property prior to the tide flats being filled, perhaps via wave distribution of spilled petroleum products. This potential for contamination is considered low.

#### 4.1.3 EPA Emergency Response Notification System (ERNS) List

This list of spill events has been requested for the subject property but has not yet been received by us. We do not anticipate that the property will have a history under the ERNS, but we will forward the results of our request to you when we have received them.

#### 4.1.4 Ecology Toxics Cleanup Program (TCP) List

The subject property is not identified by Ecology as being contaminated. There are eleven TCP sites located within approximately 1 mile of the subject property. Three of these sites are on the EPA's CERCLIS list, described above. Information on these sites is as follows:

Site Name: Chromium Inc.  
 Address: 1005 S. King St.  
 Seattle, WA98104  
 Affected Media: None confirmed.  
 Contaminants: Suspected metals, corrosive wastes.

Site Name: Seattle Steam Co.  
Address: 700 Post Ave.  
Seattle, WA98104  
Affected Media: Confirmed soil, groundwater.  
Contaminants: Confirmed petroleum hydrocarbons, polynuclear aromatic hydrocarbons( PAHs). Suspected metals, polychlorinated biphenols (PCBs).

Site Name: Union Station Site  
Address: 4th Ave. S. & S. Jackson St.  
Seattle, WA98104  
Affected Media: Confirmed soil, groundwater. Potential surface water.  
Contaminants: Confirmed metals, petroleum hydrocarbons, PAHs, base-neutral compounds (BNs).

Site Name: Jefferson St. Bus Barn  
Address: 1398 E. Jefferson St.  
Seattle, WA98122-5537  
Affected Media: Confirmed soil.  
Contaminants: Confirmed petroleum hydrocarbons. Suspected inorganics.

Site Name: Metal Laundry Inc.  
Address: 614-12th Ave.  
Seattle, WA98122  
Affected Media: Potential soil, groundwater.  
Contaminants: Suspected metals.

Site Name: City of Seattle - Fire Garage  
Address: 815 S. Dearborn St.  
Seattle, WA98134  
Affected Media: Potential soil.  
Contaminants: Suspected halogenated organics, metals, petroleum hydrocarbons, non-halogenated solvents.

Site Name: Metro Central Operating Base  
Address: 1333 Airport Way S.  
Seattle, WA98134  
Affected Media: Confirmed soil. Potential surface water, groundwater, sediment.  
Contaminants: Confirmed petroleum hydrocarbons. Suspected metals, inorganics.

Site Name: Mobile Truck Service  
Address: 2214-4th Ave. S.  
Seattle, WA98134  
Affected Media: Confirmed soil. Potential surface water and groundwater.  
Contaminants: Confirmed metals, petroleum hydrocarbons.

Site Name: Northwest EnviroService Inc.  
 Address: 1500 Airport Way S.  
 Seattle, WA 98134  
 Affected Media: Potential soil, groundwater.  
 Contaminants: None confirmed.

Site Name: Pacific Chemical & Cleaning Co.  
 Address: 2200-4th Ave. S.  
 Seattle, WA 98134  
 Affected Media: None confirmed.  
 Contaminants: None confirmed.

Site Name: Pacific Iron & Metals  
 Address: 2230-4th Ave. S.  
 Seattle, WA 98134  
 Affected Media: Remediated surface water, soil.  
 Contaminants: Remediated metals, PCBs.

The majority of these sites are located cross-gradient or downgradient of the presumed direction of groundwater flow across the subject property. The closest site potentially upgradient of the property is at 815 South Dearborn Street, several blocks away. The potential for any of these sites having an impact on soil or groundwater quality at the site due to contaminant migration is considered to be low.

4.1.5 Ecology Landfill List

There are no landfills or solid waste disposal sites within 1/2 mile of the subject property.

4.1.6 Ecology Leaking Underground Storage Tank (LUST) List

The subject property is not identified by Ecology as being a LUST site. A heating oil tank (approximately 500 gallons) was removed during the hotel demolition from the southeast corner of the hotel lot. Fuel contamination was encountered and was excavated under the direction of a licensed engineer, according to the demolition contractor (McFarland Wrecking Corporation). Sources conflict as to whether the heating oil tank was buried 2 to 4 feet below the basement of the hotel or whether it was located beneath the city-owned sidewalk nearby. There are six LUST sites located within approximately 1/2 mile of the subject property. Information on these sites is as follows:

Site Name: Old Seattle Parking Garage  
 Address: 74 S. Jackson St.  
 Seattle, WA 98104  
 Tank Status: 1 gas and 1 waste oil - in place. Plan to close in place.  
 Cleanup Status: Soil and possible groundwater contamination. No cleanup action.

