

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## E. North Foothills Drive Property Spokane, WA 99207



### *Standards:*

ASTM E 1527-13 and  
40 CFR Part 312

### *Prepared for:*



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## Table of Contents

| Section   | Page |
|---|------|
| LIMITATIONS .....   | iv   |
| Executive Summary .....                                   | v    |
| 1 Introduction.....                                       | 1    |
| Purpose.....  | 1    |
| Detailed Scope of Study.....                              | 2    |
| Shelf Life of ASTM and AAI Documents .....                | 3    |
| Significant Assumptions.....                              | 3    |
| ADDITIONAL Limitations and Exceptions.....                | 4    |
| 2 Site Description .....                                  | 5    |
| Location and Legal Description.....                       | 5    |
| Site and Vicinity General Characteristics .....           | 7    |
| Current Use of the Site .....                             | 7    |
| Utilities .....   | 7    |
| Electric/Gas.....   | 8    |
| Potable Water Supply .....                                | 8    |
| Sewage Disposal System .....                              | 8    |
| Other Utilities .....                                     | 8    |
| Current Use of Adjoining Property.....                    | 9    |
| Potential Offsite Impact Analysis.....                    | 9    |
| 3 User-Provided Information.....                          | 10   |
| Title Records .....                                       | 10   |
| Environmental Liens or Activity and Use Limitations ..... | 10   |
| Specialized Knowledge .....                               | 10   |
| Valuation Reductions for Environmental Issues .....       | 10   |
| Owner, Property Manager and Occupant Information .....    | 12   |
| Reason for Performing Phase I.....                        | 12   |
| Other.....  | 12   |
| 4 Records Review .....                                    | 13   |
| Physical Setting Sources .....                            | 13   |
| Climatology .....   | 13   |
| Topography.....   | 13   |
| Geological Conditions .....                               | 14   |
| Soils .....   | 14   |
| Surface Hydrology.....                                    | 14   |
| Groundwater Hydrology .....                               | 15   |
| Standard Environmental Records.....                       | 15   |
| Subject Property Database Listings .....                  | 15   |
| Adjoining and Nearby Database Listings.....               | 16   |
| Orphan Sites Summary.....                                 | 19   |
| Vapor Encroachment Screen.....                            | 20   |

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|   |    |
|---|----|
| City Planning, Engineering, and Building Services Department Records..... | 20 |
| City Water Department Records.....  | 21 |
| City Wastewater Utility Department Records .....                          | 21 |
| Spokane County Regional Health Department Records.....                    | 21 |
| Department of Ecology Records .....                                       | 21 |
| Historical Use Information on the Property .....                          | 23 |
| Historical Resources .....  | 24 |
| Historical Summary .....  | 54 |
| Previous Environmental Reports.....                                       | 55 |
| Historical Use Information on Adjoining Properties.....                   | 60 |
| 5 Site Reconnaissance.....  | 62 |
| Methodology and Limiting Conditions .....                                 | 62 |
| General Site Setting .....  | 62 |
| Exterior and Interior Observations.....                                   | 62 |
| Former Special Projects Area.....   | 63 |
| Water Department Materials Storage Area .....                             | 63 |
| Former Railroad Corridor .....  | 64 |
| Residential and Light Commercial Properties.....                          | 64 |
| Former Solid Waste Management West Yard.....                              | 65 |
| Engineering Services Department and Construction Management.....          | 65 |
| Summary.....  | 67 |
| 6 Interviews .....  | 69 |
| Interviews with Owner or representative .....                             | 69 |
| Interviews with Occupants.....  | 69 |
| Interviews with Local Government Officials .....                          | 70 |
| Interviews with Others.....   | 70 |
| 7 Findings and Conclusions .....  | 71 |
| Findings.....   | 71 |
| Conclusions .....   | 72 |
| 8 Data Gaps.....  | 74 |
| 9 Deviations.....   | 75 |
| 10 References .....   | 76 |
| 11 Signatures of Environmental Professionals.....                         | 78 |
| 12 Qualifications of Environmental Professionals.....                     | 79 |

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## List of Tables

| No.   | Page |
|---|------|
| Table 1. Site Overview.....                         | 6    |
| Table 2. Valuation Information .....                | 11   |
| Table 3. Vapor Encroachment Distances .....         | 20   |
| Table 4. Ecology Records Review.....                | 22   |
| Table 5. Historical Resource Summary.....           | 24   |
| Table 6. Previous Environmental Report Review ..... | 55   |

## List of Figures

| No.                                | Page       |
|------------------------------------|------------|
| Figure 1. Project Site Map .....   | Appendix A |
| Figure 2. Current Site Plan.....   | Appendix A |
| Figure 3. Historic Site Plan ..... | Appendix A |

## Appendices

|                  |  |
|------------------|--|
| Appendix A ..... | Figures (1-3)  |
| Appendix B.....  | Site Photographs (1-44)  |
| Appendix C ..... | EDR Reports (Radius Map/GeoCheck, Aerials Photos, and other EDR Reports) |
| Appendix D ..... | Other Historical Maps and Records  |
| Appendix E.....  | Title and Parcel Information   |
| Appendix F.....  | Prior Environmental Reports  |

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## LIMITATIONS

This report has been prepared by Tetra Tech, Inc. (Tetra Tech) for use and reliance by Spokane Public School District No. 81 (the Client), with specific application to a Phase I Environmental Site Assessment (ESA) of the North Foothills Drive Property, consisting of a 21-acre (MOL) site generally located at 1250 E. North Foothills Drive, occupying portions of the Northeast ¼ of Section 8 and the Northwest ¼ of Section 9, Township 25 North and Range 43 East of the Willamette Meridian (EWM), in Spokane, in Spokane County, Washington 99207.

This report was compiled based partially on information supplied to Tetra Tech from outside sources and other information in the public domain. The conclusions and opinions herein are based on the information Tetra Tech obtained in compiling the report. This information is on file at Tetra Tech's office in Spokane, Washington. Tetra Tech makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. Because the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached. Tetra Tech does not assume responsibility for the discovery and elimination of hazards that could possibly cause accidents, injuries, or damage. Compliance with submitted recommendations or suggestions does not assure elimination of hazards or the fulfillment of client's obligations under local, state, or federal laws or any modifications or changes to such laws. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature but shall be a representation of findings of fact from records examined.

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## EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) completed a Phase I Environmental Site Assessment (ESA) of the North Foothills Drive Property, an approximately 21-acre (MOL) site at 1250 E. North Foothills Drive, occupying portions of the Northeast ¼ of Section 8 and the Northwest ¼ of Section 9, Township 25 North and Range 43 East of the Willamette Meridian (EWM), in Spokane, in Spokane County, Washington 99207. This site is hereafter referred to as the site, the subject property, or the property.

The purpose of this investigation is to determine whether hazardous substances and/or petroleum products have been released to the site under conditions that would represent a *recognized environmental condition (REC)*, as defined in prevailing practices for Phase I ESAs. The investigation included a visual inspection of the property, a visual inspection of the exteriors of adjoining properties, consultation with local and state regulatory offices, review of appropriate federal and state records, and acquisition and review of local historical and environmental records that are *reasonably ascertainable* and *practically reviewable*.

We have performed a Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13) of the subject property. Any exceptions to, or deletions from this practice are described in the Limitations section and within **Section 1** of this report.

*In summary*, based upon the information uncovered, this Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property with the following exceptions:

- ❖ **Non-Point Source Releases:** The subject property rests along an historic industrial corridor in northeast Spokane. The subject property was served by the railroad for nearly 100 years and supported the wood products industry for nearly as long. In more recent years the property has served as the City of Spokane Solid Waste Management Department, where trucks were maintained and occasionally fueled, and where dumpsters were stored and maintained. The widespread use, storage, handling, and occasional release of hazardous materials and petroleum products is expected from prior and recent industrial uses. Prior reports and sampling efforts have uncovered elevated concentrations of hazardous materials and petroleum products in surface and near-surface soil in various locations across the subject property. The presence of contaminated surface and near-surface soil on site resulting from non-point sources is considered to represent a *recognized environmental condition* in connection with the subject property at this time.
- ❖ **Point Source Releases:** The western edge of the subject property once included a log pond, and various structures such as an oil house and numerous warehouses have come and gone from the site. The possibility of significant point-source releases, specifically from the prior or current USTs, dry wells, drains, the former log pond, and features on the west-adjoining City property is of concern. Until further investigation and/or sampling proves otherwise, the likelihood of releases from these features is considered to represent a *recognized environmental condition* in connection with the subject property at this time.
- ❖ **Possible Tanks:** At least one underground storage tank is suspected to exist on site. Prior reports and building department records suggest there may be additional USTs beyond the several or four USTs that are known to have once been installed on the subject property. Until further investigation and/or survey work proves otherwise, the likelihood of undocumented USTs and associated releases from such features is considered to represent a *recognized environmental condition* in connection with the subject property at this time.

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- ❖ **Property Access Need:** The properties along the eastern edge on the subject property currently include residential uses, an automotive repair facility, and a print shop. Access to these properties was not available during site reconnaissance and no interviewees were available. Due to overall limited access, insufficient data exists to determine the environmental condition of these properties.

The subject property is known to have surface and near-surface soil contamination as a result of industrial uses. While the condition of surface and near-surface soil does not appear unusual for an industrial-use property, systematic characterization of surface and near-surface soil across the property is recommended.

The subject property is known to have former USTs and appears to have at least one current UST. The presence of additional undocumented USTs is also a possibility. The possibility of significant releases from current or former USTs, dry wells, drains, from the west-adjointing property, and at the former log pond are of concern. Determining the absence of additional tanks and the absence of significant releases from known features is recommended. Updating the report after access is permitted and interviews can be conducted for the properties along the eastern edge of the property is also recommended.

Engaging regulatory officials to assist in the construction of an adequate site characterization program to formally characterize surface soils, to verify the absence of undocumented USTs, and to determine the absence of significant releases in areas proximal to the former or current locations of USTs, dry wells, drains, and similar features is recommended, in the overarching effort to achieve a status of *no further action* for the property.



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# 1 INTRODUCTION

This report provides the results of the Phase I Environmental Site Assessment (ESA) for the North Foothills Drive Property, an approximately 21-acre (MOL) site generally located at 1250 E. North Foothills Drive, occupying portions of the Northeast ¼ of Section 8 and the Northwest ¼ of Section 9, Township 25 North and Range 43 East of the Willamette Meridian (EWM), in Spokane, in Spokane County, Washington 99207. The North Foothills Drive Property may hereafter be referred to as the site, the property, or the subject property. The work has been performed for Spokane Public School District No. 81.

This report is subject to the limitations noted previously and by limitations set forth within the practices used to complete this scope. The practices utilized to complete this work include the American Society for Testing and Materials (ASTM) Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13); and the Environmental Protection Agency (EPA) Rule, 40 CFR Part 312: Standards and Practices for All Appropriate Inquiries; Final Rule (AAI). The ASTM practice noted above has been accepted by the EPA as being sufficient to satisfy the requirements of AAI, thus ASTM E 1527-13 has primarily been used to guide the completion of this Phase I ESA.

## PURPOSE

The primary purpose of this report is to identify evidence, to extents reasonably achievable, of **recognized environmental conditions** (RECs) in connection with the subject property. ASTM E 1527-13 defines a REC as:

*“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”*

The definition of a REC above may be contrasted with the definition of a *de minimis condition*, below. ASTM E 1527-13 defines a **de minimis condition** as:

*“A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions nor controlled recognized environmental conditions.”*

Furthermore, in addition to the generalized REC, ASTM E 1527-13 defines two specific types of RECs that may be present on a property. These include the **controlled recognized environmental condition** (CREC) and the **historical recognized environmental condition** (HREC). ASTM E 1527-13 defines these conditions as:

*“Controlled recognized environmental condition: A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”*

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*“Historical recognized environmental condition: A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (For example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).” However, it should be noted that criteria for HREC requires the past solution (cleanup, treatment, final sampling, etc.) to meet existing standards.*

This particular Phase I ESA includes a limited **Vapor Encroachment Screen** (VES) with respect to **chemicals of concern** that may migrate as vapors into the vadose zone of a property as a result of contaminated soil and/or groundwater. The goal of this process is to identify a **Vapor Encroachment Condition** (VEC), should one exist, as per ASTM Designation E 2600-15: Standard Guide for Vapor Encroachment Screening on a Property Involved in Real Estate Transactions (ASTM 2015). This process can include two “Tiers” where the first Tier is defined by adjusting the Area of Concern (AOC) to determine whether there are releases on or proximal to the property that result in a VEC. The second tier includes a detailed literature search or possible sampling to obtain greater certainty. ASTM E 2600-15 defines a VEC as:

*“Vapor Encroachment Condition is the presence or likely presence of COC vapors in the vadose zone of the target property (TP) caused by the release of vapors from contaminated soil and/or groundwater either on or near the TP as defined by Tier 1 or Tier 2 procedures.” However, it should be noted that a VEC is not necessarily a REC, and RECs may not result in a VEC. The evaluation of RECs versus VECs are separate processes.*

The Phase I ESA also serves to provide an understanding of site risk that can help a prospective purchaser, owner, or investor identify asset-management issues (business environmental risk) that may have a significant impact on the property value and the use of the asset. This knowledge can result in informed negotiations during real estate transactions or cleanup. The ESA can also assist in preserving, creating, and adding value to the asset and at the same time it can eliminate or reduce future contingent liability for the owner. Consideration of other business environmental risk may involve implementation of additional investigation beyond the scope of this ESA, such as soil sampling, groundwater sampling, or asbestos surveying, radon sampling, or other considerations listed later within this section.

## DETAILED SCOPE OF STUDY

This Phase I ESA is based upon:

- ❖ *Field observations made during a site and area reconnaissance;*
- ❖ *Correspondence and communications with persons familiar with the subject property;*
- ❖ *Review of available historical documents such as aerial photographs, Sanborn Maps, topographic maps, and tax assessment records when available;*
- ❖ *Review of federal, state, and local environmental regulatory databases. The search distances are those specified as minimum search distances in ASTM E 1527-13;*
- ❖ *Search (and request) of environmental records at state and local regulatory agencies;*
- ❖ *Review of available title information.*

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## SHELF LIFE OF ASTM AND AAI DOCUMENTS

The AAI rule and the ASTM standard indicate that *all appropriate inquiries* or ESAs must be undertaken within a one-year period prior to the date a property is acquired. The EPA has defined the acquisition date to be the date on which the property title is transferred. To ensure full coverage under the ASTM standard and AAI rule, a valid ESA report should be completed within a 12-month period prior to transfer of title.

Furthermore, selected ESA report components and supporting information sources must be updated if they were completed more than six months (180 days) prior to title transfer. Materials within this report were last updated **September 9<sup>th</sup>, 2019**.

The specific ESA components with a 180-day shelf life include:

- ❖ *Site inspection;*
- ❖ *Interviews with knowledgeable persons;*
- ❖ *Review of government regulatory records;*
- ❖ *Search for environmental cleanup liens; and*
- ❖ *Declaration/signature of certifying Environmental Professional.*

The date shown on the cover of this report generally indicates the date that research was completed for the different components of this Phase I ESA. Should the timeframe of the acquisition extend beyond 180 days, it is recommended that the above bulleted tasks be completed again.

## SIGNIFICANT ASSUMPTIONS

Certain significant assumptions can be made regarding environmental concerns on any site that is the subject of an ESA. For instance, a vent pipe on the side of a building could indicate the current or past presence of an underground storage tank (UST) where a release may be assumed until proven otherwise. Another example may include a septic drain field that is connected to sink or floor drains in a building where dry cleaning was common, where a release may also be assumed until proven otherwise. Based upon document reviews, interviews with knowledgeable people, and site reconnaissance, the following general assumptions have been made regarding the property:

- ❖ *Unless obviously inaccurate or if information exists to the contrary, Tetra Tech assumes that information collected during this ESA (e.g., regulatory database information, prior reports, etc.) is accurate and correct. Unless warranted, collected information has not been independently validated as part of this ESA.*
- ❖ *A hydrogeological assessment is beyond the scope of this Phase I ESA; however, it is assumed that the flow direction of groundwater flows northwesterly. See the Groundwater Hydrology portion of **Section 4** of this report for additional details.*

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## ADDITIONAL LIMITATIONS AND EXCEPTIONS

This investigation focused on potential sources of hazardous substances and petroleum products that may be considered to represent a *recognized environmental condition* and a potential liability concern due to the presence of such materials in significant concentrations (*e.g.*, above acceptable limits set by the federal, state or local government) or due to the potential for contaminant migration through exposure pathways (*e.g.*, contact with groundwater). Materials that contain substances that are not currently deemed hazardous by the EPA or the prevailing state environmental regulatory agency were not considered as part of this study.

