

**EMCON**

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March 31, 1995

Project 0979-001.02

Mr. Greg D. Goodwin  
Greg D. Goodwin Construction Company  
124 North 103 Street, Suite F  
Seattle, Washington 98133

Re: Results of Phase 1 Environmental Assessment

Dear Mr. Goodwin:

This letter report describes the activities performed by EMCON during a phase 1 environmental assessment conducted for the property located at 12258 Greenwood Avenue North in Seattle, Washington. Activities were conducted consistent with the scope of work outlined in EMCON's proposal dated January 9, 1995. The scope of work consisted of conducting an initial site inspection and reviewing selected federal, state, and local regulatory agency files, available historical aerial photographs of the subject property, and available historical city directories for the subject property and adjacent addresses. The assessment did not include a review of chain-of-title records for the subject property. A description of each activity conducted during this assessment is presented below.

## **SITE BACKGROUND**

The site location is shown on Figure 1. The site was occupied by the Broadview Service Station from approximately 1923 to 1990. While in operation, the property consisted of a service station with three service bays, nine underground storage tanks (USTs), and associated product dispensers and piping.

In February 1990, Glacier Environmental Services (GES) removed seven USTs and related product dispensers and piping from the site. Holes were noted in five of the seven tanks, and petroleum odors were noted in the excavation. In March 1990, Sweet-Edwards/EMCON Inc. supervised the removal of the remaining two USTs from the site. Petroleum hydrocarbon odors were also noted in this excavation.

In March and April 1990, GES excavated and removed approximately 2,400 cubic yards of petroleum hydrocarbon contaminated soil from beneath and adjacent to the former USTs. In July 1990, an additional 50 cubic yards of contaminated soil were excavated and removed from the site. Fifty-two soil samples were collected from the base and sidewalls of the excavation and submitted to a laboratory for analysis for total petroleum hydrocarbons as gasoline (TPH-G), diesel (TPH-D), and oil (TPH-O), and/or for benzene, toluene, ethylbenzene, and xylenes (BTEX). TPH-G, TPH-D, TPH-O, and/or BTEX was detected in 35 of the samples.





Between August 1990 and November 1991, approximately 2,450 cubic yards of soil was excavated from the site and treated to reduce contamination by a combination of vapor extraction and landfarming.

In September and October 1994, EMCON supervised the excavation of 27 test pits to an average depth of 8 feet below the ground surface (bgs) at the site. Soil samples were collected from the test pits by composting soil collected at depths of 2, 5, and 8 feet bgs from each test pit. Soil samples were also collected from approximately 2,500 cubic yards of soil excavated from the site and stockpiled at another site in Everett. Forty soil samples collected from the test pits and stockpiles were submitted to a laboratory for analysis for TPH-G, TPH-D, and/or TPH-O.

The laboratory results indicated that TPH-G was detected in one discrete soil sample (177 ppm in sample S-2), in one discrete sample collected from the Everett soil stockpile site (5 ppm in sample 2-92394), and in one composite soil sample collected from the Everett site (Comp-D). All other TPH-G results were below the method detection limits. Two discrete soil samples collected at the former Broadview Service Station site (S-1 and S-3) contained 860 and 13,000 ppm TPH-D and 6,300 and 49,000 ppm TPH-O, respectively. Soil from this area was later excavated and stockpiled on site. Additional soil stockpiled on site (Comp-A through Comp-E and North SS-1 through North SS-3) contained up to 1,190 ppm TPH-D and up to 8,600 ppm TPH-O. Soil samples collected from the test pits (T1 through T27) contained up to 140 ppm TPH-D and 1,120 ppm TPH-O. Soil from the test pit locations, except the soil at test pit location T4, was excavated to 8 feet bgs and removed from the site. Soil in the area of test pit T4 was stockpiled on site.

