Assessed by
Arthur Buchan

On November 02, 2026

Cleanup milestone
Completed Remedial Investigation

Address
1231 S Director St
Seattle, WA 98108
King

Cleanup Site ID 4532

Facility/Site ID 2056

Responsible unit
Central

Land use
Industrial

Parcel numbers
000160055



Rating: Low

327 points

Low: Less than 1168 points

Medium: One A exposure OR two or more B exposures OR between 1168 and 2335 points

High: Two A exposures OR more than 2335 points

Critical: 3 or more A exposures

Media	Exposure	Severity	Score	Confidence
Soil	B (possible exposure)	1	B1	High
Groundwater	C (potential in future)	3	C3	High
Surface Water	D (exposure unlikely)	4	D4	High
Sediment	D (exposure unlikely)	4	D4	High
Indoor Air	C (potential in future)	3	C3	High

Media score = exposure and severity. 1 is the most severe.
See the last page or https://ecology.wa.gov/SHARP for more information.

Demographics

Environmental justice concerns

This site is near an overburdened community or vulnerable population.

High confidence

Main census tract
53033026400

Other census tracts
53033011200

1 is least impacted, 10 is most impacted.
From the Department of Health's Environmental Health Disparities Map https://doh.wa.gov/EHDmap.

Overburdened community criteria

Environmental exposures rank	9
Census tracts fully or partially on "Indian Country"	No

Vulnerable populations criteria

Sensitive populations rank	9
Population living in poverty	10

Comments

Information provided from Environmental Health Disparities Map, Washington State Department of Health.

Precision Engineering Inc

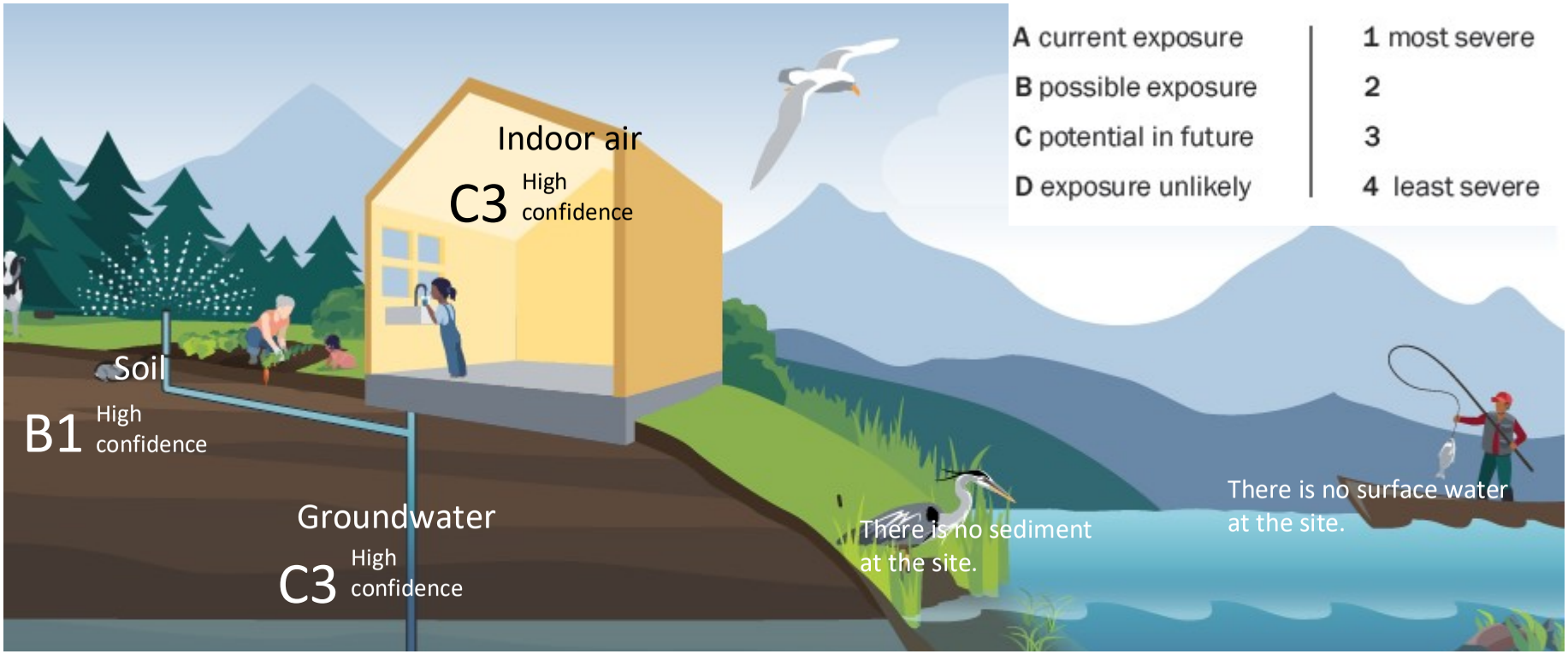
1231 S Director St
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Rating:Low

Assessed November 02, 2026



Assessments

Media score = exposure and severity. 1 is the most severe.