Unless specifically included in our scope of services, consideration of building materials such as asbestos, lead-based paint, Clean Water Act concerns, Clean Air Act concerns, shorelines concerns, Endangered Species Act concerns, water supply plumbing, urea, formaldehyde, and the presence of pressure-treated lumber are not considered in this report, nor are building issues such as fire safety, radon, indoor air quality, mold, or similar matters. Tetra Tech did not evaluate the site for compliance with land use, zoning, wetlands, or similar laws. This report is not intended to be relied upon as a full environmental compliance audit.

Hazardous substances occurring naturally in plants, soils, and rocks (*e.g.*, heavy metals, naturally occurring asbestos, or radon gas) are not typically considered during these investigations. Similarly, construction debris (*e.g.*, discarded concrete, asphalt) is not considered unless the observation suggests that hazardous substances have been disposed on the site, and/or have substances likely to be present in significant concentrations, and/or likely to migrate. Further, Tetra Tech may not identify materials that are concealed behind walls, floors, buried in the ground, located below heavy brush or snow, or are otherwise undetectable using prevailing assessment practices.

Certain other limitations could affect the accuracy and completeness of this report, as follows:

- ❖ **Site Access Limitations** – There were no access limitations in connection with the majority of the subject property. Observations of residential and commercial properties located along the eastern boundary of the subject property were limited to only the exterior due to access restrictions.
- ❖ **Physical Obstructions to Observations** – None.
- ❖ **Outstanding Information Requests** – Current and prior city building department records, permits, and title records were not available for review during the timeframe of this report.
- ❖ **Historical Data Sources Failure** – None.
- ❖ **Other Limitations** – None.

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## 2 SITE DESCRIPTION

### LOCATION AND LEGAL DESCRIPTION

The E. North Foothills Drive subject property comprises 21 acres (MOL) of land along E. North Foothills Drive and N. Perry Street, north of the Spokane River, approximately 2.5 miles northeast of downtown in Spokane, Washington. A topographic map depicting the general site location is presented as **Figure 1**. **Figure 2** is a current site plan. **Figure 3** is a historic site plan. These three figures have been presented within **Appendix A**. The site overview in **Table 1** below provides details regarding the location, ownership, and uses of the subject property.

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**Table 1. Site Overview**

|  |   |
|--|---|
| <b>Address &amp; Parcel No.<br/>and Approximate Location</b> | <p><b>E. North Foothills Drive Property</b>, 1250 E. North Foothills Drive, Spokane, Spokane County, Washington, 99207. Other primary site addresses include 1140 E. North Foothills Drive, 1225 E. Marietta Ave., 2610 N. Columbus Street, 2710 N. Denver Street, 2807 N. Perry Street.</p> <p><b>Spokane County Parcel Numbers (20):</b> <u>35081.3404</u>, <u>35081.3402</u>, <u>35081.3301</u>, <u>35081.3403</u>, <u>35081.3501</u>, <u>35081.3002</u>, <u>35081.3104</u>, <u>35092.4103</u>, <u>35092.2505</u>, <u>35092.2506</u>, <u>35092.4106</u>, <u>35092.4102</u>, <u>35092.4101</u>, <u>35092.2507</u>, <u>35092.4105</u>, <u>35092.4104</u>, <u>35092.5707</u>, <u>35092.2501</u>, <u>35092.2508</u>, and <u>35092.2604</u>.</p> <p><b>STR:</b> Within the Northeast ¼ of Section 8 and the Northwest ¼ of Section 9, Township 25 North and Range 43 East of the Willamette Meridian (EWM)</p> <p><b>LAT:</b> 47° 40' 58" North, <b>LONG:</b> 117° 23' 28" West (EDR - Avg)<br/><b>ELEVATION:</b> Approximately 1,953 Feet Above Mean Sea Level (EDR - Avg)</p> |
| <b>Legal Description<br/>(Assessor)</b>                      | See Legal Description in <b>Title and Parcel Information</b> in <b>Appendix E</b>   |
| <b>Zoning</b>  | Center and Corridor Type 1  |
| <b>Current Ownership</b>                                     | City of Spokane, Larry & Kathleen Dilley, Tipke R E LLC, Lilac City Properties LLC  |
| <b>Land Area<br/>(Assessor)</b>                              | Approximately 21 acres. Roughly bounded by E. North Foothills Drive to the north, N. Perry Street to the east, E. Marietta Ave to the south, and N. Columbus Street to the west.  |
| <b>Improvements</b>  | Apartment structure, residential dwellings, the City's Engineering Service Department and Construction Management Office Building, and storage buildings.   |
| <b>Current Property Use</b>                                  | Mixed Use – City of Spokane Engineering Services Department and Construction Management Office, City of Spokane Engineering Services Department Storage Yard and storage buildings, City of Spokane Water Department material storage, City of Spokane Water Department vehicle parking, commercial print shop, and residential.  |
| <b>Prior Site Use</b>  | Various lumber and manufacturing companies (pre 1965), residential, automobile repair, building material supply (wood and masonry block), Spokane Presto Log Company, sheet metal and metal manufacturing, printer suppliers/Ink, City of Spokane Solid Waste Management Office and storage yard.   |

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## SITE AND VICINITY GENERAL CHARACTERISTICS

The subject E. North Foothills Drive property is an approximate 21-acre area consisting of twenty separate and contiguous parcels of real estate immediately south of E. North Foothills Drive (1,100-1,300 blocks), west of N. Perry Street (2,600-2,800 blocks), north of E. Marietta Ave. (1,100-1,300 blocks) and east of N. Columbus Street (**Figure 1**). The site is approximately 2.3 miles northeast of the main downtown area of Spokane and slightly over a mile north of the Spokane River. The subject property is south of Gonzaga Preparatory School, which is separated from the site by E. North Foothills Drive.

The northern boundary of the subject property is E. North Foothills Drive, which was constructed in the late 1980s when a portion of land between E. Cleveland Avenue and E. Grace Avenue was converted into an additional baseball field and tennis courts for Gonzaga Preparatory School.

The general vicinity of the subject property represents a historic industrial area in early Spokane. Such areas blossomed in the late 1880s and early 1900s with the building of the railroad and advent of lumber mills. There was one major railroad, Spokane Falls & Northern Railroad, servicing the subject property as early as the late 1880s. The subject property itself was initially (circa early 1900s) the site of portions of the Luellwitz Lumber Company and Fidelity Lumber Company, as well as the Ideal Lumber and Manufacturing Company. These businesses most likely received and transported wood products using the Spokane Falls & Northern Railroad and the associated spurs onsite and nearby. In later years the subject property continued to serve the lumber mill industry under several different businesses. The eastern edge

of the subject property was historically residential in nature with dwellings and associated outbuildings appearing as early as 1910, including an apartment dwelling located at the southwest corner of the intersection of E. Cleveland Avenue and N. Perry Street.



**Exhibit 1 (above):** Looking west across the south-central portion of the subject property.

Based upon the current USGS 7.5 Minute Topographical Map (USGS 2014), online physical-setting source information (Google Earth 2019), and site reconnaissance, the subject property is relatively

flat, gently declining in elevation from northeast to southwest from E. North Foothills Drive to E. Marietta Avenue (**Figure 1**). The site elevation ranges from a low of approximately 1,945 feet above mean sea level (AMSL) near its southwest corner to a high of approximately 1,969 feet AMSL at its northeast corner. Photographs of the site are provided in **Appendix B**.

## CURRENT USE OF THE SITE

The majority of the subject property is currently utilized by the City of Spokane and includes the city's Engineering Services Department and Construction Management Office and associated storage buildings and yard, as well as the City's Water Department materials storage yard and vehicle parking/storage (**Figure 2**). The eastern edge of the subject property is mostly residential with some light commercial uses, including the print shop called Pressworks and a former automobile repair shop.

## UTILITIES

The subject property currently has access to several utilities including electric, natural gas, city sewer and water, most likely telephone and cable. These utilities appear to be located along public rights of way

around the periphery of the subject property. Century Link telephone and fiber optic cable, Comcast cable, Avista electric and natural gas, and City of Spokane water and sewer are located on site or in the immediate vicinity of the site. The site is served by City of Spokane Fire Department. See below for additional details regarding utilities.

## Electric/Gas

Electrical and natural gas connections in the area are provided by Avista Utilities. Electrical above ground utilities were observed along the northern edge of the subject property along the south side of E. North Foothills Drive and along portions of the eastern edge of the subject property proximal to the western side of N. Perry Street. Electrical above ground utilities were also observed within the alleyway behind (west) of residential/commercial properties along the eastern edge of the subject property and within the interior of the City Engineering Services storage yard. Above ground utilities and pole-mounted transformers were observed behind (west) the eastern residential and commercial properties along N. Perry Street, along the western edge of the subject property in the interior of the subject property, and along North Foothills Drive. Avista natural gas connections were observed connecting to residential, commercial, and City of Spokane buildings onsite.

## Potable Water Supply

Potable water in the area is provided by the City of Spokane. There are fourteen water connections mapped within the subject property. The majority of these appear to service residential and light commercial properties along the eastern and southeast portions of the property. There is also a water connection to the City of Spokane's Engineering and Services Department and Construction Management Office on the south-central portion of the subject property proximal to E. Marietta Avenue.

## Sewage Disposal System

Sewage disposal is provided in the area by the City of Spokane. The City of Spokane's Riverside Park Water Reclamation Facility was built in 1958. Sewage disposal prior to the construction of the city's reclamation facility likely relied upon trunk line sewer connections and possibly onsite septic systems and outhouses for sewage management.

## Other Utilities

Garbage removal, streetlights, and stormwater in the vicinity is managed by City of Spokane.





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## CURRENT USE OF ADJOINING PROPERTY

The current uses of the adjoining properties were identified through a visual survey of the surrounding area. The subject property is located in an area of historic industrial development, and historic and recent light commercial and residential development. Adjoining property uses currently include:

- ❖ **North** – Immediately north of the site is E. North Foothills Drive. On the north side of E. North Foothills Drive is Gonzaga Preparatory School and associated play fields (baseball field and football stadium and tennis courts). A single-family residence is located on the north side of E. North Foothills Drive at the intersection of N. Perry Street.
- ❖ **West** – Immediately west of the site is a large property owned by the City of Spokane that includes the City Water Department and Fleet Services facility. This property includes water department administration office, water meter shop, two pumping stations, and several shops and vehicle storage buildings. West of the site, along E. Marietta Avenue is a large recycling facility (Action Recycling) and former Metallic Arts Inc.
- ❖ **East** – Immediately east of the site across N. Perry Street is a mixed use of residential and commercial buildings. Commercial buildings include Tipke Machine Shop, ARS-Automotive Repair Services, G and S Upholstery, Duryea & Associates (Surveying and Mapping) and Construction Association of Spokane. There are several cars/trucks and scraped automobiles located at the property of ARS-Automotive Repair Services.
- ❖ **South** – Immediately south of the site across E. Marietta Avenue are residential single-family homes. The City of Spokane's Logan Peace Park is also located south of the subject property at the intersection of E. Marietta Avenue and N. Morton Street.

## POTENTIAL OFFSITE IMPACT ANALYSIS

Adjoining and nearby properties include past and current industrial uses and are therefore a concern. Available records suggest the property to the west was once used for wood product manufacturing and stove and furnace repair and foundry. Properties in this area are currently used for metal fabrication and recycling. Currently to the east of the subject property is an automotive repair facility, scarp yard and machine shop. The analysis of offsite impacts is further refined in **Section 4, Records Review**.

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### 3 USER-PROVIDED INFORMATION

Users of Phase I ESA reports and others affiliated with sites that are the focus of a Phase I ESA may have knowledge and information that may be indicative of a *recognized environmental condition*. Therefore, ASTM practices and the AAI rule require that users provide certain information regarding the subject property. This section summarizes the user-provided information obtained by Tetra Tech in connection with this ESA.

The designated users of this Phase I ESA report include the Spokane Public School District #81 and the City of Spokane. No other users or third-party reliance is authorized for reliance on this report. Tetra Tech is contracted to complete this work through Spokane Public School District #81. The City of Spokane has provided some records of the subject and nearby properties for review as part of this due diligence process.

Additional information has been obtained through the Spokane County Assessor and through the City of Spokane. Information from these sources supplemented other standard sources and is included within further sections.

#### TITLE RECORDS

Title records are examined during real estate transactions to inform transaction participants of current and historical ownership and the presence of easements or encumbrances. No title records were available for review. Historical records indicate that the City of Spokane has owned the majority of the subject property since the 1980s and purchased residential lots along the eastern boundary in the 1990s. Details regarding ownership of parcels within the subject property, including those not owned by the City of Spokane, were obtained from Spokane County's SCOUT platform (County Assessor data). These data are included in **Appendix E**.

#### ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Environmental liens or activity and use limitations are instruments appending title to a property that are used to control environmental releases (also called institutional controls). No title records were available for review. Information from interviews suggests there are no formal environmental liens, encumbrances, or deed restrictions in effect for the property.

#### SPECIALIZED KNOWLEDGE

The subject property is known to be located within a historic industrial corridor in Spokane which utilized historic railroads. Prior environmental reports completed for portions of the subject property have indicated the presence of recognized environmental conditions connected with the historic uses of the subject property.

#### VALUATION REDUCTIONS FOR ENVIRONMENTAL ISSUES

The subject property includes 20 parcels of real estate. Assessed value history information from the Spokane County Assessor website indicates a range of values for each parcel over the past five years, since 2016. The values are stated below in **Table 2**.

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**Table 2. Valuation Information**

| <b>Parcel No. (+ acres)</b>      | <b>2020 Value</b>  | <b>2016 Value</b>      | <b>% Change</b> |
|----------------------------------|--------------------|------------------------|-----------------|
| 35081.3404 (2.05 ac)             | \$720,380          | \$650,000              | 11%             |
| 35081.3402 (0.89 ac)             | \$125,800          | \$116,120              | 8%              |
| 35081.3301 (0.91 ac)             | \$130,300          | \$120,200              | 8%              |
| 35081.3403 (1.55 ac)             | \$431,440          | \$405,810              | 6%              |
| 35081.3501 (3.35 ac)             | \$474,000          | \$437,540              | 8%              |
| 35081.3002 (2.6 ac)              | \$494,850          | \$491,650 <sup>1</sup> | 1%              |
| 35081.3104 (5.31 ac)             | \$926,060          | \$926,060 <sup>1</sup> | 0%              |
| 35092.4103 (0.14 ac)             | \$152,100          | \$108,300              | 40%             |
| 35092.2505 (0.28 ac)             | \$177,500          | \$135,800              | 31%             |
| 35092.2506 (0.14 ac)             | \$122,800          | \$101,600              | 21%             |
| 35092.4106 (0.20 ac)             | \$99,200           | \$68,700               | 44%             |
| 35092.4102 (0.14 ac)             | \$28,000           | \$18,000               | 56%             |
| 35092.4101 (0.14 ac)             | \$28,000           | \$18,000               | 56%             |
| 35092.2507 (0.14 ac)             | \$102,650          | \$82,960               | 24%             |
| 35092.4105 (0.09 ac)             | \$128,650          | \$89,700               | 43%             |
| 35092.4104 (0.14 ac)             | \$108,700          | \$77,100               | 41%             |
| 35092.5707 (0.18 ac)             | \$27,790           | \$23,820               | 17%             |
| 35092.2501 (0.14 ac)             | \$178,500          | \$136,700              | 31%             |
| 35092.2508 (0.41)                | \$472,600          | \$369,500              | 28%             |
| 35092.2604 (0.58 ac)             | \$427,200          | \$399,710              | 7%              |
| <b>Total Values and % Change</b> | <b>\$5,356,520</b> | <b>\$4,777,270</b>     | <b>+12%</b>     |

<sup>1</sup>2019 assessed values. Assessed values not available for 2016.

Information obtained from the Spokane County Assessor indicates the 2020 total assessed value of the subject property is \$5,356,520. An overall increase in assessed value of 12 percent was calculated since 2016. The difference appears to be a result of market adjustments.

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## OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

There are currently 4 different land owners of the 20 parcels that comprise the subject property. The majority of the parcels within the subject property are owned by the City of Spokane. Parcel No. 35092.2501 located in the northeast corner of the subject property is owned by Lilac City Properties LLC (PO Box 552, Spokane Valley, WA 99037-0552). Parcel No. 35092.2508 just south of parcel no. 35092.2501 in the northeast corner of the subject property is owned by Tipke, R.E. LLC (828 E. Lakeview Lane, Spokane, WA 99208-8980). Parcel No. 35092.2604 located just south of the abandoned railroad along N. Perry Street is owned by Larry F. and Kathleen A. Dilley (3107 W. Horizon Ave., Spokane, WA 99208-9644). There are occupants currently residing in the residential and commercial properties located along the eastern edge of the subject property, however access to these properties was limited and interviews with current occupants were not conducted.

A Tetra Tech Comprehensive Property Questionnaire (CPQ) was forwarded to City of Spokane representatives on July 24, 2019. Interviews with City of Spokane representatives and others familiar with the subject property have been conducted as part of this assessment (See **Section 6, Interviews**).