Site Name: Seattle City Charles St. W.  
 Address: 705 S. Charles St.  
 Seattle, WA 98134  
 Tank Status: 6 USTs removed by 11/90. Release control.  
 Cleanup Status: Soil and groundwater contamination. No cleanup action.

Site Name: WDOT  
 Address: 1205-6th Ave. S.  
 Seattle, WA 98134-1307  
 Tank Status: 2 oil USTs removed.  
 Cleanup Status: Soil contamination. Ongoing cleanup.

Site Name: Texaco Service Station 63232366 (Formerly Shell Station #64819)  
 Address: 511 S. Dearborn St.  
 Seattle, WA 98134-1318  
 Tank Status: 7 USTs removed in 1992. Release control.  
 Cleanup Status: Soil and groundwater contamination with possible off-site migration.  
 Cleanup in progress.

Site Name: Metro Dearborn Base  
 Address: 802 S. Dearborn St.  
 Seattle, WA 98134-1333  
 Tank Status: 5 USTs (2 gas, 2 diesel, 1 oil) removed. Release control.  
 Cleanup Status: Soil contamination. No cleanup action.

Site Name: Seattle City Charles St. E.  
 Address: 805 S. Charles St.  
 Seattle, WA 98134-1316  
 Tank Status: Wash rack area: some piping removed.  
 Cleanup Status: Soil contamination. No cleanup action.

Site Name: Union Pacific Railroad 1st Ave. S.  
 Address: 801-1st Ave. S.  
 Seattle, WA 98134-1201  
 Tank Status: 1 UST (diesel/gas) removed. 2 USTs closed in place. Release control.  
 Cleanup Status: Soil contamination. No cleanup action.

The Texaco Station site is adjacent to, but probably downgradient of, the subject property. A remediation system is in operation at this site. There is a possibility of contaminated groundwater reaching the subject property from one or more of the three LUST sites about 3 blocks east of the subject property.

## 4.2 Hazardous Materials Handlers

Potential sources of contamination include sites that reportedly use, generate, or store hazardous or potentially hazardous materials. Information on hazardous materials handlers was obtained from a review of the EPA Resource Conservation and Recovery Act (RCRA) Notifiers list and the Ecology Registered UST list. Due to their lower potential for exhibiting contamination, only the subject property and adjacent properties were evaluated.

### 4.2.1 Registered Underground Storage Tanks

Ecology maintains a listing of registered underground storage tanks (USTs) for the state. Heating oil tanks are typically not included in this listing. The fact that a site is included on this list does not specifically imply that it is contaminated, but it is common to encounter UST-related contamination at service stations, particularly when the USTs are old. No registered USTs were listed for the subject property, although there were probably one or more USTs associated with the former Standard Oil service station located on the north end of the property. It is possible that one or more USTs may still be present on the property in this area. Additionally, there were two service stations formerly located in the block due west of the subject property, where unregistered USTs may still exist (Figure 2). A conversation with the Director of Operations of Pacific Fish indicated that a leaded gasoline tank was removed circa 1985 from one of these sites. The site, now used as a Pacific Fish truck parking lot, is lots 5 and 6 of block 37, across 6th Ave. S. from the former Puget Sound Hotel site. Two sites within approximately 1 block of the site have been identified by Ecology as having registered USTs on the premises. This information is presented below:

Site Number:	003323
Site Name:	Texaco Service Station 63232366 (DP Fuels Inc.)
Address:	511 S. Dearborn St. Seattle, WA98134
USTs (Status):	1: 500 to 1,000 gallons used oil; age = 32 years (In use) 2: 1,000 to 5,000 gallons leaded gas; age = 31 years (In use) 3: 1,000 to 5,000 gallons leaded gas; age = 31 years (In use) 4: 5,000 to 10,000 gallons unleaded gas; age = 31 years (In use) 5: 5,000 to 10,000 gallons unleaded gas; age = 23 years (In use)
Site Number:	007654
Site Name:	Spic 'N Span Cleaners Inc.
Address:	652 S. Dearborn St. Seattle, WA98134

USTs (Status): 1: 1,000 to 5,000 gallons other (stoddard solvent); age = 30 years  
(In use)  
2: 1,000 to 5,000 gallons other (perchloroethylene); age = 30 years  
(In use)

The Texaco station is also on the LUST listing. As the presumed direction of groundwater flow is from the subject property toward this service station and the former service station sites on Block 37, it is unlikely that contamination from these sites have impacted the subject property. A conversation with the owner of Spic 'N Span Cleaners revealed that his USTs were lined 3 years ago and are in good condition; therefore, it is unlikely that these USTs have impacted the subject property.