Date	Rating	Soil	Groundwater	Surface water	Sediment	Indoor Air
Nov. 2, 2026	Low	B1	C3	D4	D4	C3

Source

Precision operated an industrial manufacturing business on the Property from 1968 to March 1, 2005 (MFA 2008). The operation included manufacturing and repair of hydraulic cylinders, metal rolls used in the manufacturing of paper and sheet metal products, and other equipment. Services included grinding and polishing, honing, hard-chrome plating, milling, welding, and application of flame- and arc-applied metal coating, much of which involved the use of chromic acid. From 1985 to 2003, approximately 10,000 square feet of the west side of the building (i.e., Warehouse 3) was leased to Baszile Metals Service, an aluminum distributorship. Historical areas of interest associated with Precision's operations, including former tanks used to contain process chemicals and wastes. The equipment listed below was removed from the Property by 2005 at the end of Precision's operations/ownership. Potential historical chemical releases associated with the Site features are summarized below:

- Chromic acid plating tanks. Chromium3 and trichloroethylene4 (TCE) impacts to shallow soil, shallow groundwater, and vapor due to leaking plating tanks. Tanks included aboveground tanks 1 and 2, inground tanks 3 through 6, aboveground tanks 3a and 4a, in-ground tank 7, and aboveground tanks in a temporary plating area.
- Parts washing. TCE, methyl ethyl ketone, and Stoddard solvent impacts to shallow soil and shallow groundwater from parts washing and degreasing operations.
- Trench drains and former sanitary sewer. Chromium and TCE impacts to shallow soil and shallow groundwater from chrome-plating rinse water that was discharged to the King County METRO sanitary sewer system prior to 1986. Discharges could have occurred from leaky trenches and/or sewer pipes. Discharge was re-routed to containment vaults after 1986.
- Scrubber Room. Chromium impacts to shallow soil and shallow groundwater from equipment located in the scrubber room.
- Steam cleaning areas. Petroleum hydrocarbons and metals (copper, lead, nickel, zinc, and chromium) impacts to shallow soil and shallow groundwater from steam cleaning activities, or spills associated with a sodium hydroxide tank that was in the area. Fluids were discharged to an oil/water separator and then to the sewer until 1986. In 1986, steam cleaning operations were moved from a covered area located on the southeast corner of the building to inside the building.
- Other building areas. Chromium, TCE, petroleum hydrocarbons and/or metals from other areas within the building including south of Warehouse 1 (i.e., hazardous waste storage area; used oil aboveground storage tank (AST); boiler room and associated heating oil underground storage tank (UST); and compressor room). Chromium in this report refers to chromium in all its forms. Chromium exists in valence states ranging from -2 to +6. The most important and stable
forms are 0, +3 (trivalent), and +6 (hexavalent). Potentially including TCE breakdown products cis- and trans-1,2-Dichloroethylene, 1,1-Dichloroethylene, and vinyl chloride.
- Hydraulic Cylinder Test Vault. Chromium and hydraulic oil impacts to soil and shallow groundwater from cracks and seams in former hydraulic cylinder test vault. The vault is still present but it is not in use.
- Drainage ditch. Impacts to shallow soil and water from impacted runoff into the ditch, potential groundwater intrusion through cracks in storm system piping with subsequent discharge to the ditch and/or groundwater seepage into the ditch.

History

The earliest available historical record reviewed for the Precision Property is a 1936 aerial photograph. The Precision Property and surroundings were generally developed as rural residential/agricultural properties in the 1936 aerial photograph. The Precision Property contained two residential-size structures, several smaller outbuildings, and an agricultural field including rows of vegetation and small trees. Bare soil is visible in areas of the Property including but not limited to the southeast and northeast portions. Roads were located adjacent to the Precision Property on the north and west sides. The properties north of the Precision Property were residential. The property to the west (later Seattle Refrigeration) appears to be used for agricultural purposes. The east-adjacent property (later the County assessor data lists the building as 62,000 square feet. It is not clear if this includes second-story areas. There are several thousand square feet of building footprint on the south side of Warehouse 1. The total building footprint (not including second story areas but including the south side of Warehouse 1) appears to be approximately 66,000 square feet. The phrase “the building” in this RI includes all these areas. The property has had various names in various historical reports including but not limited to Seattle Limousine. Kaspac/Chiyoda cleanup site) and the south-adjacent property both appear to be rural residential properties.