## REASON FOR PERFORMING PHASE I

This Phase I ESA report represents a portion of the *due diligence* process and has been composed in the effort to understand the current environmental condition of the subject property prior to a potential sale or transfer of property ownership.

## OTHER

Additional information was obtained from sources such as the City, the Spokane Regional Health District, and Spokane County. Please see **Section 4** (below) and **Section 6** for information gained from these sources.

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## 4 RECORDS REVIEW

### PHYSICAL SETTING SOURCES

Physical setting sources were reviewed to assist in evaluating the physical setting of the property and to observe known or suspected environmental concerns. Sources reviewed included a 1901 United States Geological Survey (USGS) 30-Minute Topographic Quadrangle Map (USGS 1901), a 1911 USGS 30-Minute Topographic Quadrangle Map (USGS 1911), a 1950 USGS 7.5-Minute Topographic Quadrangle Map (USGS 1950), a 1963 USGS 7.5-Minute Topographic Quadrangle Map (USGS 1963), the Soil Survey of Spokane County, Washington [Soil Conservation Service (SCS), now the Natural Resources Conservation Service or NRCS, part of the US Department of Agriculture, issued March 1968], a 1986 USGS 7.5-Minute Topographic Quadrangle Map (USGS 1986), a 2014 USGS 7.5-Minute Topographic Quadrangle Map (USGS 2014), the Spokane County Spokane Valley-Rathdrum Prairie Aquifer Atlas of 2015 (Spokane County 2015), and additional physical setting information gathered online and through Environmental Data Resources (EDR), a Tetra Tech subcontractor capturing USGS mapping. Additional physical setting information included soils information, current National Wetland Inventory (NWI) map information, current data pertaining to nearby wells, current FEMA Flood Zone information (Panel 0542D – FEMA FIRM Flood Data), and other geologic and hydrological data in the public domain.

### **Climatology**

The climate of Spokane includes hot and dry summers and cool and moderately dry winters. In winter the average daily maximum temperature is 35.4 degrees F and the average daily minimum temperature is 24.5 degrees. The lowest temperature on record, which occurred on January 15 and 16, 1888, is -30 degrees F. In summer, the average temperature is 67.1 degrees F and the average daily maximum temperature is 80.0 degrees. The highest temperature, which occurred in July 1928 and August 1961, is 108 degrees F.

The average annual total precipitation is about 16.56 inches (at higher elevations in Spokane County, i.e. Mt. Spokane, totals can average greater than 46 inches). Of this about 5.8 inches, or about 35 percent, usually falls in May through September. The growing season for most crops falls within this period. The heaviest 1-day rainfall during the period of record is reported by the National Weather Service as 0.70 inches. Thunderstorms occur about 15 days out of an average year.

The average seasonal snowfall is 44.9 inches. The greatest snowfall recorded in Spokane was 132.6 inches in 2008. On an average, 26 days per year have at least 1 inch of snow on the ground. At the highest elevation, snow cover can last more than seven months (National Weather Service 2019).

The average relative humidity is about 67 percent. Humidity is higher at night, and the average at dawn is about 79 percent. The sun shines 75 percent of the time in summer and 31 percent in winter. The prevailing wind is from the southwest. The average wind speed is highest, about 10 miles per hour, in April (NRCS 2019).

### **Topography**

The elevation of the subject property ranges from approximately 1,945 to 1,969 feet AMSL. The topographic gradient of the site and vicinity gently slopes from the northeast to the southwest. A topographic high of approximately 1,969 feet AMSL can be found at the northeast corner of the subject property. The topographic low can be found on the southwestern portion of the site adjacent to E. Marietta Avenue, resting at approximately 1,945 feet AMSL. The relief across the site is approximately

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24 feet. Topography within the subject property is relatively flat and is bisected by a raised bed of a former railroad track. Materials stockpiles located in the north central portion of the subject property suggest the topographical and soil conditions of the site are somewhat dynamic.

## **Geological Conditions**

Topographically the Spokane area rests along a zone of transition between the Columbia Plateau Physiographic Province and the Selkirk Mountains, foothills of the Rockies. Miocene Era glaciation and flooding resulted in glacial flood deposits, predominantly gravel, lining deeper Precambrian Gneiss rock in the area. These deposits consist of thick-bedded to massive mixture of boulders, cobbles, pebbles, granules, and sand; the material contains beds and lenses of sand and silt. This type of material is primarily found outside the principal flood channel of the Spokane River.

The uppermost geologic strata in the Spokane area is characterized by alternate erosional and depositional deposits from a catastrophic geologically recent flood event, the Bretz (or Missoula) Flood. The Bretz (or Missoula) Floods occurred before the end of the last Ice Age when enormous Missoula-located ice dams repeatedly burst causing eastern Washington to be inundated with sediment-filled floodwaters. As the floodwaters subsided, sediments settled on flood basalts and formed soils and undulated topography. Course gravels were deposited within the Rathdrum Prairie – Spokane Valley area creating the Spokane Valley – Rathdrum Prairie Aquifer. The meandering Spokane River, once unbridled, deposited rounded cobbles and gravels through the area, forming relatively level benches. The river has been dammed since the early 1900s.

## **Soils**

Most of the ground surface at the subject property has been disturbed by over a century of industrial and commercial operations. Fill has been placed on the subject property from undetermined sources. According to SCS data (1968), the major native soil components on the subject property is GgA – Garrison gravelly loam with 0 to 5 percent slopes, which is the dominant soil in the Spokane Valley east of the City of Spokane. Most slopes are between 2 and 5 percent. The surface color of GgA, when moist, ranged from very dark brown to black and is gravelly or very gravelly loam or silt loam. The subsoil ranges from dark brown to yellowish brown. The depth to gravel substratum ranges from 30 to 55 inches and the soil is somewhat excessively drained and has moderately rapid permeability (SCS 1968).

Updated Soil data from the United States Department of Agriculture (USDA) and Natural Resources Conservation Service (NRCS) Web Soil Survey indicates that the major soil component of the subject property is classified as *urban land* with *Opportunity disturbed complex* with 0 to 3 percent slopes (NRCS 2019). The Opportunity disturbed complex soils are described as sandy and gravelly glaciofluvial deposits with minor amounts of volcanic ash and loess in the upper portions. This soil is very well-drained with more than 80 inches depth to a restrictive feature and depth to water table (USDA 2019).

## **Surface Hydrology**

USGS topographic maps observed do not indicate the presence of historic or current drainages onsite. The well drained Opportunity soil type mapped across the site is not considered “hydric” soil (EDR 2019), which is a primary wetland indicator. No natural wetlands are suspected or were observed on subject property.

In general, precipitation falling across the site is expected to infiltrate into well-drained Opportunity soils and deep gravels. Soils on the subject property have moderate infiltration rates and intermediate water holding capacity (EDR 2019). High intensity precipitation and rain-on-snow events may result in sheet

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flow from northeast to southwest, or from higher to lower elevations, and eventually to reach stormwater drains located along N. Perry Street and E. Marietta Avenue. Water may not infiltrate as quickly on man-made mounded areas, including material stockpiles.

## **Groundwater Hydrology**

Groundwater in the area and beneath the subject property rests in the unconfined Spokane Valley – Rathdrum Prairie (SVRP) Aquifer. The SVRP Aquifer was designated as a “Sole Source Aquifer” in 1978 by the U.S. Environmental Protection Agency (EPA) and is the sole source of high-quality drinking water for most people in Spokane County, WA and Kootenai County, ID.

The subject property is located proximally to or over the Hillyard Trough portion of the SVRP Aquifer, where groundwater moves north and away from the main westerly flowing Spokane River Arm of the SVRP Aquifer. There are two large municipal drinking water wells/pumping stations located on the City owned adjoining property to the west of the subject property. These two supply wells, the Nevada St. Pumping Station and the Grace Avenue Well Station, have a depth to groundwater of about 80 feet bgs. Groundwater is assumed to flow in the vicinity of the subject property from the southeast to the northwest (Dames & Moore 1993; URS 2012).

## **STANDARD ENVIRONMENTAL RECORDS**

ASTM and AAI require a search of current federal, state, and tribal regulatory databases to identify local environmental concerns that may represent *recognized environmental conditions* in connection with the subject property. ASTM requires a review of database listings found within ASTM-specified minimum distances from the subject property so that a determination can be made by the *Environmental Professional* (EP) as to whether the listed sites represent an environmental concern.

EDR presented a list of local sites for review. ASTM-recommended search parameters were implemented. EDR’s findings were presented in a report entitled “EDR Radius Map with GeoCheck®” (see **Appendix C**). This inquiry meets the regulatory records search requirement for ASTM E 1527-13. Sites listed by EDR were reviewed and determined to represent either no significant concern to the site or to require additional investigation.

## **Subject Property Database Listings**

The regulatory database search conducted by EDR identified three listings on the subject property. TAG Digital Graphics (now Pressworks, formerly Phoenix Water Systems, EDR Site #1), located at 2717 N. Perry Street on the eastern edge of the subject property, is listed on the WA ALLSITES database (Facility/Site Identification System Listing which provides information on facilities and sites of interest to the Ecology). TAG Digital Graphics was visited by Ecology as part of their HAZWASTE Revised Site Visit Program (RSVP) on March 28, 2003. Based on information contained within the EDR report, this listing is not considered a significant concern at this time. However, print shops are known to use and manage hazardous materials in the form of inks and solvents which can include metals and volatile organic compounds. Additional review of Ecology records on August 19, 2019 indicate small amounts of hazardous materials were abandoned on the property in the 1999 timeframe, after it had been used as Phoenix Water Systems. The drainage associated with the print shop has not been examined and little else is known. While records document no significant releases, further investigation may be required at this facility due to it resting on the subject property.

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Spokane County Used Oil Collections (EDR Site #A2), located at 1225 E. Marietta Avenue on the southern edge of the subject property, is listed on the WA SWF/LF (Solid Waste Facilities/Landfill Sites) and WA ALLSITES databases. This facility is listed as a limited MRW facility and used oil collections facility. Based on information contained within the EDR report, this listing is not considered a significant concern at this time. While records document no significant releases, further investigation may be required at this facility due to it resting on the subject property.

Spokane City Solid Waste Management (EDR Site #A3), located at 1225 E. Marietta Avenue on the southern edge of the subject property, is listed on the RCRA Non-Gen/NLR (RCRA – Non-Generators/No Longer Regulated) database, the EPA’s Facility Index System/Facility Registry System (FINDS) database, and the EPA’s Enforcement and Compliance History Online (ECHO) database. Spokane City Solid Waste Management was listed as a Large Quantity Generator in December 1994, a Conditionally Exempt Small Quantity Generator in 1996 and 1997 and verified as a non-generator starting in 1998 through 2003. No violations were found. Based on information contained within the EDR report, this listing is not considered a significant concern at this time. While records document no significant releases, further investigation may be required at this facility due to it resting on the subject property.

### **Adjoining and Nearby Database Listings**

EDR identified numerous additional potentially hazardous sites proximal (within 0.25 miles) of the subject property. Database listings for these sites include the following:

- ❖ **EDR Site #B4, #B5** – Metallic Arts Inc. – WA ALLSITES, RCRA Non-Gen/NLR, FINDS, ECHO, WA MANIFEST, WA UST
- ❖ **EDR Sites #B6** – Casting Restoration – WA ALLSITES, FINDS
- ❖ **EDR Site #C7** – City of Spokane Grave Avenue Well – WA ALLSITES, FINDS
- ❖ **EDR Site #8** – Lloyd Industries Inc. – WA ALLSITES, RCRA Non-Gen/NLR, FINDS, ECHO, CA HAZNET, WA MANIFEST
- ❖ **EDR Site #C9** – City of Spokane Nevada Street Well – WA ALLSITES, FINDS
- ❖ **EDR Site #C10** – City of Spokane Water Yards Water Department – WA UST
- ❖ **EDR Site #C11** – City of Spokane Water Department – Fleet Services – WA ICR
- ❖ **EDR Site #D12** – Harry D Nelson – WA UST, WA ALLSITES
- ❖ **EDR Site #D13** – Rod & Custom Autobody – WA ALLSITES, FINDS
- ❖ **EDR Site #14** – Gonzaga Preparatory School – WA ALLSITES, RCRA Non-Gen/NLR, FINDS, ECHO, WA ASBESTOS, WA MANIFEST, WA UIC
- ❖ **EDR Site # E15** – Speedos Auto – WA ALLSITES, FINDS
- ❖ **EDR Site #E16** – Prestige Collision Center – WA ALLSITES, FINDS
- ❖ **EDR Site #E17** – Automasters – WA ALLSITES, FINDS
- ❖ **EDR Site #18** – Hollens Truck & Trailer Repair Inc. – WA UST, WA ALLSITES, FINDS
- ❖ **EDR Site #F19, #F20** – Action Recycling Inc. – WA SWF/IF, WA ALLSITES, WA SWRCY
- ❖ **EDR Site #21** – Leonard’s Machine Shop – WA ALLSITES, FINDS
- ❖ **EDR Site #G22** – J Grays Paint & Design Co. Inc. – WA ALLSITES, RCRA Non-Gen/NLR, FINDS, ECHO
- ❖ **EDR Site #F23** – A1 Radiator – WA ALLSITES, RCRA Non-Gen/NLR, FINDS, ECHO
- ❖ **EDR Site #24** – RE Powell Distributing Spokane – WA ALLSITES, RCRA Non-Gen/NLR
- ❖ **EDR Site #25** – Euclid Avenue Water Main Replacement 2012086 – WA ALLSITES
- ❖ **EDR Site #26** – City of Spokane Foothills – WA ALLSITES, RCRA Non-Gen/NLR, WA MANIFEST
- ❖ **EDR Site #H27** – Pressworks Spokane – WA ALLSITES



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- ❖ **EDR Site #I28** – John Compier Oil Co. Inc. – WA UST, WA ALLSITES
  - ❖ **EDR Site #G29** – Steve Black Painting Pittsburg Street – RCRA NonGen/NLR, FINDS, ECHO
  - ❖ **EDR Site #G30** – L&R Auto & Machine – WA ALLSITES, FINDS
  - ❖ **EDR Site #H31** – Hopkins Automotive – WA ALLSITES, RCRA NonGen/NLR, FINDS, ECHO
  - ❖ **EDR Site #I32** – JK Brown Auto – WA ALLSITES
  - ❖ **EDR Site #33** – Cenex Zip Trip #10 – WA UST, WA ALLSITES, WA Financial Assurance
  - ❖ **EDR Site #34** – City of Spokane Operations Complex Hamilton & N. Foothills Drive – WA HSL, WA CSCSL, WA LUST, WA BROWNFIELDS, WA ALLSITES
  - ❖ **EDR Site #H35, #H37** – US West Communications W00351 – RCRA NonGen/NLR, WA ALLSITES
  - ❖ **EDR Site #I36** – George Alexieve – WA UST, WA ALLSITES
  - ❖ **EDR Site #J38** – Hudson Co. 070351 – WA UST
  - ❖ **EDR Site #J39** – Qwest Communications W00351 – WA ALLSITES, RCRA NonGen/NLR, FINDS, ECHO
  - ❖ **EDR Site #40** – Richards Printing Company – WA UST, WA ALLSITES, FINDS
  - ❖ **EDR Site #41** – Riblet Tramway Co. – WA ALLSITES, RCRA NonGen/NLR
  - ❖ **EDR Site #42** – Martin Motors – WA ALLSITES, RCRA NonGen/NLR, FINDS, ECHO

With regard to the preceding sites, EDR Site #B4/#B5 Metallic Arts Inc., located at 1027 E Marietta Avenue, adjoining property just east of the subject property, was listed as a large quantity generator in 2002, 2006 and 2007. Hazardous wastes at these sites included corrosive waste, reactive waste, spent cyanide plating bath solutions from electroplating operations, and plating bath residues from the bottom of plating baths from electroplating operations in which cyanide was used in the process. No violations were identified. There appears to be a small underground storage tank (UST) associated with Metallic Arts Inc. No releases were identified. There appear to be no active concerns associated with this site. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

The City of Spokane Water Yard Water Department (EDR Site #10), located at 914 E. North Foothills Drive just west of the subject property, is listed in the WA UST database as having four USTs which appear to have been removed in 1996. EDR Site #11, City of Spokane Water Department – Fleet Services is also located at 914 E. North Foothills Drive and appears to have had a release of petroleum products which contaminated soil in the early 1990s. This site is listed on the WA ICR (Independent Cleanup Report) database and an interim cleanup report was received by Ecology in January 1994. Further investigation may be required with respect to this facility due to it resting adjacent to or on the subject property.

