



MEMORANDUM

TO: FILE

FROM: Beth Kercher, Site Manager, TCP-ERO

SUBJECT: Pacific Transshipment Centers: summary of file review

SITE: 606 N Fiske St and 3105 E Alki Ave Spokane

DATE: November 2025

Background

The Site is located in Spokane County at 606 N Fiske St and 3105 E Alki Ave in Spokane. The parcel numbers are 35153.0102; 35153.0103 and 35153.0104. Parcels 35153.0102 and 35153.0103 (606 N Fiske St) are owned by Washington Department of Transportation and currently graded for redevelopment as part of the US395 expansion project. Parcel 35153.0104 (3105 E Alki Ave) is owned by Pacific Transshipment Centers, LLC and currently occupied by Fleet Painting, an automotive paint shop.

Recent site investigations were completed as part of the US395 expansion project. Historically, nine USTs were on site. In 1988, six USTs were removed, two USTs were closed in place, and it is unknown if one UST was removed. Four USTs are listed on the Ecology UST site page, three USTs closed in place, and one removed in 1988.

In 2004 Golder Associates completed a limited phase II site assessment to address potential sources of contamination. Test pits were completed in the areas of the USTs and samples were collected from five dry wells and two cesspools. The investigation identified heavy oil, cadmium and chromium at dry well 1 and cadmium and chromium at dry wells 2, 3, and 4 at concentrations exceeding applicable MTCA cleanup levels. Golder was unable to identify possible UST locations in the vicinity of the Fleet Painting building.

In 2021 GeoEngineers completed a phase II site assessment to address gaps in the 2004 site assessment. Soil borings were advanced in areas of former UST locations and contaminated soil was identified at one boring (B-15) location.

GeoEngineers recommended the following:

- Collect additional samples from drywells DW #1 through DW #5 for chemical analysis to further characterize the contaminated soil in the drywells.
- Excavate contaminated soil at boring B-15 location.

In 2024 Spokane Environmental Solutions completed decommissioning and removal of one 20,000 gallon UST and soil remediation activities at the UST excavation, near soil boring B-15, and dry well DW3 in preparation for the HWY 395 construction project. Confirmation sampling confirmed contaminated soil from the UST excavation, B-15, and DW3 were removed from the site.

Current Status

Parcels 35153.0102; 35153.0103 located at 606 N Fiske St: Soil contamination was successfully remediated to concentrations below applicable MTCA cleanup levels. The property was subsequently graded for redevelopment.

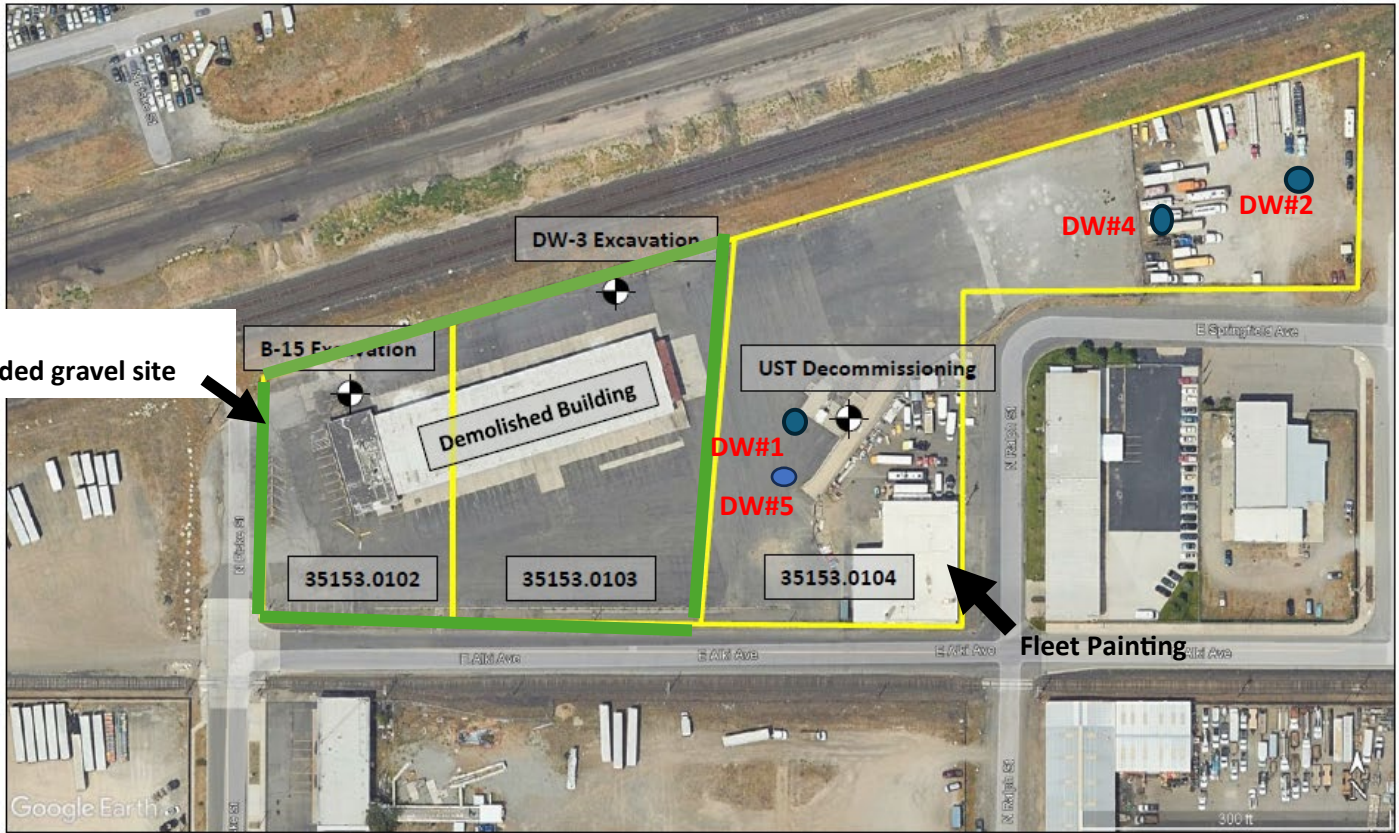
Parcel 35153.0104 located at 3105 E Alki Ave: It is unknown if drywells 1, 2, 4 or 5 remain on property (See Figure 2). The property has one building and is currently occupied by Fleet Painting and has several truck trailers stored.

Next Steps

List 3105 E Alki Ave in ISIS as a contaminated site. Generate new FSID and CSID.

Heavy oil and metal contamination identified at drywell 1 and metal contamination at drywells 2 and 4 should be addressed as well as the possibility of additional USTs in the vicinity of the Fleet Painting building.

Recommend working with the owner to complete required sampling to get this site to NFA via independent review.



Graded gravel site

Legend

- Area of Interest
- Parcel Outlines

Notes:

1. Location of all features on map are approximate.
2. This drawing is for information purposes. It is intended to support descriptions of features discussed in an associated document. Spokane Environmental Solutions, LLC cannot guarantee the accuracy and content of electronic files. The master file is stored by Spokane Environmental Solutions, LLC and will serve as the official record of this communication.

Data Source: Image from Google Earth

Not to Scale

Site Map

UST and Contaminated Soil Site
Assessment
606 North Fisk Street

Spokane, WA



Figure
2

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