The Precision Property and surroundings are little changed in the 1943, 1953 and 1956 aerial photographs except for vegetation changes and development of the former Kaspac/Chiyoda property from rural residential to apparent commercial use in the 1953 aerial photograph. SR 99 and the interchange south-adjacent to Precision Engineering is visible in the 1965 aerial photograph. The creation of the highway and interchange significantly altered the general area south and east of the Precision Engineering Property. The south-adjacent rural residential property visible in the 1956 and earlier aerial photographs is no longer present having been replaced with the SR 99 on-ramp. The former Kaspac/Chiyoda property had been further redeveloped with several buildings removed that were visible in the 1956 aerial photograph and the addition of three new buildings. The Precision Engineering Property was little changed except for tree removal in the northwest portion of the Property and some ground clearing
in the southeast portion of the Property. Warehouse 1 of the Precision Engineering business is visible in a 1969 aerial photograph. Cars are parked to the north, east, and south of the building. The areas to the north and east appear to be paved although it is difficult to be certain. The remainder of the Precision Property and surrounding areas remained little changed with the exception of removal of agricultural buildings from the west-adjacent property (later Seattle Refrigeration). The 1977 aerial photograph indicates that Warehouse 1 of Precision Engineering had been expanded to the south with an expanded building footprint. Cars were parked on the east side of Warehouse 1. One building on the former Kaspac/Chiyoda Property had an addition to the north. The last remaining building on the future Seattle Refrigeration property had been removed. Otherwise, the Precision Engineering Property and surrounding areas remained little changed compared to the 1969 aerial photograph. The Precision Engineering Property and Seattle Refrigeration property were significantly changed in a 1980 aerial photograph. Warehouses 2 and 3 are visible at the Precision Engineering Property bringing the building footprint to its present shape

(2024). The area was paved around the building with cars parked around the building. The western and northern portions of the Property had been excavated to provide the flat surface for construction of Warehouses 2 and 3. The present-day Seattle Refrigeration property had been cleared and a commercial building is visible on the property (i.e., the current, 2024, building). The Precision Engineering and surrounding properties were little changed in aerial photographs dated 1985 and 1990. There were no cars parked around the Precision Engineering building, and little or no equipment, dumpsters, etc. visible in the 2006 aerial photograph. Otherwise, there were few if any changes to the Property and surroundings. Materials can be seen stored south of the Precision building in the 2009 aerial photograph. The materials appear to include Pacific Industrial Supply's wire spools and other equipment (i.e., potential dumpsters and/or shipping container-sized equipment). The Precision Property and surroundings appeared little changed in aerial photographs dated 2013 and 2017.

Soil		score: B1	High Confidence
Exposure	Is there a current impact to site soil that is greater than applicable MTCA cleanup or screening levels?		Yes
	Is soil contaiminated anywhere from ground surface to approximately 2 feet deep?		Yes
	Do plants or animals have access to soil contamination anywhere from ground surface to 6 feet deep?		No
	Do any physical barriers block people from direct contact with soil contamination?		Maybe
Severity	Is any extremely toxic chemical in soil?		Yes
	Is any very toxic chemical in soil?		NA
	Do children have unrestricted access to the site?		No
	Are people likely to be exposed to contaminated soil as airborne dust?		No
	Has any volatile chemical been identified in the site soil or groundwater?		Yes
	Does soil contamination pose an immediate risk to groundwater?		Yes
	Do soil contaminants pose an immediate risk to surface water or sediment?		No
Comments	Information based on RI completed 04/08/2026.		

Groundwater		score: C3	High Confidence
Exposure	Is there an on-site release or impact to groundwater that is greater than applicable MTCA cleanup or screening levels?		Yes
	Is a site or vicinity drinking water well impacted by contaminants released at the site?		No
Severity	Is any extremely toxic chemical in groundwater?		Yes
	Is any very toxic chemical in groundwater?		NA
	Is contaminated groundwater either: 1) within the 10-year travel-time zone of a Group A or B water supply well; or 2) within 500 feet of a domestic water well or irrigation well?		No
	Has any water supply well been adversely affected by site contamination, including any taken out of service?		No
	Is any light non-aqueous phase liquid (LNAPL) chemical observed or present at a measurable thickness in site groundwater?		No
	Is any dense non-aqueous phase liquid (DNAPL) chemical observed or present at a measurable thickness in site groundwater?		No
	Does a site plume extend beyond the source property boundary?		No
	Does a site plume pose a potential risk to downgradient surface water or sediment?		No
Comments	Information based on RI completed 04/08/2026.		