EDR Site #D12 is located at 2824 N. Nevada Street, which is not immediately adjacent to the subject property but nearby to the northwest. The site is listed as Harry D Nelson and is reported to have had one small UST closed in place in 1996. No releases were identified and at this time there appears to be no active concerns associated with this site. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

Hollens Truck and Trailer Repair Inc., (EDR Site #18) located at 2903 N. Madelia, almost two blocks to the east of the subject property, is listed on the WA UST database as having a small steel UST with above ground piping. Tank status and/or closure data is not reported. No releases were identified and given the distance from the subject property and the assumed groundwater flow northwest. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

EDR Site #26 – City of Spokane Foothills, located at 914 E. Foothills Drive just west of the subject property is listed as a Small Quantity and Conditionally-Exempt Small Quantity Generator of hazardous

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waste from 1994 to 2012. Hazardous waste generator at this site included ignitable waste, corrosive waste, cadmium, chromium, lead, benzene, chlorobenzene, tetrachloroethylene, trichlorethylene, halogenated solvents and nonhalogenated solvents. No violations or releases were identified and at this time there appears to be no active concerns associated with this site. Further investigation may be required with respect to this facility due to it resting adjacent to or on the subject property.

John Dompier Oil Co. Inc. (EDR Site #I28) located at 2733 N. Pittsburg, two and a half blocks east of the subject property, reportedly removed six single-walled 10,000-gallon underground tanks in 1996. The six tanks had been installed in 1978. No releases were identified in EDR data, and at this time there appears to be no active concerns associated with this site. A prior report (URS 2010) suggests a release from this site may have occurred, and that the release could have affected a sentry well at the southeastern corner of the subject property. This appears an unlikely possibility considering the Dompier site is located nearly 1,000 feet to the northeast, and the presumed direction of groundwater flow is suspected to be northwest and cross-gradient to the subject property. Significant contamination is not suspected at the sentry well onsite, which is regularly sampled.

EDR Site #33 – Cenex Zip Trip #10 is located at 1503 East Illinois Avenue, 0.2 miles southeast of the subject property. The site has three operational and insured USTs. All three dates were installed in 1983 and upgraded in 1996. No releases were identified. These are the only USTs near the subject property found upgradient with respect to the assumed direction of groundwater flow. However, based on information contained within the EDR report, this listing is not considered a significant concern at this time.

EDR Site #34 – City of Spokane Operations Complex, located near Hamilton and North Foothills Drive (no specific address reported) is a confirmed and suspected contaminated site and is on the Washington State Hazardous Site List and in the Leaking Underground Storage Tank (LUST) database. The EDR report indicates that the site is awaiting cleanup and that soil has been remediated below cleanup levels for benzene, gasoline and other petroleum products. Soil at the site remains contaminated above cleanup levels for metals priority pollutants, unspecified petroleum products, diesel, and PAHs. According to the LUST database release dates occurred in November 1993 and June 2004. Further investigation may be required with respect to this facility due to it resting adjacent to or on the subject property.

EDR Site #I36 located at 2801 N. Pittsburg, almost three blocks east of the subject property, is indicated in the EDR report as having a small UST removed in 1996. No releases were identified. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

EDR Site #J38 – Hudson Co. 070351, located at 1011 E. Euclid Avenue, 0.2 miles north of the subject property, had one small UST used for power closed in place in 1996. A second UST used for heating purposes was removed from this site in 1996. No releases were identified. Based on information contained within the EDR report, this listing is not considered a significant concern at this time..

Richards Printing Company (EDR Site #40), located at 2525 N. Cincinnati, 0.22 miles southwest of the subject property, had two USTs closed in place in 1996. No releases were identified. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

EDR identified several additional potentially hazardous sites proximal (within 0.25 to 1 mile) to the subject property. Of these sites, three are located to the southeast of the subject property and are considered upgradient in terms of the anticipated direction of groundwater flow.

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EDR site #65, City of Spokane N. Crescent & Indiana, was listed on the WA ALLSITES database, however there is limited information given within the EDR report and at this time there appears to be no active concerns associated with this site. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

Riverview Memory Care Facility (EDR Site #70), located at 1801 E. Upriver Drive ¼ to ½ mile southeast of the subject property, is listed on the WA ALLSITES, WA ASBESTOS, and WA UIC (underground injection control) databases. This facility has 3 drywells (EPA Well Type: 5H1-Stormwater) that were constructed in October 2017 at a depth of 8 and 12 feet. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

EDR Site #77, Avista Corporation Spokane Service Center (Washington Water Power Co. Spokane) located at 1411 E. Mission is listed on several databases including WA HSL (Hazardous Sites List), WA CSCSL, WA LUST, WA UST, WA ALLSITES, WA CSCSL NFA, WA SPILLS, WA AIRS, WA ASBESTOS, and WA MANIFEST. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

With regard to database listings of nearby sites provided by EDR, not discussed above, none of the sites appear to threaten the subject property due to current status, distance from the subject property, and local groundwater characteristics. Groundwater in the area is anticipated at depths of about 80 feet bgs and to move in a southeast to northwesterly direction.

### **Orphan Sites Summary**

EDR often presents a listing of orphan sites that could not be mapped due to inaccurate or incomplete location information. EDR listed three orphan sites within the report for the subject property. These three sites included:

- ❖ American Tar Company, N. 111 Erie Street, 99202; listed on SEMS-ARCHIVE database
- ❖ Dee's Auto Service, W. 206 Indiana, 99205; listed on WA ICR database
- ❖ Centennial Trail Pathway, SE Intersection of Cincinnati and Cataldo Avenue, 99202; listed on the WA ICR database

A search for American Tar Company in Spokane, Washington revealed that this site, located at 111 N. Erie Street, south of the Spokane River, is the location of cleanup actions performed by Burlington Northern and Santa Fe Railway Company (BNSF), Avista Corporation, and Ecology. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

Dee's Auto Service was located at 206 W. Indiana Avenue, approximately 0.75 miles southwest of the subject property. Dee's Auto Service is permanently closed, and Ebels Auto Repair is located at this address. A final cleanup report for petroleum product contaminated soil was received by Ecology in 1993 for Dee's Auto Service. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

The Centennial Trail Pathway is a nearly 40-mile paved recreational trail that stretches along the Spokane River. An ICR for petroleum contaminated soil was received by Ecology in 1991. Based on information contained within the EDR report, this listing is not considered a significant concern at this time.

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## Vapor Encroachment Screen

This Phase I ESA includes a limited *Vapor Encroachment Screen* (VES) with respect to *chemicals of concern* that may migrate as vapors into the vadose zone of a property as a result of contaminated soil and/or groundwater. The following minimum search distances (**Table 3**, below) are outlined in ASTM E 2600-15 (ASTM 2015).

**Table 3. Vapor Encroachment Distances**

| AREA OF CONCERN<br>APPROXIMATE MINIMUM SEARCH DISTANCES SURROUNDING THE TARGET SITE IN MILES |                      |   |
|--|----------------------|---|
| Standard Environmental Record Sources<br>(when available)                                    | Chemicals of Concern | Petroleum Hydrocarbon<br>Chemicals of Concern |
| Federal NPL  | 1/3                  | 1/10  |
| Federal CERCLIS  | 1/3                  | 1/10  |
| Federal RCRA CORRACTS  | 1/3                  | 1/10  |
| Federal RCRA non-CORRACTS TSD  | 1/3                  | 1/10  |
| Federal RCRA Generators  | Site Only            | Site Only                                     |
| Federal Institutional Control/Engineering Control  | Site Only            | Site Only                                     |
| Federal ERNS   | Site Only            | Site Only                                     |
| State and Tribal-equivalent NPL  | 1/3                  | 1/10  |
| State and Tribal-equivalent CERCLIS  | 1/3                  | 1/10  |
| State and Tribal Landfill or Solid Waste Disposal Sites                                      | 1/3                  | 1/10  |
| State and Tribal LUST  | 1/3                  | 1/10  |
| State and Tribal UST   | Site Only            | Site Only                                     |
| State and Tribal Institutional Control/Engineering Control                                   | Site Only            | Site Only                                     |
| State and Tribal Voluntary Cleanup   | 1/3                  | 1/10  |
| State and Tribal Brownfield  | 1/3                  | 1/10  |

A Tier 1 non-invasive vapor encroachment screen was performed in accordance with the chemicals of concern and approximate minimum search distances included in ASTM E 2600-15. Based on the results of the initial vapor encroachment screening data that includes adjustments for presumed direction of groundwater flow (NW), the subject property includes several areas that may have releases and the adjoining City property to the west may also include releases. The likelihood of vapor encroachment resulting from prior site uses and possibly west-adjoining property uses may warrant further investigation.

## City Planning, Engineering, and Building Services Department Records

A request for planning, engineering, building and other available records was completed through Mr. Charlie Wolff, Business Development Director for the City of Spokane, on July 8, 2019. Mr. Wolff forwarded Tetra Tech's inquiry to several City departments and provided readily-available information (see below).

On August 15, 2019, Mr. Jon Welge with Tetra Tech completed a former Public Records Request (Ref# C000943-081519) through the City of Spokane Clerk's Office. As of the date of this report, City records such as building permits and underground storage tanks permits have not been provided. Additional review may be recommended if additional records eventually surface.

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## City Water Department Records

Mr. Wolff provided a CD to Tetra Tech which included a detailed map of current water mainlines, water connections, and location of fire hydrants on the subject property. There are fourteen water connections currently at the subject property. Most of these connections service residential and light commercial properties along the eastern and southeast portions of the property. There is also a water connection to the City of Spokane's Engineering and Services Department and Construction Management Office in the south-central portion of the subject property proximal to E. Marietta Avenue.

## City Wastewater Utility Department Records

Mr. Wolff assisted Tetra Tech with the City's online GIS mapping tool in the effort to review current wastewater utility connections. Tetra Tech searched for available side sewer permits associated with addresses specific to the subject property.

Sewage disposal is provided in the area by the City of Spokane. Three side sewer permits were discovered for addresses along E. Marietta Avenue, fourteen (14) side sewer permits were discovered for addresses along N. Perry Street, one for an address on N. Denver Street, and one was discovered for Brewer Lumber Company on N. Columbus Street.

Side sewer permits are dated as early as 1937 with the earliest permits located along N. Perry Street. The City's Riverside Park Water Reclamation Facility (wastewater treatment facility) was built in 1958. Sewage disposal predating the treatment facility included trunk line sewer connections that presumably led to Spokane River. No records were uncovered of onsite septic systems.

## Spokane County Regional Health Department Records

Mr. Mike LaScuola, Technical Advisor for Environmental Resources for the Spokane Regional Health District, was contacted on July 8, 2019 regarding his knowledge of the property. Mr. LaScuola indicated the area has been used by the City for many years as an equipment yard, offices, the water department, and for stockpiling soil. Mr. LaScuola mentioned the area was likely connected to an old trunk sewer system prior to its connection to the wastewater treatment plant.

Mr. LaScuola forwarded Tetra Tech a Site Hazard Assessment (SHA) completed during the mid-1990s that suggests the subject property may include releases of lead, petroleum, and polynuclear aromatic hydrocarbons (PAHs). The release information appears based upon prior investigation and sampling completed by Dames & Moore in 1993 of both the subject property and City shops currently to the west.

The SHA includes a ranking of the City's property in accordance with MTCA 173-340-320, the Washington Ranking Method Scoring Manual (WARM), which was used to estimate the hazard level that conditions on the City property represents to human health and the environment. The WARM estimates hazards on a scale of 1-5 where a score of 1 is most hazardous and 5 is least hazardous, but still of concern. The City property was ranked as a 3 at the time. Additional information is available in **Section 6 – Interviews** and **Table 4**, below.

## Department of Ecology Records

Tetra Tech submitted a public records request to the WA Department of Ecology on July 19, 2019 to acquire records of the subject property. Ms. Casey Swenson, Public Disclosure Search Specialist with Ecology, responded to Tetra Tech and forwarded the request to four Public Disclosure Coordinators; Ms. Miriam Robbins in Ecology's Eastern Regional Office, Ms. Carol Dorn in Ecology's Toxics Cleanup

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Program, Ms. Linda Riedel in Ecology's Hazardous Waste & Toxics Reduction program, and Ms. Jaimi Gerber in Ecology's Water Quality program.

Ms. Riedel responded with an email listing addresses associated with the subject property that have possible dangerous waste annual reports and notifications from 1994 and after, as well as a website link to access the Dangerous Waste Annual Reports Database and US EPA's Toxics Release Inventory records. Ms. Riedel also responded with a follow up email that included notifications of dangerous waste activities for addresses associated with the subject property prior to 1994. Ms. Dorn responded with an email that included reports associated with USTs on City of Spokane property to the west of the subject property. Ms. Gerber did not have any records to provide associated with the subject property.

Each of the documents provided by Ecology were reviewed by Tetra Tech. Below in **Table 5** is a list of materials reviewed including dates, bibliographical references, and brief summaries.

**Table 4. Ecology Records Review**

| DATE OF RECORD    | REFERENCE   | SUMMARY FROM REVIEW  |
|-------------------|---|--|
| 1993 - 2003       | Hazardous Waste and Toxics Reduction Program – Dangerous Waste Annual Reports Database.<br>EPA/State ID Number:<br>WAD988489225<br>1225 E. Marietta Ave., Spokane, WA 99207 | Weblink provided history of dangerous waste annual reports submitted to Ecology for the 1225 E. Marietta Ave. address which is located on the subject property. The dangerous waste reporting period for this address appears to have been between 1991 and 2002. The address was inactive starting on 12/31/2002. |
| December 23, 1991 | Notification of Dangerous Waste Activities for Spokane City Solid Waste Management at 1225 E. Marietta Avenue, Spokane, WA 99207<br>EPA/State ID Number:<br>WAD988489225    | Form details hazardous waste activities for address and indicates facility was a generator as well as a transporter of hazardous waste. Waste included paint related materials, corrosives, poisons, flammable solids, oxidizers, and antifreeze.  |
| May 23, 1991      | Notification of Dangerous Waste Activities for Spokane City Solid Waste Management at 1225 E. Marietta Avenue, Spokane, WA 99207<br>EPA/State ID Number:<br>WAD988489225    | Form details hazardous waste activities for address and indicates facility was a generator as well as a transporter of hazardous waste. Waste included dry cleaning sludge, dry cleaning filters, halogenated solvents, non-halogenated solvents, and traffic paint.   |

| DATE OF RECORD | REFERENCE   | SUMMARY FROM REVIEW   |
|----------------|---|---|
| 1991 - 1999    | Ecology Records for UST Site ID: 97347 City of Spokane Water Yards (Water Department) located at 914 E. North Foothills Drive, Spokane, WA (adjoining property to west) | Records detail information regarding inspection, assessment and permanent tank closure of UST Site ID 97347. Closure and Site Assessment notice filed for Tank #4 indicating tank was removed on November 20, 1998 and there was contamination present at the time of closure. Information also included letter dated February 3, 1994 which provided details regarding 3 other USTs which were removed from the property in the 1980s and early 1990s. The letter states that when Tank #1 was removed on November 5, 1993 there was some minor ground contamination and as a result, the adjacent tanks areas (#2 and #3) were excavated and tested. The letter indicated the entire area was found to have minor contamination but was cleaned under the direction and guidance of Mr. Sherman Spencer of Ecology.   |
| 1995           | City of Spokane Operations Complex Site Hazard Assessment forwarded by Spokane Regional Health District on July 8, 2019   | Site Hazard Assessment for the City Operations Complex following notification by the City that there had been a discovered release of petroleum hydrocarbons on the property following a Phase 1 and Phase 2 completed by Dames and Moore in January 1993. Site environmental contamination assessment information and an SHA field visit was conducted August 23, 1995 that concluded contaminants that are present do not present a hazard by surface water or air borne pathways. Spokane County Health District gave the site a hazard ranking of 3. The State Department of Health (DOH) monitors the wells located on the site for Class A public-potable use. Assessment indicated that contaminant detected in water did not exceed DOH drinking water standards. City of Spokane Operations Complex is located at the intersection of N. Hamilton & North Foothills Drive and is approximately 29 acres. Most of the site is believed to be directly west of the subject property. |
| August 1994    | Monitoring Well Construction Details Report and Soil Boring Log, – Denver & Marietta Project Number: NPW 39304.DC   | Form providing details on a monitoring well constructed near the intersection of Denver & Marietta under the project – Spokane Wellhead Protection. Depth to groundwater is ~85 feet bgs. Well depth is 101 feet bgs.   |

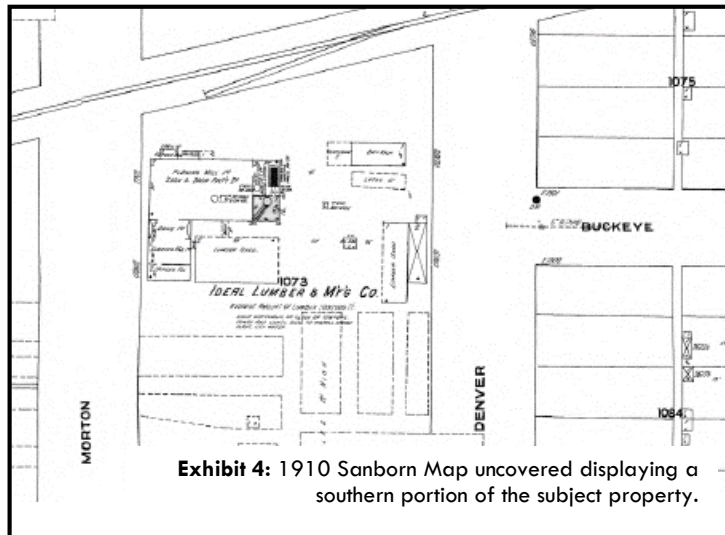
Additional information provided by Ecology is available in **Section 6 – Interviews**.