Soil sample and test pit locations are shown on Figure 2. Tabulated laboratory results for all soil samples are included in Table 1. A letter from the state of Washington, Department of Ecology (Ecology) is included under separate cover as Attachment A. Copies of reports documenting previous activities at the site are included under separate cover as Attachment B. Copies of laboratory reports are included under separate cover as an addendum.

## **SITE VISIT**

EMCON personnel inspected the site on January 19, 1995. The subject property is located at the southeast corner of Greenwood Avenue North and North 125th Street. An open excavation, approximately 120 by 240 by 8 feet deep, covered most of the site. Two large soil stockpiles were located in the excavation. The remainder of the site was vacant.

Land use near the subject property is predominantly residential. A small strip mall containing a convenience store, two restaurants, and a dry cleaners is located north of the



subject property across North 125th Street. A building housing a grocery store, restaurant, and dry cleaners is located west of the subject property, across Greenwood Avenue North. Property use beyond these businesses and in all other directions is residential.

## **FILE REVIEW**

EMCON reviewed files maintained by federal, state, and local regulatory agencies. The results of those file reviews are presented below. A copy of our subconsultant's report is included as Attachment C.

### **United States Environmental Protection Agency (USEPA), Region 10**

- The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list includes sites being evaluated by the USEPA under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). As of the date of this report, this list contained no sites within 1 mile of the subject property.
- The Resource Conservation and Recovery Information System (RCRIS) includes information on sites that generate, treat, store, transport, or dispose of hazardous wastes as defined by the Resource Conservation and Recovery Act (RCRA). The subject property, listed as Broadview Service Station, and Rick's Auto Wrecking Inc., located at 12521 Stone Avenue North approximately 0.75 miles east of the subject property, were listed on the RCRIS list. As of the date of this report, this list contained no other sites within 1 mile of the subject property.
- The National Priorities List (NPL) is a subset of CERCLIS and identifies sites for priority cleanup under the Superfund Program. As of the date of this report, this list contained no sites within 1 mile of the subject property.
- The Emergency Response Notification System (ERNS) records information on reported releases of oil and hazardous substances. As of the date of this report, this list contained no sites within 1 mile of the subject property.
- The Facility Index System (FINDS) list identifies facilities monitored or regulated by various USEPA program offices. The subject property, listed as Broadview Service Station, and Rick's Auto Wrecking Inc., located at 12521 Stone Avenue North approximately 0.75 mile east of the subject property, were listed on the



FINDS list. As of the date of this report, this list contained no other sites within 1 mile of the subject property.

### **Washington Department of Ecology (Ecology)**

The Leaking Underground Storage Tank (LUST) Sites List contains an inventory of reported leaking underground storage tank incidents. The subject property, listed under the name Willard G. Daniels, Jr., and the Highlands Texaco Station located at 14056 Greenwood Avenue North approximately 1 mile north of the subject property, were listed on the LUST list. As of the date of this report, this list contained no other sites within 1 mile of the subject property.

The Confirmed and Suspected Contaminated Sites (CSCS) List is a record of state hazardous waste sites and is the Washington State equivalent to CERCLIS. The CSCS List contained one site, listed as Rick's Auto Wrecking Inc. at 12521 Stone Avenue North approximately 0.75 mile east of the subject property. As of the date of this report, this list contained no other sites within 1 mile of the subject property.

The Solid Waste Facilities Handbook contains an inventory of solid waste disposal facilities and landfills. As of the date of this report, this list contained no sites within 1 mile of the subject property.

The Underground Storage Tank (UST) list consists of underground storage tanks registered with Ecology. The subject property address appeared on this list, even though all USTs at the site were reportedly removed. Two other sites within 1 mile of the subject property appeared on the UST list. These sites are: Cochran Electric, located at 12500 Aurora Avenue North, and Seattle Glass Block, located at 12532 Aurora Avenue North. Both sites are approximately 0.6 mile east of the subject property.