Surface Water		score: D4	High Confidence
Exposure	Is surface water present on the site?		No
	Is surface water contaminated at levels greater than applicable MTCA cleanup or screening levels?		NA
	Is site surface water used as a drinking water source?		NA
	Is the site accessible for fishing?		NA
	Does surface water contamination have the potential to impact ecological receptors?		NA
Severity	Is a PBT (persistent bioaccumulative toxic) chemical impacting or likely to impact surface water or sediment?		NA
	Is there a current impact from any extremely toxic chemical to a marine or freshwater ecological community?		NA
	Are any at-risk aquatic species on site at any time of year, or are any impacted by site contamination?		NA
	Is site contamination less than 2 miles upstream of a current or suitable surface drinking water source?		NA
	Is the site less than 2 miles upland of an aquatic recreational source?		NA
Comments	Information based on RI completed 04/08/2026.		

Sediment		score: D4	High Confidence
Exposure	Is sediment on site?		No
	Does a sediment contaminant concentration exceed either a sediment cleanup objective or cleanup screening level for chemistry?		NA
	Does a biological test result exceed an SCO, CSL, or performance standard for marine or freshwater criteria?		NA
	Is there an impact to sediment from an on-site upland source that needs cleanup action?		NA
	Is there an impact to sediment from an off-site upland source - either historically or currently?		NA
Severity	Does any portion of the site area overlay a 303(d)-listed waterbody in Category 2, 3, 4a, 4b, or 5?		NA
	Are any PBTs in site sediment?		NA
	Is any PBT concentration in sediment greater than any listed in SCUM Tables 10-1 or 11-1?		NA
	Does or has the site historically supported shellfish?		NA
	Is the site accessible for fishing?		NA
	Is the site in an area that supports a sensitive or critical habitat?		NA
Comments	Information based on RI completed 04/08/2026.		

Indoor Air		score: C3	High Confidence
Exposure	Is there an impact to indoor air that is greater than applicable MTCA cleanup or screening levels?		Yes
	Are volatile petroleum chemical vapor levels greater than applicable screening levels for soil gas or groundwater?		No
	Are volatile non-petroleum chemical vapor levels greater than applicable screening levels for soil gas or groundwater?		Yes
	Is vapor intrusion being limited by mitigation measures?		Yes
Severity	Is any extremely toxic volatile chemical in soil vapor or indoor air?		No
	Is any very toxic volatile chemical in soil vapor or indoor air?		Yes
	Are children or women of child-bearing age present in a potentially impacted building for extended periods of time?		No
Comments	Information based on RI completed 04/08/2026.		

Additional Factors

Additional Factors	Multi-chemical types: Does the site have a screening or cleanup standard exceedance of multiple chemical types where cumulative or synergistic effects are a concern?	No
	Risks to off-site people: Are people and other living things off-site at risk of exposure?	No
	Climate change impacts: Is the site vulnerable to any high-threat climate change factor?	Maybe
	Plant and animal tissue: Is relevant testing information available that reports contaminant concentrations in plant or animal tissue from or near the site?	No
Comments	Information based on RI completed 04/08/2026.	

References

- GeoEngineers. *Precision Engineering Inc - Remedial Investigation Report.* April 8, 2026.
- GeoEngineers. *Precision Engineering Inc - Feasibility Study.* April 24, 2026.

How we rate sites

1. Score each media

We look at the risk of exposure to harmful chemicals at the site. We score soil, groundwater, surface water, sediment, and indoor air based on severity and how likely someone is to be exposed.

Exposure

A: Exposure can happen right now.
B: Exposure might be possible right now, but we need more information.
C: There might be a way to be exposed if things change. For example, if the site is redeveloped, or the cleanup system fails.
D: Exposure is very unlikely, or the media doesn't exist at the site.

Severity

1 is most severe, **4** is least severe

2. Assign point values to media scores

We assign point values using the formulas and values at right. If a media has an A or B exposure score, we multiply it by a priority value based on the media. We give more weight to some media because contamination in them is more likely to harm people.

If the media has a **C or D exposure** score:
Media points = Exposure x Severity x (total number of A, B, or C scores)

If the media has an **A or B exposure** score, we multiply it by a priority value. This gives current or likely exposures much more weight.
Media points = Exposure x Severity x (number of A, B, or C scores) x Priority

Exposure values	*Severity* values	*Priority* values
A → 4 points	**1** → 5 points	**Indoor air** → 9 points
B → 3 points	**2** → 3 points	**Groundwater** → 8 points
C → 2 points	**3** → 1 point	**Soil** → 7 points
D → 1 point	**4** → 0 point	**Surface water** → 6 points
		Sediment → 5 points

3. Total points and assign overall rating

We add the point values for all five media together. The overall site rating is based on total points **or** on high potential for exposure, using the definitions at right.

Low:	Less than 1168 points
Medium:	One A exposure OR two or more B exposures OR between 1168 and 2335 points
High:	Two A exposures OR more than 2335 points
Critical:	3 or more A exposures

These are the values and formulas used on the date this report was created.