## HISTORICAL USE INFORMATION ON THE PROPERTY

The objective of conducting historical research is to develop an understanding of the historical uses of the property and surrounding areas. This research helps to determine whether past site uses may have led to the development of *recognized environmental conditions* in connection with the property. The **Figure 3** provides a historical site plan of the subject property based on the review of historical resources.

## Historical Resources

Current and historical aerial photographs and maps were obtained by Tetra Tech through research of Spokane County Assessor records, records ordered through EDR databases, information from EDR, records uncovered at the Northwest Room of the Spokane Public Library, and other information in the public domain. The records uncovered date from the late 1800s onward. Data from these records have been summarized in **Table 5, Historical Resource Summary**, available below. Copies of many of these resources are included as in **Appendix D** and within EDR Reports in **Appendix C**.



**Exhibit 4:** 1910 Sanborn Map uncovered displaying a southern portion of the subject property.

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|--|---|---|
| <b>1888 Sanborn Map of Spokane WA</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library ( <b>APPENDIX D</b> ) | <ul style="list-style-type: none"> <li>Subject property outside of Sanborn mapping area. Subject property is bisected by an unidentified railroad and is plotted.</li> </ul>  | <ul style="list-style-type: none"> <li>Adjacent properties are mostly outside of area mapped by Sanborn. Shown as plotted.</li> </ul>   |
| <b>1901 USGS 30-Minute Topographic Quadrangle Map of Spokane, WA</b><br>– acquired from EDR ( <b>APPENDIX C</b> )                          | <ul style="list-style-type: none"> <li>Subject property is bisected with railroad that travels from east to west. No roadways in subject property.</li> <li>Two buildings are shown at the southern edge of the subject property</li> </ul> | <ul style="list-style-type: none"> <li>Adjoining property appears generally undeveloped with few roads and building depicted. Three buildings are shown on adjacent property to the southeast of subject property.</li> <li>Roads and the railroad appear to serve surrounding properties.</li> </ul>     |
| <b>1902 Sanborn Map of Spokane, Washington</b><br>– acquired from EDR ( <b>APPENDIX C</b> )  | <ul style="list-style-type: none"> <li>Map covers only a small portion of southwest corner of subject property.</li> <li>No buildings or description of property uses included on map.</li> </ul>   | <ul style="list-style-type: none"> <li>Limited mapping available for adjoining properties to the east – no buildings shown on map. No maps available for adjacent properties to west and north.</li> <li>The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul> |



**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|---|--|---|
| <b>1910 Sanborn Map of<br/>Spokane WA –<br/>acquired from EDR<br/>(APPENDIX C)</b>  | <ul style="list-style-type: none"> <li>• Southwest corner of subject property (south of railroad) depicted as including a portion of Luellwitz Lumber Co. Included 6 lumber piles (8-10'), 1 Laths pile (10'), and part of a lumber storage shed/building.</li> <li>• Subject property continued to be bisected with railroad that travels from east to west – S.F. &amp; N. R.R.</li> <li>• Northwest corner of subject property (north of railroad) depicted with a portion of Fidelity Lumber Co. Included 5 lumber piles (8') and planing mill, lumber shed, filing room, and refuse bin.</li> <li>• Ideal Lumber &amp; Manufacturing Co. located in the south-central portion of subject property south of railroad. Railroad spur shown north of planing mill. Included 8 lumber piles (12') and 1 (5'), lumber sheds, planing mill and sash &amp; door factory, offices, glazing room, refuse bin, dry kiln, and lath pile (10'). Steam heated with boiler for heating press room.</li> <li>• Southeast and east portions of subject property appear to include several dwellings and small buildings. A store is depicted in the very southeast corner of property at 2601 N. Perry.</li> <li>• Northeast portion of subject property also has several buildings and 2 lumber sheds. Northeast corner includes 5 dwellings.</li> </ul> | <ul style="list-style-type: none"> <li>• Adjoining properties to the west across Columbus include remaining portions of Luellwitz Lumber Co. and Fidelity Lumber Co.</li> <li>• Adjacent properties to the east (across N. Perry) appear to be residential.</li> <li>• No buildings depicted on adjacent properties to the north of subject property.</li> <li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul> |
| <b>1911 USGS<br/>30-Minute<br/>Topographic<br/>Quadrangle Map of<br/>Spokane, WA<br/>– acquired from EDR<br/>(APPENDIX C)</b> | <ul style="list-style-type: none"> <li>• Subject property same as in 1901 USGS Topographic Map.</li> </ul>   | <ul style="list-style-type: none"> <li>• Adjoining property appears same as in 1901 USGS Topographic Map.</li> </ul>  |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES  |
|--|--|--|
| <p><b>1929 Sanborn Map of Spokane WA</b> – acquired from Northwest Room at Downtown Branch of Spokane Public Library (<b>APPENDIX C</b>)</p> | <ul style="list-style-type: none"> <li>• Southwest corner of subject property (south of railroad) depicted as including 4 large lumber piles (14'), and a large building with office described as mostly vacant with some agricultural implements stored. Just to the north of large building is a coal building/storage shed.</li> <li>• Subject property continued to be bisected with railroad that travels from east to west – S.F. &amp; N. R.R.</li> <li>• Northwest corner of subject property (north of railroad) depicted with the eastern portion of Long Lake Lumber Co. Includes large lumber shed and lumber pile (6') just north of RR, Planing Mill and Lumber Warehouse, another large lumber shed and shavings vault (along Grace Ave).</li> <li>• D.J. Wilson Box Co. located in the south-central portion of subject property south of railroad. Railroad spur shown north of main facility which contains large Shook and Lumber Shed, restroom, refuse bin, office, shook storage, and automobile storage. Automobile storage and Oil House located within central portion of Morton just south of RR. Lumber Yard, south of main facility includes 8 large lumber piles (12').</li> <li>• Three more lumber piles (6-12') and a hose house are located just north of Buckeye Ave. and south of main lumber shed.</li> <li>• Southeast corner and eastern edge of subject property include several dwellings and small buildings.</li> <li>• Northeast portion of subject property also has several buildings and 2 lumber sheds. Northeast corner includes 5 dwellings.</li> </ul> | <ul style="list-style-type: none"> <li>• Adjoining properties to the west across Columbus include Spokane Stove and Furnace Repair Works which includes a Foundry, several warehouses, pattern storage buildings, machine shop, and scrap iron and fuel shed. North of the RR, remaining portion of Long Lake Lumber Co. present with dressed lumber warehouse, lumber sheds, cabinet shop, refuse bin, office, automobile storage and Oil house at northeast corner of Columbus and Grace Ave.</li> <li>• Adjacent properties to the east (across N. Perry) appear to be residential north of the RR. Just south and aligned with RR are large coal sheds, cement shed, and Ruins of Fire. At the northeast corner of N. Perry and the RR a store and dwelling is depicted.</li> <li>• No buildings depicted on adjacent properties to the north of subject property.</li> <li>• Adjacent properties to the south across Marietta Ave include residential dwellings, vacant land, and 5 lumber piles (12') at the corner of Marietta Ave and Denver.</li> </ul> |

**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|---|--|---|
| <b>1929 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library<br><b>(APPENDIX D)</b> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings on Cleveland Ave. between N. Denver and N. Perry – no significant findings</li> <li>• No listings on N. Denver in subject property</li> <li>• Long Lake Lumber Co. listed on Grace Ave. between N. Nevada and N. Morton (partially on subject property)</li> <li>• Two listings on Marietta Ave. between N. Denver and N. Perry; 1 – Vacant, 1 – residential.</li> <li>• D.J. Wilson Box Co. listed at 2706 N. Morton Street</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave.</li> </ul>     | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li> <li>• To east of subject property, T.G. Brunelle gro and shoe repair listed at 2804 N. Perry, on the northeast corner of Perry and the S.F. &amp; N.R.R.</li> </ul>   |
| <b>1930 Metsker's Map of Spokane, WA</b><br>– acquired from Northwest Room at Downtown Spokane Public Library<br><b>(APPENDIX D)</b>    | <ul style="list-style-type: none"> <li>• Subject property is shown bisected by Spokane Falls &amp; Northern Railway which runs east-west.</li> <li>• No other descriptions for subject property.</li> </ul>  | <ul style="list-style-type: none"> <li>• No specific descriptions for adjacent properties.</li> </ul>   |
| <b>1934 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library<br><b>(APPENDIX D)</b> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings on Cleveland Ave. between N. Denver and N. Perry – listed as Cleveland Apartments</li> <li>• No listings on N. Denver in subject property</li> <li>• Long Lake Lumber Co. listed on Grace Ave. between N. Nevada and N. Morton (partially on subject property)</li> <li>• Two listings on Marietta Ave. between N. Denver and N. Perry; no significant listings.</li> <li>• D.J. Wilson Box Co. listed at 2706 N. Morton Street.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave.</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li> <li>• To east of subject property, Perry Street Grocery now listed at 2804 N. Perry, on the northeast corner of Perry and the RR. Railroad now referred to as Great Northern Railway in directory.</li> </ul> |

**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|---|--|---|
| <b>1938 Aerial Photograph</b><br>– acquired from EDR<br><b>(APPENDIX C)</b>   | <ul style="list-style-type: none"> <li>• Southern portion of subject property (south of main railroad bisecting property) appears to be developed with possible lumber company and mill and/or the D.J. Wilson Box Co. Includes several buildings and possible lumber piles. Appears to be a large storage shed/warehouse aligned along southern edge of railroad. Also appears to be a log pond and RR spur in southwest corner.</li> <li>• No evidence of Long Lake Lumber Co. shown in 1929 Sanborn Map. Wet areas appear in northwest corner of subject property.</li> <li>• Eastern edge of subject property appears to be developed as residential with several buildings and trees.</li> </ul>                        | <ul style="list-style-type: none"> <li>• Adjacent property to north appears to be mostly vacant with a residence along eastern edge and square/rectangular log structures along the western edge, perhaps remnants of Long Lake Lumber Co.</li> <li>• Adjoining property to the west appears to be developed as a functioning lumber company south of the railroad and Spokane Stove &amp; furnace Repair Works factory. Lumber company depicted in 1929 Sanborn Maps north of the railroad appears to no longer be present, however some buildings left west of Columbus. Dark, wet spot observed in its place.</li> <li>• Adjacent property to the east of subject property appears to be residential with several buildings and trees. A large shed is aligned to the south of the railroad.</li> <li>• Adjoining property to the south appears to be mostly vacant with a few residential buildings. A large wet area was observed just to the south of Marietta Avenue.</li> </ul> |
| <b>1938 Metsker's Map of Spokane, WA</b><br>– acquired from Northwest Room at Downtown Spokane Public Library<br><b>(APPENDIX D)</b>    | <ul style="list-style-type: none"> <li>• Subject property is shown bisected by Spokane Falls &amp; Northern Railway which runs east-west.</li> <li>• No other descriptions for subject property.</li> </ul>  | <ul style="list-style-type: none"> <li>• No specific descriptions for adjacent properties.</li> </ul>   |
| <b>1939 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library<br><b>(APPENDIX D)</b> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings on Cleveland Ave. between N. Denver and N. Perry – no significant findings</li> <li>• No listings on N. Denver in subject property</li> <li>• Long Lake Lumber Co. listed on Grace Ave. between N. Nevada and N. Morton (partially on subject property)</li> <li>• Two listings on Marietta Ave. between N. Denver and N. Perry; no significant listings.</li> <li>• D.J. Wilson Box Co. no longer listed at 2706 N. Morton Street. Listing is now for Mrs. Alice N Green and she is not indicated as the owner.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave.</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li> <li>• To east of subject property, Perry Street Grocery no longer listed at 2804 N. Perry, on the northeast corner of Perry and the RR. Now listed as Mrs. Betty Howard, who is not indicated as the owner.</li> </ul>  |

**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|---|--|---|
| <p><b>1943 Polk's City Directory</b><br/>– acquired from Northwest Room at Downtown Branch of Spokane Public Library<br/>(APPENDIX D)</p> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings on Cleveland Ave. between N. Denver and N. Perry – no significant findings</li> <li>• No listings on N. Denver in subject property</li> <li>• Long Lake Lumber Co. listed on Grace Ave. between N. Nevada and N. Morton (partially on subject property)</li> <li>• Two listings on Marietta Ave. between N. Denver and N. Perry; no significant listings.</li> <li>• Two listings on Morton between Marietta and Grace Ave. 2702 N. Morton is listed as vacant and 2706 N. Morton is now listed under Floyd A. Lindburg, indicated as not the owner.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave.</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave. Spokane Stove 7 Furnace Repair Works Metallic department listed at 1001 E. Marietta Ave.</li> <li>• To east of subject property, listed at 2720 N. Perry is Economy Fuel Co. just south of RR. 2804 N. Perry now listed as vacant.</li> </ul>  |
| <p><b>1946 Aerial Photograph</b><br/>– acquired from EDR<br/>(APPENDIX C)</p>   | <ul style="list-style-type: none"> <li>• Southern portion of subject property (south of main railroad bisecting property) appears to be developed as a functioning lumber company and mill Includes several buildings and possible lumber piles. Appears to be a large storage shed/warehouse aligned along southern edge of railroad, although slightly smaller than in previous aerial photographs. Also appears to be a log pond and RR spur in southwest corner.</li> <li>• Northern portion of the subject property (north of main RR bisecting property) appears to be vacant.</li> <li>• Eastern edge of subject property appears to be developed as residential with several buildings and trees.</li> </ul>   | <ul style="list-style-type: none"> <li>• Adjacent property to north appears to be mostly vacant with some residential/dwellings along eastern edge.</li> <li>• Adjoining property to the west appears to be developed as industrial, slightly more so than in 1938 aerial photograph. Property immediately west of Columbus, north or RR, appears vacant.</li> <li>• Adjacent property to the east of subject property appears to be residential with several buildings and trees with maybe some commercial/industrial along RR. A large shed is aligned to the south of the railroad.</li> <li>• Adjoining property to the south appears to be mostly vacant with a few residential buildings.</li> </ul> |