#### 4.2.2 RCRA Notifiers List

The subject property is not identified as an EPA RCRA Notifier site. There are three RCRA Generators listed as being adjacent to the subject property and one RCRA Hazardous Waste Treatment/Storage/Disposal (TSD) facility within 1 mile of the property. These sites are presented below:

EPA Number: WAD027473974  
Notifier: Spic 'N Span Cleaners Inc.  
Address: 652 S. Dearborn St  
Seattle, WA98134  
Status: Conditionally exempt small quantity generator (< 100 kg/month).

EPA Number: WAD988503777  
Notifier: Texaco Service Station 63232366  
Address: 511 S, Dearborn St.  
Seattle, WA98134  
Status: Small quantity generator (100 to 1,000 kg/month).

EPA Number: WAD094632031  
Notifier: Truck Center Corporation  
Address: 600-5th Ave. S.  
Seattle, WA98104  
Status: Large quantity generator (> 1,000 kg/month).

EPA Number: WAD058367152  
Notifier: Northwest EnviroService Inc.  
Address: 1500 Airport Way S.  
Seattle, WA98134  
Status: TSD facility.  
Transporter.  
Burner and/or blender.

Small quantity generator (100 to 1,000 kg/month).

These RCRA Notifiers are presumed to be in compliance with local, state, and federal regulations, with the possible exception of Northwest EnviroService Inc., which is also an Ecology TCP site. (See comments under Section 4.1.4.) A conversation with the owner of the Truck Center Corporation indicated that the waste oil USTs formerly present on the premises were removed and that clean closure was documented. (ASTs are now used in their place.)

## 5.0 CONCLUSIONS

The conclusions presented in this section are based on data and interpretations discussed in the body of this report.

- ▶ Based on a review of historical records, the subject property was developed with commercial structures by 1914. It was originally tide flats and was covered with fill of unknown origin (estimated thickness 20 feet) circa 1900. No structures exist currently on the site. Until 1946 an automobile service station existed on Lot 1 and possibly utilized the structure formerly on Lot 2. It is possible that USTs and/or petroleum hydrocarbon contamination exist on the site of the former service station. The hotel which operated on the remainder of the subject property closed in the 1970s and was demolished in 1993. The heating oil storage tank formerly used to fuel the hotel boiler was reportedly removed along with associated contaminated soil. The rug cleaning operation which occurred in the south basement of the hotel probably did not use hazardous substances. There is a low risk of encountering hazardous substances in the fill soils covering the site, because the soils may have originated from a contaminated site.
- ▶ A regulatory records review indicate one LUST site adjacent to but probably down-gradient of the subject property. Other contaminated or potentially contaminated sites were identified within 1 mile of the property, but the risk of migration of contaminants from these sites to the property appears low.

## 6.0 RECOMMENDATIONS

Based on the findings of this study, a Phase II ESA is recommended to assess the site soils for the potential of contamination. This investigation can and should be conducted in conjunction with the planned geotechnical exploration program. A photoionization detector (PID) or flame

ionization detector (FID) should be used to monitor soils collected from the planned geotechnical borings for the presence of volatile compounds. Soil samples for laboratory analysis should be collected from zones within the borings which appear to be contaminated, or, if no obvious contamination is detected, from the water table zone or the fill/native soil contact. Samples should be analyzed for petroleum hydrocarbons, volatile organic compounds, and RCRA metals. If USTs are identified, they should be removed and any associated contamination remediated in accordance with Chapter 173-340 WAC and Ecology's "Guidance for Remediation of Releases from Underground Storage Tanks."

## 7.0 CLOSURE

In preparing this report, Shannon & Wilson has reviewed historical records, conducted interviews with certain public officials, and conducted an on-site visual inspection of the subject property. We have examined and relied upon documents referenced in the report and has relied on oral statements made by certain individuals. Shannon & Wilson has not conducted an independent examination of the facts contained in referenced materials and statements. We have assumed that these documents are genuine and that the information provided in these documents and statements is true and accurate.

This report is for the exclusive use of NIKKEI Concerns and their representatives. Shannon & Wilson has prepared this report in a professional manner, using that level of skill and care normally exercised for similar projects under similar conditions by reputable and competent environmental consultants currently practicing in this area and in accordance with the terms and conditions set forth in our proposal dated August 16, 1993. Shannon & Wilson shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time that the report was prepared. Shannon & Wilson also notes that the facts and conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions as described at the time of this report. Conclusions and recommendations were made within

the operative constraints of the scope, budget, and schedule for this project. Shannon & Wilson believes the conclusions stated herein to be factual, but no guarantee is made or implied.