**Local Regulatory Agencies.** Inquiries made to the Puget Sound Air Pollution Control Authority (PSAPCA) and the Seattle Fire Department provided no information regarding underground storage tanks, responses to releases of hazardous materials, or special permits for the subject address.

**Historical Aerial Photographs.** Fifteen historical aerial photographs of the subject property, taken from 1935 to 1992, were reviewed. The following observations were made during this review:

- 1935 - A building, presumably the Broadview Service Station, was located on the northern portion of the subject property. A small shed was located slightly south of the main building. The portion of the subject property south of the station



the north and west of the subject property. Surrounding properties appeared to be fully developed with apartments and single-family residences. All other property use in the area appeared to be residential.

- 1977 - The site and surrounding area appeared to be the same as in the 1974 photograph. The site appeared quite active based on the large number of vehicles at the site.
- 1980 - The site and surrounding area appeared to be the same as in the 1977 photograph.
- 1982 - The former service station building was present in the northern portion of the site. Several vehicles were present. The southern portion of the site appeared to be used as a parking area. The same commercial buildings appeared to the north and west of the subject property.
- 1985 - The former service station building was present in the northern portion of the site. No vehicles were noted at the site, possibly indicating that the site was closed. Three structures, possibly pump islands, were visible along the western edge of the site. The two commercial buildings north of the subject property appeared to have been replaced or combined into a larger strip mall fronting on North 125th Street.
- 1990 - The former service station building was present in the northern portion of the site. No vehicles were noted at the site, possibly indicating that the site was closed. Surrounding properties appeared to be the same as at present.
- 1992 - The subject property was vacant. No signs of any excavation were noted. Surrounding properties appeared to be the same as at present. A small strip mall was located north of the subject property.

**Historical City Directories.** City of Seattle Polk Directories, printed in 5-year increments from 1951 through 1985, provided the following information. Polk directories printed earlier than 1950 did not provide information for areas as far north as the subject property.

- 1951 to 1960 - The subject property address was listed as Broadview Service Station. The business west of the site was listed as a hardware store.
- 1970 to 1975 - The subject property was listed as Broadview Service Station. The business west of the site was listed as Broadview Cleaners.



- 1980 to 1985 - The subject property was listed as Broadview Service station. The business west of the site was listed as Broadview Custom Cleaners.

No business names were found in City of Seattle Polk Directories for the businesses located north of the subject property on North 125th Street.

## CONCLUSIONS

The following conclusions can be made regarding the subject property:

- The site was an active service station from approximately 1923 to 1990.
- The station was demolished and the USTs were removed in 1990.
- Approximately 2,450 cubic yards of petroleum hydrocarbon impacted soil were excavated and treated on site in 1990 and 1991.
- Ecology issued a letter on March 24, 1992, stating the requirements for tank closure and remediation of potential releases of petroleum have been met.
- Soil samples collected from 27 test pits excavated on site in 1994 contained TPH-D (up to 140 ppm), TPH-O (up to 1,120 ppm), and undifferentiated diesel- and oil-range hydrocarbons up to 200 ppm.
- No gasoline-range hydrocarbons were detected in analyzed test pit soil samples.

## LABORATORY RESULTS

All laboratory results are included in a separate addendum.

## LIMITATIONS

Limitations to the services, opinions, and recommendations contained in this report are as specified in the Statement of Limitations provided as Attachment D.



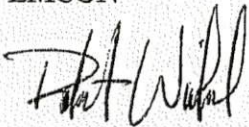
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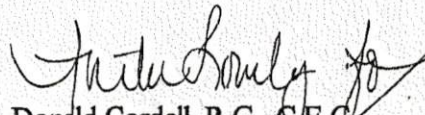
EMCON appreciates this opportunity to be of service to the Greg D. Goodwin Construction Company. If you have questions or require further assistance, please call us at (206) 485-5000.