**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|---|--|---|
| <p><b>1947 Polk's City Directory</b><br/>– acquired from Northwest Room at Downtown Branch of Spokane Public Library<br/>(APPENDIX D)</p> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings on Cleveland Ave. between N. Denver and N. Perry – no significant findings</li> <li>• No listings on N. Denver in subject property</li> <li>• Long Lake Lumber Co. listed on Grace Ave. between N. Nevada and N. Morton (partially on subject property)</li> <li>• New listing between Columbia and Morton. Two listings on Marietta Ave. between N. Denver and N. Perry; no significant listings.</li> <li>• One listing on Morton between Marietta Ave and Grace; 2706 N. Morton now listed as Harter Lumber Co. wholesale and Thos A. Falkenberg.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave.</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave. Spokane Stove 7 Furnace Repair Works Metallic department no longer listed at 1001 E. Marietta Ave. Frank Yenrac now listed at 1002 E. Marietta Ave.</li> <li>• To east of subject property, listed at 2720 N. Perry is Economy Fuel Co. just south of RR. New listing at 2720 ½ N. Perry is Weston C Warren Auto Repair. 2804 N. Perry now listed as North Perry Grocery.</li> </ul> |
| <p><b>1950 USGS 7.5-Minute Topographic Quadrangle Map of Spokane, WA</b><br/>– acquired from EDR<br/>(APPENDIX C)</p>                     | <ul style="list-style-type: none"> <li>• Subject property same as in 1901 and 1911 USGS Topographic Map except for the addition of two railroad spurs and no buildings.</li> <li>• One railroad spur enters subject property in the southwest corner and ends at southern border of property. Other railroad spur parallels the main railroad, just to the south in the eastern portion of property.</li> <li>• No roadways inside subject property.</li> </ul>  | <ul style="list-style-type: none"> <li>• Adjoining property appears same as in 1901 and 1911 USGS Topographic Map with additional roadways.</li> </ul>  |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES   |
|--|---|---|
| <b>1950 Sanborn Map of<br/>Spokane WA –<br/>acquired from EDR<br/>(APPENDIX C)</b> | <ul style="list-style-type: none"> <li>• Southwest portion of subject property (south of railroad) includes Brewer Lumber Mills Inc. Saw Mill (being put into operation at time of map). Includes saw mill, green chain area, Eng Rm., BLR. Rm., log way to Log Pond, and machinery storage. Railroad spur enters from western edge of property alongside Log Pond.</li> <li>• Subject property continued to be bisected with railroad that travels from east to west – S.F. &amp; N. R.R.</li> <li>• Northwest corner of subject property (north of railroad) depicted as vacant.</li> <li>• Harter Fuel &amp; Lumber Co. located in the south-central portion of subject property south of railroad where D.J. Wilson Box Co. used to exist. Facility includes planing mill, saw filing, metal shavings bin, dwelling and office, dry kilns, and a garage blacksmith and repair. A large lumber shed is aligned along the RR and 7 lumber piles are depicted near southern edge of subject property. Map indicates that Lumber In Transit.</li> <li>• Northern central portion of subject property is depicted as including Long Lake Lumber Co. Lumber Yard with several piles and a small lumber shed.</li> <li>• Southeast corner and eastern edge of subject property include several dwellings and small buildings.</li> <li>• Northeast portion of subject property also has several dwellings and buildings/sheds. Northeast corner includes 5 dwellings.</li> </ul> | <ul style="list-style-type: none"> <li>• Adjoining properties to the west across Columbus include Spokane Stove and Furnace Repair Works which includes a Foundry, several warehouses, pattern storage buildings, machine shop, and scrap iron and fuel shed. Also includes Plating works building, metal cleaning building, welding building, and metal works shop. North of the RR, lumber removed from RR north to Grace Ave.</li> <li>• Adjacent properties to the east (across N. Perry) appear to be mostly residential north of the RR. A store is depicted just north of the RR at 2804 N. Perry. Just south and aligned with RR are large coal sheds. Scales and an office are depicted at 2718A and 2720 N Perry. A laundry building is depicted at 2708 1/3 N. Perry, near the back of the lot.</li> <li>• Map indicates that all lumber from Long Lake Lumber Co. was removed from adjacent properties to the north. A dwelling is depicted on the NW corner of Cleveland and N. Perry.</li> <li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul> |
| <b>1952 Sanborn Map of<br/>Spokane WA –<br/>acquired from EDR<br/>(APPENDIX C)</b> | <ul style="list-style-type: none"> <li>• 1952 Sanborn map depicts subject property the same as 1950 Sanborn map with the exception of a coal shed or storage building is now located at the SE corner of Morton and the RR. No lumber depicted in Long Lake Lumber Co. Lumber Yard in the north central portion of the property.</li> </ul>   | <ul style="list-style-type: none"> <li>• Adjoining properties to the west are the same as in the 1950 Sanborn maps except for the Spokane Water Department facility at the SW corner of Grace Ave. and Columbus.</li> <li>• Adjacent properties to the east are depicted the same as in the 1950 Sanborn Maps.</li> <li>• Adjacent properties to the north are depicted the same as in the 1950 Sanborn Maps.</li> <li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul>   |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES  |
|--|---|--|
| <b>1952-1953 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library<br><b>(APPENDIX D)</b> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings on Cleveland Ave. between N. Denver and N. Perry – no significant findings</li> <li>• No listings on N. Denver in subject property</li> <li>• Long Lake Lumber Co. no longer listed on Grace Ave. between N. Nevada and N. Morton)</li> <li>• No significant listings on Marietta.</li> <li>• Harter Lumber Co. wholesale listed at 2706 N. Morton between Marietta Ave and Grace Ave.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave.</li> </ul>  | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li> <li>• To east of subject property, listed at 2720 N. Perry is Economy Fuel Co. just south of RR. Weston C Warren Auto Repair at 2720 ½ N. Perry is no listed. 2804 N. Perry now listed as North Perry Grocery.</li> </ul>  |
| <b>1953 Aerial Photograph</b><br>– acquired from EDR<br><b>(APPENDIX C)</b>  | <ul style="list-style-type: none"> <li>• Southern portion of subject property (south of main railroad bisecting property) appears to be developed as a functioning lumber company and mill Includes several buildings. Appears to be a large storage shed/warehouse aligned along southern edge of railroad, although slightly smaller than in previous aerial photographs. Also appears to be a log pond (dark spot) and RR spur in southwest corner.</li> <li>• Northern portion of the subject property (north of main RR bisecting property) appears to have possible lumber piles.</li> <li>• Eastern edge of subject property appears to be developed as residential with several buildings and trees.</li> </ul> | <ul style="list-style-type: none"> <li>• Adjacent property to north appears to be mostly vacant with some residential/dwellings along eastern edge.</li> <li>• Adjoining property to the west appears to be developed as industrial. Property immediately west of Columbus, north of RR, appears vacant except for a building on the SW corner of Grace Ave. and Columbus which is mostly likely the Spokane Water Department.</li> <li>• Adjacent property to the east of subject property appears to be residential with several buildings and trees with some commercial/industrial along RR. A large shed is aligned to the south of the railroad. Dark, possible wet spot located south of RR near large sheds.</li> <li>• Adjoining property to the south appears to be mostly vacant with a few residential buildings.</li> </ul> |



**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES  |
|---|--|--|
| <b>1956 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library<br><b>(APPENDIX D)</b> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings on Cleveland Ave. between N. Denver and N. Perry – no significant findings</li> <li>• No listings on N. Denver in subject property</li> <li>• No listings on Grace Ave in subject property</li> <li>• No significant listings on Marietta.</li> <li>• Harter Lumber Co. wholesale listed at 2706 N. Morton between Marietta Ave and Grace Ave.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave. Listed at 2623 is Alf L. Clemens Fuel Dealer.</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li> <li>• To east of subject property, listed at 2720 N. Perry is Economy Fuel Co. just south of RR. 2804 N. Perry no longer listed as North Perry Grocery.</li> </ul>   |
| <b>1957 Metsker's Map of Spokane, WA</b><br>– acquired from Northwest Room at Downtown Spokane Public Library<br><b>(APPENDIX D)</b>    | <ul style="list-style-type: none"> <li>• Subject property is shown bisected by Great Northern Railway which runs east-west.</li> <li>• No other descriptions for subject property.</li> </ul>  | <ul style="list-style-type: none"> <li>• No specific descriptions for adjacent properties. Gonzaga Preparatory School depicted on north side of Cleveland between Nevada and Perry.</li> </ul>   |
| <b>1957 Sanborn Map of Spokane WA</b> – acquired from EDR<br><b>(APPENDIX C)</b>  | <ul style="list-style-type: none"> <li>• 1957 Sanborn map depicts subject property the same as 1952 Sanborn map except for a third dry kiln added as part of Harter Fuel &amp; Lumber Co in the south-central portion of the property.</li> <li>• Lumber piles are no longer depicted in the south-central portion of the subject property.</li> <li>• An Auto repair garage is now depicted towards the northeast corner of the subject property, just south of the apartment building.</li> </ul>  | <ul style="list-style-type: none"> <li>• Adjacent properties to the west are the same as depicted in the 1952 Sanborn Maps.</li> <li>• Adjacent properties to the east are depicted the same as in the 1952 Sanborn Maps except for a plumbing building with pipe shed located at the NE corner of Cleveland and N. Perry.</li> <li>• Adjacent properties to the north are depicted the same as in the 1952 Sanborn Maps with the exception of Gonzaga High School being depicted along Euclid Avenue.</li> <li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul> |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES  |
|--|---|--|
| <b>1959 Sanborn Map of Spokane WA</b> – acquired from EDR (APPENDIX C)   | <ul style="list-style-type: none"> <li>1957 Sanborn map depicts subject property the same as 1952 Sanborn map except for a wood bin and shop were added to the eastern portion of Brewer Lumber Mills Inc. Saw Mill as well as a block bin and shavings bin on the northside.</li> <li>Long Lake Lumber Co Lumber Yard no longer indicated in north central portion of subject property.</li> </ul>   | <ul style="list-style-type: none"> <li>Adjacent properties to the west are the same as depicted in the 1957 Sanborn Maps with the addition of the City of Spokane Refuse Div. office, lockers and wash room on Grace Ave west of Columbus (NW of the subject property).</li> <li>Adjacent properties to the east are depicted the same as in the 1957 Sanborn Maps.</li> <li>Adjacent properties to the north are depicted the same as in the 1957 Sanborn Maps.</li> <li>The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul> |
| <b>1960 Sanborn Map of Spokane WA</b> – acquired from EDR (APPENDIX C)   | <ul style="list-style-type: none"> <li>No change from 1959 Sanborn Maps except that Harter Fuel &amp; Lumber Co. is noted as not in operation.</li> </ul>   | <ul style="list-style-type: none"> <li>No change from 1959 Sanborn Maps.</li> <li>The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul>   |
| <b>1961 Polk's City Directory</b> – acquired from Northwest Room at Downtown Branch of Spokane Public Library (APPENDIX D) | <ul style="list-style-type: none"> <li>No listings on Buckeye Ave in subject property</li> <li>Four listings (2 vacant) on Cleveland Ave. between N. Denver and N. Perry – no significant findings.</li> <li>No listings on N. Denver in subject property</li> <li>No listings on Grace Ave in subject property</li> <li>No significant listings on Marietta.</li> <li>Harter Lumber Co. wholesale listed at 2706 N. Morton between Marietta Ave and Grace Ave. Also listed as TC&amp;M Lumber Co. wholesale (same address).</li> <li>Several listings on N. Perry between Marietta Ave and Cleveland Ave. Listed at 2623 is Alf L. Clemens Fuel Dealer.</li> </ul> | <ul style="list-style-type: none"> <li>To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li> <li>To northwest of subject property, Johnson Service Co. Inc (temperature control) is listed at 2902 N Perry.</li> <li>To east of subject property, listed at 2720 N. Perry is Economy Fuel Co. just south of RR.</li> </ul>  |

**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|---|--|---|
| <b>1962 Aerial Photograph</b><br>– acquired from EDR<br><b>(APPENDIX C)</b>   | <ul style="list-style-type: none"> <li>• Southern portion of subject property (south of main railroad bisecting property) appears to be developed as a functioning lumber company and mill. Includes several buildings. Appears to be a large storage shed/warehouse aligned along southern edge of railroad, although slightly smaller than in previous aerial photographs. Log pond and RR spur in southwest corner not as visible as previous photographs.</li> <li>• Northern portion of the subject property (north of main RR bisecting property) has buildings and possible automobiles. Property also appears to have several wet areas (dark spots) in NW corner. Several parallel dirt roads/tracks observed in north-central portion of subject property.</li> <li>• Eastern edge of subject property appears to be developed as residential with several buildings and trees.</li> </ul> | <ul style="list-style-type: none"> <li>• Adjacent property to north has changed from vacant to now include baseball field and track for Gonzaga Preparatory school. Residential/dwellings still located along eastern edge.</li> <li>• Adjoining property to the west appears to be developed as industrial. Property immediately west of Columbus, north or RR, is no longer vacant and includes several buildings most likely part of the Spokane Water Department.</li> <li>• Adjacent property to the east of subject property appears to be residential with several buildings and trees with some commercial/industrial along RR.</li> <li>• Adjoining property to the south appears to be mostly vacant with a few residential buildings.</li> </ul> |
| <b>1963 USGS 7.5-Minute Topographic Quadrangle Map of Spokane, WA</b><br>– acquired from EDR<br><b>(APPENDIX C)</b> | <ul style="list-style-type: none"> <li>• Subject property same as in 1950 USGS Topographic Map.</li> <li>• E. Buckeye Ave is only roadway that appears to enter directly into subject property.</li> </ul>   | <ul style="list-style-type: none"> <li>• Adjacent property to the north includes Gonzaga Preparatory School and track.</li> </ul>   |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES   |
|--|---|---|
| <p><b>1964 Polk's City Directory</b><br/>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR (<b>APPENDIX C and D</b>)</p> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings (3 vacant) on Cleveland Ave. between N. Denver and N. Perry – no significant findings.</li> <li>• Brewer Lumber Mills saw mill listed at 2710 N. Columbus, south of intersection with Cleveland.</li> <li>• No listings on N. Denver in subject property</li> <li>• No listings on Grace Ave in subject property</li> <li>• No significant listings on Marietta.</li> <li>• Harter Lumber Co. wholesale listed at 2706 N. Morton between Marietta Ave and Grace Ave.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave. Listed at 2623 is Frank Clemens Fuel, owned by Mrs. Nellie Clemens. Listed at 2717 N. Perry is Imperial Builders and Supply. Distilled Water Company is listed at 2823 N. Perry and at 2827 is Holmen Heating.</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li> <li>• To northwest of subject property, Johnson Service Co. Inc (temperature control) is listed at 2902 N Perry.</li> <li>• To the northeast of the subject property, F&amp;S Plumber and Heating Co. located at 1414 E. Cleveland Ave. Also located at 1414 E. Cleveland Ave. is Lilac City Sup mdse whse and St. Louis Terminal Field Wholesale.</li> <li>• To the east of subject property, listed at 2720 N. Perry is Economy Fuel Co. just south of RR.</li> </ul> |
| <p><b>1965 Sanborn Map of Spokane WA</b> – acquired from EDR (<b>APPENDIX C</b>)</p>   | <ul style="list-style-type: none"> <li>• Slight changes from 1960 Sanborn Maps including:</li> <li>• Brewer Lumber Mills Inc. saw mill is noted as not in operation.</li> <li>• A Building Supplies building/store is now located on N. Perry just south of intersection with RR, listed as Imperial Builders and Supply in 1964 city directory.</li> <li>• The Auto Repair garage shown in 1960 Sanborn map at 2823 N Perry is now labeled as a distilled water company and storage. A Tin Shop is depicted at 2827 N. Perry</li> </ul>  | <ul style="list-style-type: none"> <li>• The coal sheds depicted along the south side of RR in adjacent property to the east are now depicted as a Wood Yard.</li> <li>• No changes from 1960 Sanborn Maps to adjacent properties to the west or north.</li> <li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul>   |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES  |
|--|--|--|
| <p><b>1967 Polk's City Directory</b><br/>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR (<b>APPENDIX C and D</b>)</p> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings (1 vacant) on Cleveland Ave. between N. Denver and N. Perry – no significant findings.</li> <li>• Listing for 2710 N. Columbus as vacant. Brewer Lumber Mills saw mill listed at 2710 N. Columbus, south of intersection with Cleveland.</li> <li>• No listings on N. Denver in subject property</li> <li>• No listings on Grace Ave in subject property</li> <li>• Harter Enterprises Building Materials listed at 1225 E. Marietta.</li> <li>• Martin Wood Products now listed at 2706 N. Morton between Marietta Ave and Grace Ave.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave. 2623 N. Perry just listed by owner, no longer listed as Frank Clemens Fuel. 2717 N. Perry is listed as vacant instead of Imperial Builders and Supply. Tipke Manufacturing Race Cars and Speed now listed at 2823 N. Perry and at 2827 is Holmen Heating.</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li> <li>• To northeast of subject property, Dawson Brother Mechanic Controls Plumbing &amp; Heating is now listed at 2902 N Perry.</li> <li>• To the northeast of the subject property, F&amp;S Plumber and Heating Co. located at 1414 E. Cleveland Ave. Also listed as Commercial Electric Repair.</li> <li>• To east of subject property, 2720 N. Perry is list as vacant instead of Economy Fuel Co. Distilled Water Company is now listed at 2804 and 2808 (storage) N. Perry.</li> </ul> |

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**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES   |
|--|---|---|
| <b>1968 Sanborn Map of<br/>Spokane WA –<br/>acquired from EDR<br/>(APPENDIX C)</b> | <ul style="list-style-type: none"><li>• Changes from 1965 Sanborn Maps including:</li><li>• Brewer Lumber Mills Inc. saw mill is no longer depicted on the subject property. RR spur that ran to log pond at Brew Lumber Mills Inc. saw mill still shown on map.</li><li>• Harter Lumber Co. is depicted in south-central portion of subject property, south of RR, and there is no indication that it is not in operation. Two dry kilns have been removed and the third is now depicted as storage.</li><li>• A masonry block manufacturer is now depicted on the NW corner of Marietta Ave. and N. Denver (E. 1225 Marietta Ave.). Masonry block storage is depicted to the west of the building.</li><li>• Spokane Presto Log Co. is now depicted in the large sheds/buildings that are just south and aligned with the RR.</li><li>• Building Supplies building/store on N. Perry just south of intersection with RR, now depicted as vacant.</li><li>• Distilled water company and storage at 2823 N Perry is now labeled as Auto Repair with a storage building to the west. The Tin Shop depicted at 2827 N. Perry has an additional auto building to the west.</li></ul> | <ul style="list-style-type: none"><li>• No changes from 1965 Sanborn Maps to adjacent properties.</li><li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li></ul> |
| <b>1969 Sanborn Map of<br/>Spokane WA –<br/>acquired from EDR<br/>(APPENDIX C)</b> | <ul style="list-style-type: none"><li>• Slight changes from 1968 Sanborn Maps including:</li><li>• Spokane Presto Log Co. warehouse buildings south of RR are depicted as two separate buildings with middle part of structure(s) no longer depicted.</li></ul>   | <ul style="list-style-type: none"><li>• No changes from 1968 Sanborn Maps to adjacent properties.</li><li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li></ul> |
| <b>1970 Sanborn Map of<br/>Spokane WA –<br/>acquired from EDR<br/>(APPENDIX C)</b> | <ul style="list-style-type: none"><li>• Slight changes from 1969 Sanborn Maps including:</li><li>• Furthest east Spokane Presto Log Co. warehouse building, south of RR is no longer depicted. Map still has (S.P.L. Co) listed in its place but does not show a building or warehouse.</li></ul>   | <ul style="list-style-type: none"><li>• No changes from 1969 Sanborn Maps to adjacent properties.</li><li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li></ul> |