Sincerely,

SHANNON & WILSON, INC.

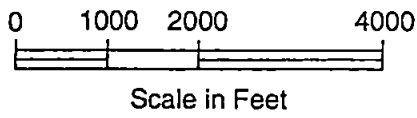
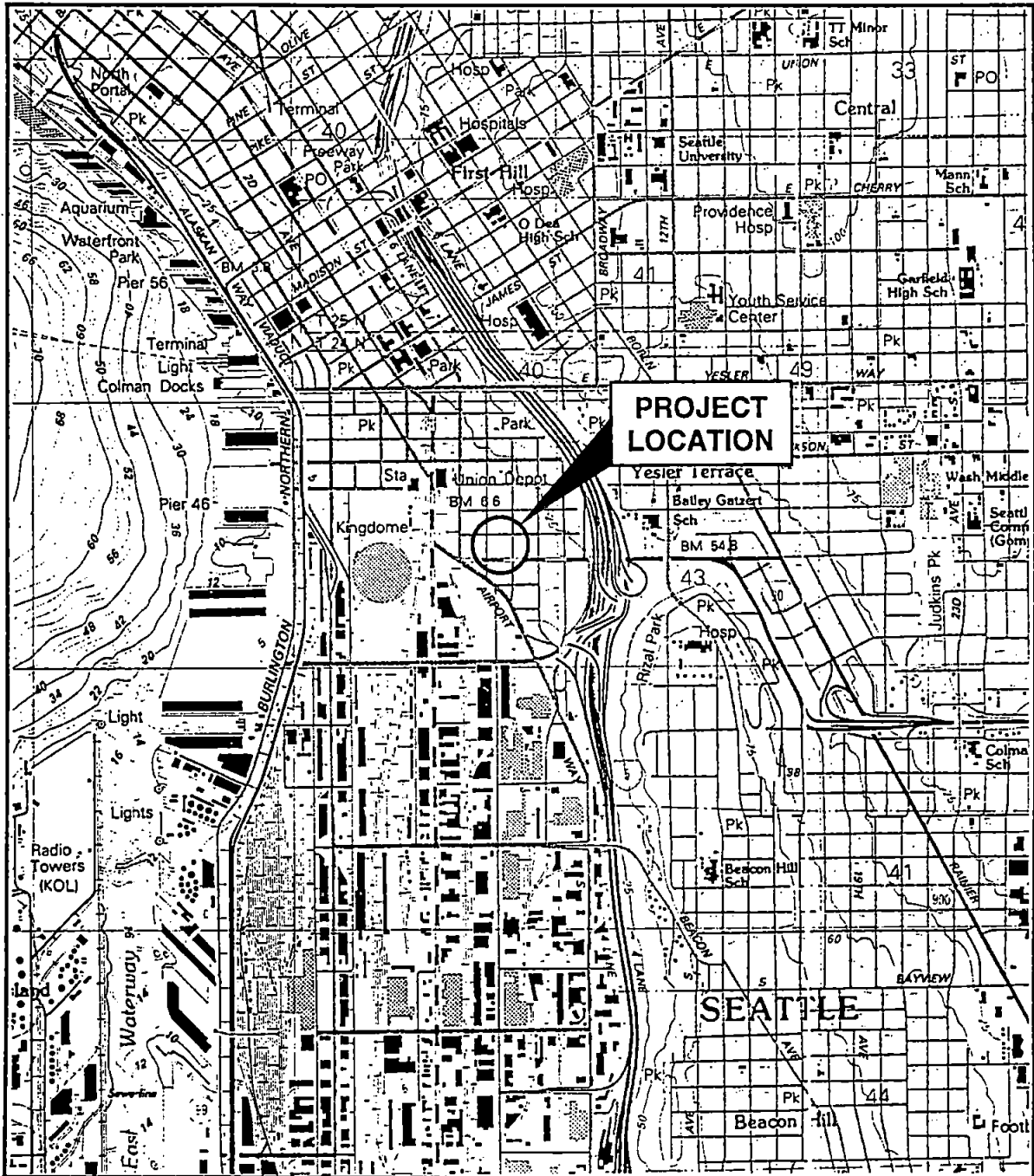
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**NOTE**

Map adapted from USGS metric topographic map of Seattle South, WA quadrangle, dated 1983.

Proposed Assisted Living Facility Phase I Environmental Site Assessment Seattle, Washington	
<b>VICINITY MAP</b>	
September 1993	W-6583-01
<b>SHANNON &amp; WILSON, INC.</b> Geotechnical and Environmental Consultants	<b>FIG. 1</b>