Sincerely,

EMCON



Robert Winkel, CIH  
Environmental Scientist

  
Donald Cordell, R.G., C.E.C.  
Vice President/Branch Manager

The following attachments are being submitted under separate cover:

Attachments: Table 1	- Results of Soil Sampling
Figure 1	- Site Location Map
Figure 2	- Test Pit Location Map
Attachment A	- Ecology Letter, dated March 24, 1992
Attachment B	- Previous Consultants' Reports
Attachment C	- Environmental Data Resources, Inc., Report
Attachment D	- Limitations
Addendum	Laboratory Results



## TABLES AND FIGURES

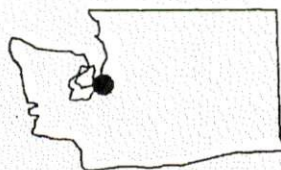
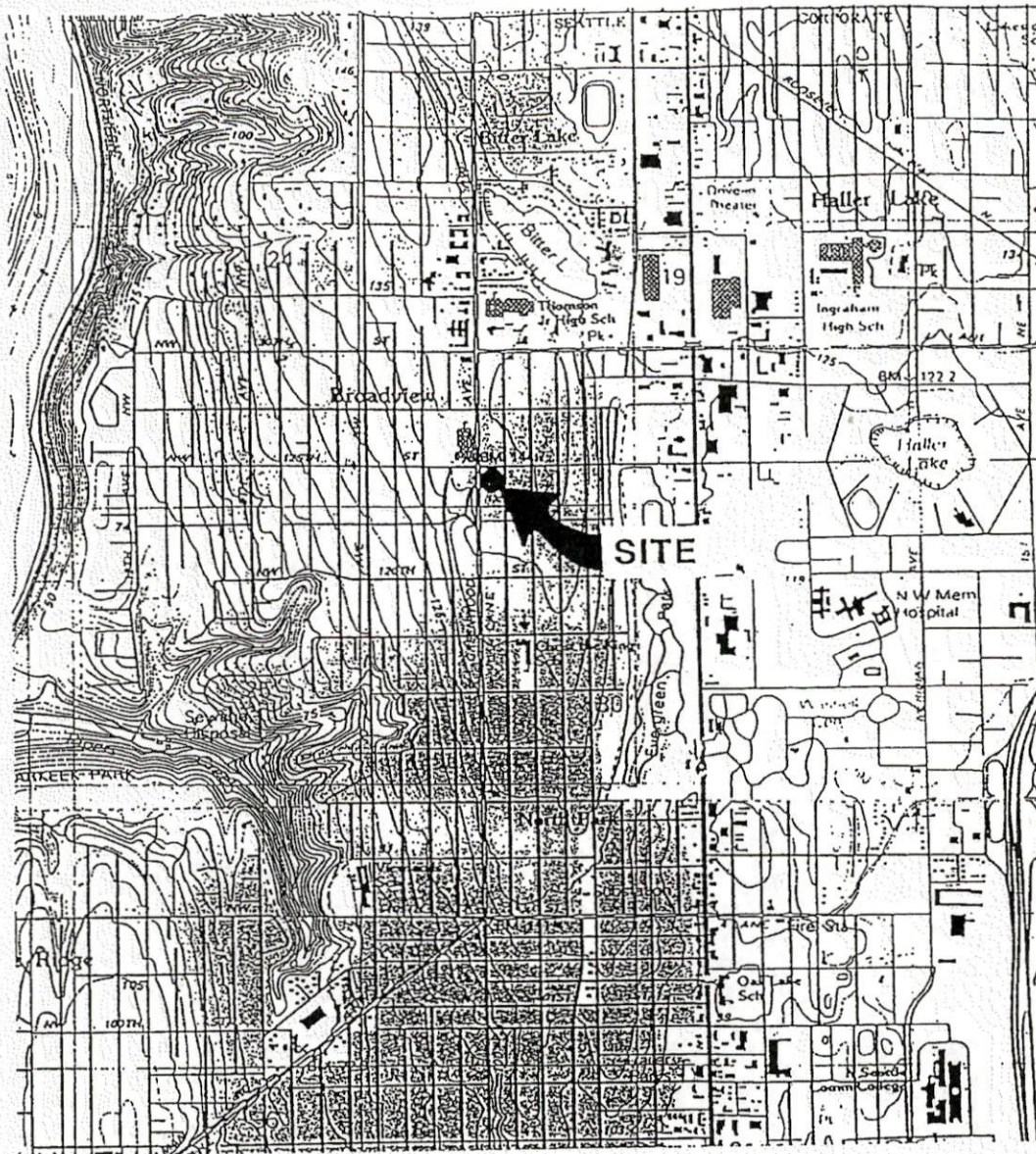