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**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES  |
|--|--|--|
| <b>1970 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR ( <b>APPENDIX C and D</b> ) | <ul style="list-style-type: none"><li>• No listings on Buckeye Ave in subject property</li><li>• Three listings (2 vacant) on Cleveland Ave. between N. Denver and N. Perry – no significant findings.</li><li>• Listing for 2710 N. Columbus as vacant and Ray Hansmeier.</li><li>• No listings on N. Denver in subject property</li><li>• No listings on Grace Ave in subject property</li><li>• Harter Enterprises Building Materials listed at 1225 E. Marietta.</li><li>• Martin Wood Products now listed at 2720 N. Morton between Marietta Ave and Grace Ave. 2706 N. Morton now listed as vacant.</li><li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave. 2623 N. Perry listed with new owner. 2717 N. Perry is listed now listed as Dawson Bros mech controls plumbing and heating. Tipke Manufacturing Race Cars and Speed now listed at 2823 N. Perry and 2827 N. Perry is now listed as Tenneco Chemicals Inc. (Cal Ink Div).</li></ul> | <ul style="list-style-type: none"><li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory listed at 1027 E. Marietta Ave.</li><li>• To northeast of subject property, Crown Sign Co. is now listed at 2902 N Perry.</li><li>• To the northeast of the subject property, F&amp;S Plumber and Heating Co. located at 1414 E. Cleveland Ave. Also listed as Commercial Electric Repair.</li><li>• To east of subject property, 2720 N. Perry is list as vacant instead of Economy Fuel Co. Distilled Water Company is listed at 2804 and 2808 (storage) N. Perry.</li></ul> |

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**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|--|--|---|
| <b>1972 Aerial<br/>Photograph</b><br>– acquired from EDR<br>(APPENDIX C) | <ul style="list-style-type: none"><li>• Southern portion of subject property (south of main railroad bisecting property) appears to have same main planing mill building as the 1962 aerial. All buildings associated with Brewer saw mill are no longer present. Land in southwest corner of subject property appears vacant with possible remnants of operations near RR. Appears to be a large storage shed/warehouse aligned along southern edge of railroad, although slightly smaller than in previous aerial photographs (about a 1/3<sup>rd</sup>).</li><li>• New building (masonry) now appears in south-central portion of subject project.</li><li>• Northern portion of the subject property (north of main RR bisecting property) has buildings and possible automobiles or parking. Property also appears to have a tower/building next to RR.</li><li>• Several dirt roads/tracks observed in north-central portion of subject property. There is a large white area in north-central portion of subject property that may be used for dumping rocks/rubble/material of some kind.</li><li>• Eastern edge of subject property appears to be developed as residential with several buildings and trees. New large white building or new roof is just north of Buckeye Ave within subject property.</li></ul> | <ul style="list-style-type: none"><li>• Adjacent property to includes baseball field and track for Gonzaga Preparatory school. Residential/dwellings still located along eastern edge. Just to the west of the baseball field is an area that appears to be a dumping location for white material or automobiles.</li><li>• Adjoining property to the west appears to be developed as industrial. Property immediately west of Columbus, north of RR, is no longer vacant and includes several buildings most likely part of the Spokane Water Department.</li><li>• Adjacent property to the east of subject property appears to be residential with several buildings and trees with some commercial/industrial along RR.</li><li>• Adjoining property to the south appears to be mostly vacant with a few residential buildings.</li></ul> |



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**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES  |
|--|--|--|
| <b>1975 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR ( <b>APPENDIX C and D</b> ) | <ul style="list-style-type: none"><li>• No listings on Buckeye Ave in subject property</li><li>• Four listings (1 vacant) on Cleveland Ave. between N. Denver and N. Perry – no significant findings.</li><li>• Listing for 2710 N. Columbus now vacant.</li><li>• No listings on N. Denver in subject property</li><li>• No listings on Grace Ave in subject property</li><li>• Harter Enterprises Building Materials and Hartson Inc. listed at 1225 E. Marietta.</li><li>• Martin Wood Products Inc. (lumber wholesale) listed at 2720 N. Morton between Marietta Ave and Grace Ave.</li><li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave. 2703 N. Perry is listed as Dawson Bros Sheet Metal Inc. 2717 N. Perry is listed as Dawson Bros mech controls plumbing and heating. Tipke Manufacturing Race Cars and Speed now listed at 2823 N. Perry and 2827 N. Perry is now listed as Cal-Ink printers suppliers as well as Image Control Systems printer supplies.</li></ul> | <ul style="list-style-type: none"><li>• To west of subject property, Spokane Stove &amp; Furnace Repair Works Factory and Metallic Arts furnace dealers listed at 1027 E. Marietta Ave.</li><li>• To northeast of subject property, Crown Sign Co. is listed at 2902 N Perry.</li><li>• To the northeast of the subject property, 1414 E. Cleveland Ave is now vacant instead of F&amp;S Plumber and Heating Co.</li><li>• To east of subject property, 2804 and 2808 N. Perry is now listed as vacant, no longer Distilled Water Company. 2814 N. Perry is listed as Richard M. Gortsema, general construction.</li></ul> |

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**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|---|--|---|
| <b>1977 Aerial Photograph</b><br>– acquired from EDR<br><b>(APPENDIX C)</b>         | <ul style="list-style-type: none"> <li>• Southern portion of subject property (south of main railroad bisecting property) appears to be the same as in the 1972 aerial photograph. Major buildings include lumber mill, masonry building, office and storage sheds. Large warehouse aligned with RR on the south side still present.</li> <li>• Southwest corner of subject property still appears to be vacant.</li> <li>• Northern portion of the subject property (north of main RR bisecting property) has buildings and possible automobiles or parking near the western property edge. Property also appears to have a tower/building next to RR.</li> <li>• Several dirt roads/tracks observed in north-central portion of subject property. No longer a large white area in north-central portion of subject property that may be used for dumping rocks/rubble/material of some kind.</li> <li>• Eastern edge of subject property appears to be developed as residential with several buildings and trees.</li> </ul> | <ul style="list-style-type: none"> <li>• Adjacent property to the north includes baseball field and track for Gonzaga Preparatory school. Residential/dwellings still located along eastern edge. Just to the west of the baseball field is an area that appears to be a dumping location for white material or automobiles.</li> <li>• Adjoining property to the west appears to be developed as industrial. Property immediately west of Columbus, north of RR, includes several buildings and parking lot, most likely part of the Spokane Water Department.</li> <li>• Adjacent property to the east of subject property appears to be residential with several buildings and trees. Commercial/industrial area along RR appears to be no longer functional. Buildings/sheds no longer present.</li> <li>• Adjoining property to the south appears to be mostly vacant with a few residential buildings.</li> </ul> |
| <b>1980 Sanborn Map of Spokane WA</b> –<br>acquired from EDR<br><b>(APPENDIX C)</b> | <ul style="list-style-type: none"> <li>• Slight changes from 1970 Sanborn Maps including:</li> <li>• Two dwellings located on N. Perry just north of Buckeye Ave have been replaced with a large warehouse.</li> <li>• Three parcels north of Buckeye Ave. on N. Perry, dwelling is depicted as commercial with a play yard.</li> <li>• Tin shop and Auto repair new northeast corner of subject property are now depicted as one manufacturing with a storage building.</li> </ul>  | <ul style="list-style-type: none"> <li>• Adjacent property to the east on N. Perry just south of RR changed from dwelling, scales and office to one commercial building. Two new residential dwellings built on east side of N. Perry just south of RR.</li> <li>• City of Spokane Water Department Storage Yard is now depicted in adjacent property to the east just north of the RR.</li> <li>• Spokane Foundry and Metallic Arts still depicted east of subject property north of Marietta Ave.</li> <li>• Two dwelling on southwest corner of N. Perry and E. Cleveland Ave, have been combined into one with a commercial, warehouse and two automobile buildings depicted.</li> <li>• The Sanborn map inquiry through EDR did not include adjacent properties to the south.</li> </ul>   |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES  |
|--|---|--|
| <p><b>1980 Polk's City Directory</b><br/>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR (<b>APPENDIX C and D</b>)</p> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings (1 vacant, 1 no return) on Cleveland Ave. between N. Denver and N. Perry – no significant findings.</li> <li>• Listing for 2710 N. Columbus vacant.</li> <li>• No listings on N. Denver in subject property</li> <li>• No listings on Grace Ave in subject property</li> <li>• Taylor Trailer Transport now listed at 1225 E. Marietta.</li> <li>• No listings on N. Morton within subject property.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave. 2703 N. Perry is no longer listed as Dawson Bros Sheet Metal Inc. 2717 N. Perry is listed as Dawson Bros mech controls plumbing and heating. Tipke Manufacturing Race Cars and Speed listed at 2823 N. Perry and 2827 N. Perry (no longer listed as Cal-Ink printers suppliers or Image Control Systems printer supplies).</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, 1027 E. Marietta Ave is now just listed as Metallic Arts furnace dealers.</li> <li>• To northeast of subject property, Crown Sign Co. no longer listed at 2902 N Perry, now listed as vacant.</li> <li>• To the northeast of the subject property, 1414 E. Cleveland Ave is now listed as F&amp;F Foods. F&amp;F Foods also listed as 1414 ½ E. Cleveland.</li> <li>• To the east of subject property, 2718 N. Perry now listed as Marlowe Machine. 2804 N. Perry back listed as Distilled Water Company. Northwest Spray Co. now listed at 2834 N. Perry just south of E. Cleveland.</li> </ul> |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES   |
|--|---|---|
| <b>1982 Aerial Photograph</b><br>– acquired from EDR<br><b>(APPENDIX C)</b>  | <ul style="list-style-type: none"> <li>• The subject property is mainly unchanged from the 1977 aerial photograph. Same industrial activity and buildings appear in south-central and SEs portion of the property south of the RR.</li> <li>• Southwest corner of subject property still appears to be vacant with a large area missing vegetation near RR.</li> <li>• Northern portion of the subject property (north of main RR bisecting property) has a building and possible automobiles or parking near the western property edge.</li> <li>• A dirt road appears to enter subject property from NW corner. Most of north central portion of property is vacant with vegetation.</li> <li>• Eastern edge of subject property appears to be developed as residential with several buildings and trees. Some commercial buildings/warehouses along eastern border of subject property.</li> </ul> | <ul style="list-style-type: none"> <li>• Adjacent property to the north includes baseball field and track for Gonzaga Preparatory school. Residential/dwellings still located along eastern edge. Just to the west of the baseball field is an area that appears to be a dumping location or possible parking area of automobiles.</li> <li>• Adjacent property to the west appears to be developed as commercial and industrial. Property immediately west of Columbus, north of RR, includes several buildings and parking lot, most likely part of the Spokane Water Department.</li> <li>• Adjacent property to the east of subject property appears to be residential with several buildings and trees. Commercial/industrial area along RR appears to be no longer functional. Buildings/sheds no longer present.</li> <li>• Adjoining property to the south appears to be mostly vacant with a few residential buildings.</li> </ul> |
| <b>1984 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR <b>(APPENDIX C and D)</b> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Four listings (2 vacant, 1 no return) on Cleveland Ave. between N. Denver and N. Perry – no significant findings.</li> <li>• Listing for 2710 N. Columbus is now City Public Utilities Department.</li> <li>• No listings on N. Denver in subject property</li> <li>• No listings on Grace Ave in subject property</li> <li>• Ibex Construction Inc. now listed at 1225 E. Marietta.</li> <li>• No listings on N. Morton within subject property.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave. 2717 N. Perry is now listed as vacant. Tipke Manufacturing Race Cars and Speed listed at 2823 N. Perry and 2827 N. Perry.</li> </ul>   | <ul style="list-style-type: none"> <li>• To west of subject property, 1027 E. Marietta Ave is listed as Metallic Arts furnace dealers.</li> <li>• To northeast of subject property, 2902 N. Perry now listed as Tipke Manufacturing Co. Inc. (metal fabricator).</li> <li>• To the northeast of the subject property, 1414 E. Cleveland Ave no longer has a listing, however, Pederson Fryer Farms is now listed as 1414 ½ E. Cleveland.</li> <li>• To the east of subject property, 2718 N. Perry listed as Marlowe Machine. 2804 N. Perry listed as Distilled Water Company. Northwest Spray Co. listed at 2834 N. Perry just south of E. Cleveland.</li> </ul>   |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES  |
|--|--|--|
| <b>1984 Metsker's Map of Spokane, WA</b><br>– acquired from Northwest Room at Downtown Spokane Public Library<br><b>(APPENDIX D)</b>               | <ul style="list-style-type: none"> <li>• Subject property is shown bisected by Railroad which runs east-west.</li> <li>• No other descriptions for subject property.</li> </ul>  | <ul style="list-style-type: none"> <li>• No specific descriptions for adjacent properties. Gonzaga Preparatory School depicted on north side of Cleveland between Nevada and Perry.</li> </ul>   |
| <b>1986 USGS 7.5-Minute Topographic Quadrangle Map of Spokane, WA</b><br>– acquired from EDR<br><b>(APPENDIX C)</b>                                | <ul style="list-style-type: none"> <li>• Subject property mostly the same as in 1963 USGS Topographic Map. Six buildings now shown in south-central portion of subject property. Several buildings shown along eastern edge of property.</li> <li>• E. Buckeye Ave is only roadway that appears to enter directly into subject property. E. Grace Ave now appears to curve north prior to entering subject property.</li> </ul>  | <ul style="list-style-type: none"> <li>• Adjacent property to the north includes Gonzaga Preparatory School and track.</li> <li>• Several buildings are depicted in adjacent property to the east.</li> <li>• A few buildings depicted in adjacent property to the west.</li> </ul>  |
| <b>1989 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR <b>(APPENDIX C and D)</b> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Three listings (all no return) on Cleveland Ave. between N. Denver and N. Perry.</li> <li>• Listing for 2710 N. Columbus is now City Public Utilities Department. North Foothills Drive now listed as intersecting just before E. Cleveland Ave intersects.</li> <li>• No listings on N. Denver in subject property</li> <li>• No listings on Grace Ave in subject property</li> <li>• City Solid Waste Management Department now listed at 1225 E. Marietta.</li> <li>• No listings on N. Morton within subject property.</li> <li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave. 2717 N. Perry is now listed as Professional Packaging (plastic products wholesale). 2807 N. Perry listed as Lisa's Day Care as well as two apartments. 2817 N. now listed as James Tipke Manufacturing (additional space). Tipke Manufacturing Inc. (metal fabricators) listed at 2823 N. Perry and 2827 N. Perry</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, 1027 E. Marietta Ave is now listed as Metallic Arts lighting equipment and fireplaces.</li> <li>• To northeast of subject property, 2902 N. Perry listed as Tipke Manufacturing Co. Inc. (metal fabricator).</li> <li>• To the northeast of the subject property, 1414 E. Cleveland Ave no longer has a listing, however, Pederson Fryer Farms is now listed as 1414 ½ E. Cleveland.</li> <li>• To east of subject property, 2718 N. Perry listed as Marlowe Machine. 2804 N. Perry listed as Distilled Water Company. Northwest Spray Co. listed at 2834 N. Perry just south of E. North Foothills Dr.</li> </ul> |

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**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|--|--|---|
| <b>1991 Aerial<br/>Photograph</b><br>– acquired from EDR<br>(APPENDIX C) | <ul style="list-style-type: none"><li>• Appears that railroad that bisected the subject property is no longer in use.</li><li>• South-central portion of subject property has changed from 1982 aerial photograph. Appears that only 4 buildings in that area; the masonry building and storage building along Marietta and Morton, the old lumber mill office building, and the large shed/warehouse aligned with the old RR. It appears a new building (white) has been built that is also aligned with and to the south of the RR.</li><li>• Southwest portion of the property appears to be vacant as well as most of the north central portion of the subject property. There are a few dark spots in these portions of the property.</li><li>• The eastern edge of the subject property appears to be the same as depicted in the 1982 aerial photograph.</li><li>• The roadway bordering the northern edge of the subject property has been changed to allow for expansion of Gonzaga Prep baseball fields.</li></ul> | <ul style="list-style-type: none"><li>• Adjacent property to the north includes baseball field and track for Gonzaga Preparatory school, as well as newly constructed baseball field in the land that used to fall between E. Cleveland Ave and the subject property. Residential/dwellings still located along eastern edge.</li><li>• Adjacent property to the west appears to be developed as commercial and/or industrial. Property immediately west of Columbus, north of old RR, includes several buildings and parking lot, most likely part of the Spokane Water Department.</li><li>• Adjacent property to the east of subject property appears to be residential with several buildings and trees. Commercial/industrial area along old RR appears to be no longer functional. Buildings/sheds no longer present.</li><li>• Adjoining property to the south appears to be mostly residential buildings.</li></ul> |