**Table 1**  
**Summary of Previous Analytical Results**  
 (all results in parts per million)

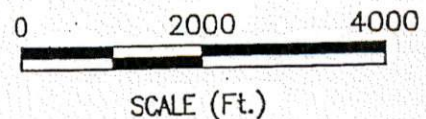
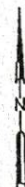
SAMPLE ID	SAMPLE DATE	TPH as Gasoline	TPH as Diesel	TPH as Oil
B.V. cur ? S-1	9-20-94	--	13,000	49,000
S-2	9-20-94	177	--	--
S-3	9-20-94	--	860	6,300
COMP-A	9-23-94	ND	100	680
COMP-B	9-23-94	ND	338	2,000
COMP-C	9-23-94	ND	380	3,200
COMP-D	9-23-94	12	434	3,530
COMP-E	9-23-94	ND	1,190	8,600
1-92394	9-23-94	ND	55	610
2-92394	9-23-94	5	304	2,460
T1	9-28-94	ND	80	190
T2	9-28-94	ND	135	370
T3	9-28-94	ND	38	100
T4	9-28-94	ND	139	1,120
T5	9-28-94	ND	64	230
T6	9-28-94	ND	ND	ND
T7	10-4-94	--	ND	ND
T8	10-4-94	--	--	--
T9	10-4-94	--	ND	ND
T10	10-4-94	--	26	210
T11	10-4-94	--	39	150
T12	10-6-94	--	ND	ND
T13	10-6-94	--	32	200
T14	10-6-94	--	44	160
T15	10-6-94	--	ND	150
North SS-1	10-6-94	--	312	1,680
North SS-2	10-6-94	--	119	660
North SS-3	10-6-94	--	132	730
T16	10-8-94	--	ND	ND
T17	10-8-94	--	130	*
T18	10-8-94	--	30	*
T19	10-8-94	--	140	*
T20	10-8-94	--	90	*
T21	10-8-94	--	65	*
T22	10-8-94	--	130	*
T23	10-8-94	--	ND	ND
T24	10-8-94	--	200	*
T25	10-9-94	--	190	*
T26	10-9-94	--	150	*
T27	10-9-94	--	130	*

ND = Not Detected  
 -- = Not Analyzed  
 \* = TPH as Diesel and Oil combined





WASHINGTON



**Emcon**  
Northwest, Inc.

DATE 1/95  
DWN. RB  
REV. \_\_\_\_\_  
APPR. \_\_\_\_\_  
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Figure 1  
BROADVIEW SERVICE STATION  
SEATTLE, WASHINGTON

**SITE VICINITY MAP**



GREENWOOD AVENUE NORTH

SIDEWALK

**LEGEND**  
 ● T2 TEST PIT LOCATION  
 (135/370) (TPH-D/TPH-O)

LOCATION OF FORMER SERVICE STATION

FORMER ACCESS ROAD

APPROXIMATE PROPERTY BOUNDARY

NORTH 125TH STREET

0 20 40  
 SCALE (ft)

DATE 1/95  
 DWN. RB  
 REV.  
 APPR.  
 PROJECT NO.  
 0979-001.02

Figure 2  
 BROADVIEW SERVICE STATION  
 SEATTLE, WASHINGTON  
 TEST PIT LOCATION MAP