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**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES   |
|--|---|---|
| <b>1992 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR ( <b>APPENDIX C and D</b> ) | <ul style="list-style-type: none"><li>• No listings on Buckeye Ave in subject property</li><li>• No listings for Cleveland Ave. in subject property.</li><li>• Listing for 2710 N. Columbus is City Public Utilities Department (wholesale).</li><li>• No listings on N. Denver in subject property</li><li>• No listings on Grace Ave in subject property</li><li>• Four properties listed on North Foothills Drive between N. Columbus and N. Perry. These are the 4 apartment units that were previously listed on Cleveland Ave.</li><li>• City Solid Waste Management Department is no longer listed at 1225 E. Marietta.</li><li>• No listings on N. Morton within subject property.</li><li>• Several listings on N. Perry between Marietta Ave and Cleveland Ave/North Foothills Drive. Tipke Manufacturing Inc. (metal fabricators) no longer listed at 2823 N. Perry and 2827 N. Perry.</li></ul> | <ul style="list-style-type: none"><li>• To west of subject property, 1027 E. Marietta Ave is now listed as Metallic Arts lighting equipment and fireplaces. Also west of subject property, Fire House No. 2 is listed at 1001 North Foothills Drive between N. Nevada St. and N. Columbus St.</li><li>• To west of subject property, listed at 914 North Foothills Drive is City of Spokane Utilities (Garage), just west of N. Nevada.</li><li>• To the northeast of the subject property, 1414 North Foothills Drive is listed as Pederson Fryer Farms and 1415 is listed as Gonzales Exotic.</li><li>• To the east of subject property, 2702 N. Perry is listed as Tipke Manufacturing Inc. 2718 N. Perry listed as Marlowe Machine.</li></ul> |

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**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|--|--|---|
| <b>1995 Aerial<br/>Photograph</b><br>– acquired from EDR<br>(APPENDIX C) | <ul style="list-style-type: none"><li>• South-central portion of subject property has changed from 1991 aerial photograph. Appears that the south-central portion of the subject property now serves as a storage yard for City Public Utilities. There appear to be 4 buildings in this area associated with the storage yard. Yard appears to have trailers or automobiles and possibly large dumpsters stored.</li><li>• Southwest portion of the property appears to be vacant, with some storage of automobiles or trailers. Several dark spots appear in vacant vegetated area.</li><li>• North Foothills Drive now runs along the northern boundary of the subject property.</li><li>• The northwest corner of the subject property appears to have a pond or circular wet spot surrounded by a parking lot and vehicles. There is a building close to the old railroad railway.</li><li>• The north central portion of the subject property appears vacant and mostly void of vegetation.</li><li>• The eastern edge of the subject property appears to be the same as depicted in the 1991 aerial photograph.</li></ul> | <ul style="list-style-type: none"><li>• Adjacent property to the north includes baseball fields and track for Gonzaga Preparatory school. Residential/dwellings still located along eastern edge or north adjacent property.</li><li>• Adjacent property to the west appears to be developed as commercial and/or industrial. Property immediately west of Columbus, north of old RR, includes several buildings and parking lot, most likely part of the Spokane Water Department.</li><li>• Adjacent property to the east of subject property appears to be mixed residential and commercial.</li><li>• Adjoining property to the south appears to be mostly residential buildings.</li></ul> |



**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES  |
|--|--|--|
| <p><b>1995 Polk's City Directory</b><br/>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR (<b>APPENDIX C and D</b>)</p> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• Listing for 2710 N. Columbus is City Public Utilities Department (wholesale).</li> <li>• No listings on N. Denver in subject property</li> <li>• Four properties listed on North Foothills Drive between N. Columbus and N. Perry. These are the 4 apartment units that were previously listed on Cleveland Ave.</li> <li>• No significant listings on Marietta Ave within subject property.</li> <li>• No listings on N. Morton within subject property.</li> <li>• Several listings on N. Perry between Marietta Ave and North Foothills Drive. 2717 N. Perry is now listed Innovative Product Technology and Phoenix Water Systems Inc. 2807 N. Perry listed Avatar Cards and Richard Ropp. 2817 N. no longer listed as James Tipke Manufacturing (additional space). Tipke Manufacturing Inc. (metal fabricators) no longer listed at 2823 N. Perry and 2827 N. Perry.</li> </ul> | <ul style="list-style-type: none"> <li>• To west of subject property, 1027 E. Marietta Ave is now listed as Metallic Arts lighting equipment and fireplaces.</li> <li>• Also, west of subject property, City Water Utilities listed at 914 North Foothills Drive between N. Hamilton and N. Nevada. Fire House No. 2 is listed at 1001 North Foothills Drive between N. Nevada St. and N. Columbus St.</li> <li>• To northeast of subject property, 2902 N. Perry listed as AAA Glass and Window.</li> <li>• To the northeast of the subject property, 1414 North Foothills Drive is listed as Pederson Fryer Farms and 1415 is no longer listed as Gonzales Exotic.</li> <li>• To east of subject property, 2718 N. Perry listed as Marlowe Machine. 2804 N. Perry no longer listed as Distilled Water Company. Construction Association of Spokane now listed at 2834 N. Perry.</li> </ul> |
| <p><b>2000 Polk's City Directory</b><br/>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR (<b>APPENDIX C and D</b>)</p> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• No longer a listing for 2710 N. Columbus is City Public Utilities Department (wholesale). Last listing on N. Columbus is 2528 prior to crossing railroad.</li> <li>• No listings on N. Denver in subject property</li> <li>• Three listings on North Foothills Drive between N. Columbus and N. Perry.</li> <li>• 1225 E Marietta Ave is now listed as the City of Spokane.</li> <li>• No listings on N. Morton within subject property.</li> <li>• Several listings on N. Perry between Marietta Ave and North Foothills Drive.</li> </ul>   | <ul style="list-style-type: none"> <li>• To west of subject property, 1027 E. Marietta Ave is listed as Metallic Arts Inc.</li> <li>• Also, west of subject property, City of Spokane Fire Station is listed at 1001 North Foothills Drive between N. Hamilton St. and N. Columbus St.</li> <li>• To northeast of subject property, 2902 N. Perry listed as AAA Glass and Window.</li> <li>• To the northeast of the subject property, 1414 North Foothills Drive is listed as Country Choice Meat Co.</li> <li>• To east of subject property, 2702 N. Perry listed as Engineered Control Systems. 2718 N. Perry listed as Marlowe Machine. Construction Association of Spokane now listed at 2834 N. Perry.</li> </ul>  |

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**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES  |
|---|--|--|
| <b>2005/January 2006<br/>Polk's City Directory</b><br>– acquired from<br>Northwest Room at<br>Downtown Branch of<br>Spokane Public Library<br>and EDR ( <b>APPENDIX C<br/>and D</b> ) | <ul style="list-style-type: none"><li>• No listings on Buckeye Ave in subject property</li><li>• No listings on N. Columbus in subject property.</li><li>• No listings on N. Denver in subject property</li><li>• Three listings on North Foothills Drive between N. Columbus and N. Perry.</li><li>• 1225 E Marietta Ave is listed as the City of Spokane.</li><li>• No listings on N. Morton within subject property.</li><li>• Several listings on N. Perry between Marietta Ave and North Foothills Drive. 2717 N. Perry is listed as Dumarc Inc. Spokane Pro Care Inc. listed at 2823 N. Perry.</li></ul> | <ul style="list-style-type: none"><li>• To west of subject property, 1027 E. Marietta Ave is no longer listed as Metallic Arts Inc.</li><li>• Also, west of subject property, City of Spokane Fire Station is listed at 1001 North Foothills Drive between N. Nevada St. and N. Perry St. City of Spokane Water Department is listed at 914 North Foothills Drive between N Cincinnati St and N Hamilton Street.</li><li>• To the northeast of the subject property, 1414 North Foothills Drive is now listed as AALWACO Appliance Service, ABC/Economy Appliance Service, Economy Appliance Service and Parts.</li><li>• To east of subject property, 2702 N. Perry listed as Engineered Control Systems. 2718 N. Perry listed as Marlowe Machine. Construction Association of Spokane listed at 2834 N. Perry.</li></ul> |

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**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES   | ADJOINING PROPERTY USES  |
|--|---|--|
| <b>2006 Aerial<br/>Photograph</b><br>– acquired from EDR<br>(APPENDIX C) | <ul style="list-style-type: none"><li>• Buildings in the south-central portion of subject property appear to be the same as in the 1995 aerial photograph. The surrounding area appears to be a storage yard for shipping containers/trailers, dumpsters, and vehicles for city of Spokane Public Utilities.</li><li>• Railroad tracks that bisected the subject property appear to have been removed and/or abandoned.</li><li>• Southwest portion of the property appears to be vacant with some vegetation. Possible vehicle or shipping container storage near old RR, also appears to be a small building.</li><li>• The northwest corner of the subject property is mostly a parking lot with a grassy swale/depression in the center. Building associated with this parking lot is located just north of old RR.</li><li>• The north central portion of the subject property is mostly void of vegetation and earthwork is apparent in one area. Some dark spots observed could be gravel/rubble piles.</li><li>• The eastern edge of the subject property appears to be mostly the same as depicted in the 1995 aerial photograph. The building near the NE corner, south of the apartments, appears to have been combined to form one large building. This is the same for buildings just south of old RR, they are now joined by a breezeway.</li></ul> | <ul style="list-style-type: none"><li>• Adjacent property to the north includes baseball fields and track for Gonzaga Preparatory school. Residential/dwellings still located along eastern edge or north adjacent property.</li><li>• Adjacent property to the west appears to be developed as commercial and/or industrial. Property immediately west of Columbus, north of old RR, includes several buildings and parking lot, most likely part of the Spokane Water Department or Fire Department. Includes several large buildings, parking lot and storage yard.</li><li>• Adjacent property to the east of subject property appears to be mixed residential and commercial.</li><li>• Adjoining property to the south appears to be mostly residential buildings.</li></ul> |

**Table 5. Historical Resource Summary**

| RESOURCE   | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|--|--|---|
| <b>2009 Aerial Photograph</b><br>– acquired from EDR<br><b>(APPENDIX C)</b>  | <ul style="list-style-type: none"> <li>• The subject property appears mostly unchanged from 2006 aerial photograph with the following exceptions:</li> <li>• Southwest portion of the property, which was mostly vacant with vegetation, now serves as an extension of the City of Spokane storage yard for dumpsters, shipping containers, and vehicles. Small amount of vegetation left near old RR.</li> <li>• Dark, possible stained, dirt observed in south-central portion of subject property just west of large building located on N. Perry south of old RR.</li> <li>• The north central portion of the subject property is mostly void of vegetation and earthwork is apparent in most of the area. Dirt and/or gravel piles are observed. Some vegetation left near old RR.</li> </ul> | <ul style="list-style-type: none"> <li>• Adjacent property uses appear to be mostly the same as in the 2006 aerial photograph.</li> <li>• Adjacent property to the east, across N. Perry, just north and along the old RR, appears to have numerous vehicles and other metal scrap on the property.</li> </ul>  |
| <b>2010 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR <b>(APPENDIX C and D)</b> | <ul style="list-style-type: none"> <li>• No listings on Buckeye Ave in subject property</li> <li>• No listings on N. Columbus in subject property.</li> <li>• No listings on N. Denver in subject property</li> <li>• Four listings on North Foothills Drive between N. Columbus and N. Perry.</li> <li>• 1225 E Marietta Ave is listed as the City of Spokane.</li> <li>• No listings on N. Morton within subject property.</li> <li>• Several listings on N. Perry between Marietta Ave and North Foothills Drive. 2717 N. Perry is listed as Visigraph.</li> </ul>  | <ul style="list-style-type: none"> <li>• To west of subject property, 1027 E. Marietta Ave is again listed as Metallic Arts Inc. and 1023 E. Marietta Ave is listed as Casting Restoration Service and Casting Restoration Service Inc.</li> <li>• Also, west of subject property, City of Spokane Fire Station is listed at 1001 North Foothills Drive between N. Nevada St. and N. Perry St. City of Spokane Water Department is listed at 914 North Foothills Drive between N Cincinnati St and N Nevada Street.</li> <li>• To the northeast of the subject property, 1414 North Foothills Drive is listed as ABC/Economy Appliance Service, West Plains Appliance Service, and B/2 AALWACO Appliance Service.</li> <li>• North of the subject property, listed at 2903 N. Perry, is A Step in Time owned by Danny Johnson and AAA Machine Shop at 2917 N. Perry.</li> <li>• To east of subject property, 2622 N. Perry is listed as A Little Everything for Everyone and Gregory W. Moses. 2702 N. Perry listed as Duryea &amp; Associates PS. 2718 N. Perry listed as Marlowe Machine. 2802 N. Perry is listed as Automotive Repair Service. Construction Association of Spokane listed at 2834 N. Perry.</li> </ul> |

**Table 5. Historical Resource Summary**

| RESOURCE  | OBSERVATIONS AND<br>SUBJECT PROPERTY USES  | ADJOINING PROPERTY USES   |
|---|--|---|
| <b>2013 Aerial Photograph</b><br>– acquired from EDR<br>(APPENDIX C)  | <ul style="list-style-type: none"><li>• The subject property appears mostly unchanged from 2009 aerial photograph.</li></ul>   | <ul style="list-style-type: none"><li>• Adjacent property uses appear to be the same as in the 2009 aerial photograph.</li></ul>  |
| <b>2014 USGS 7.5-Minute Topographic Quadrangle Map of Spokane, WA</b><br>– acquired from EDR<br>(APPENDIX C)                                | <ul style="list-style-type: none"><li>• Subject property mostly the same as in 1986 USGS Topographic Map, however, no buildings are shown on 2014 map and the railroad that bisected the subject property has been removed.</li><li>• E. Buckeye Ave and N. Denver are the only roadways that appear to enter directly into subject property. North Foothills Drive is now shown along the northern boundary of the subject property.</li></ul>  | <ul style="list-style-type: none"><li>• Adjacent property to the north includes Gonzaga Preparatory School.</li><li>• A Fire Department is indicated on North Foothills Drive west of the subject property.</li></ul>   |
| <b>2014 Polk's City Directory</b><br>– acquired from Northwest Room at Downtown Branch of Spokane Public Library and EDR (APPENDIX C and D) | <ul style="list-style-type: none"><li>• No listings on Buckeye Ave in subject property</li><li>• No listings on N. Columbus in subject property.</li><li>• No listings on N. Denver in subject property</li><li>• Four listings on North Foothills Drive between N. Columbus and N. Perry. 1322 North Foothills Drive is listed as Pacific Properties (advertising).</li><li>• 1225 E Marietta Ave is listed as the City of Spokane.</li><li>• No listings on N. Morton within subject property.</li><li>• Several listings on N. Perry between Marietta Ave and North Foothills Drive. 2717 N. Perry is listed as Pressworks and Visigraph.</li></ul> | <ul style="list-style-type: none"><li>• To west of subject property, 1027 E. Marietta Ave is no longer listed as Metallic Arts Inc. and 1023 E. Marietta Ave is no longer listed as Casting Restoration Service and Casting Restoration Service Inc.</li><li>• Also, west of subject property, City of Spokane Fire Station is listed at 1001 North Foothills Drive between N. Nevada St. and N. Perry St. City of Spokane Water Department is listed at 914 North Foothills Drive between N Cincinnati St and N Nevada Street.</li><li>• To the northeast of the subject property, 1414 North Foothills Drive is listed as AALWACO Appliance Service, Appliance-Refrigeration Hospital Inc., Economy Appliance Service and Parts, Lloyds Appliance Repair, and West Plains Appliance Service.</li><li>• North of the subject property, AAA Machine Shop is listed at 2917 N. Perry.</li><li>• To east of subject property, 2702 N. Perry listed as Charmed Counseling and Duryea &amp; Associates PS. 2718 N. Perry listed as Marlowe Machine. Automotive Repair Service is listed at 2802 N. Perry. Const. Asso. of Spokane at 2834 N. Perry.</li></ul> |
| <b>2017 Aerial Photograph</b><br>– acquired from EDR<br>(APPENDIX C)  | <ul style="list-style-type: none"><li>• The subject property appears mostly unchanged from 2013 aerial photograph. There are some dark, discolored dirt spots in the south-central portion of the subject property.</li></ul>  | <ul style="list-style-type: none"><li>• Adjacent property uses appear to be the same as in the 2013 aerial photograph.</li><li>• Adjacent property to the west appears to have a large amount of metal debris/scrap between two large buildings.</li></ul>  |

**End of Table 5**

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## Historical Summary

In the late 1880s, the Spokane Falls and Northern Railroad (later acquired by the Great Northern Railroad) was constructed across the center portion of the subject property. The railroad travels generally east to west bisecting the subject property into northern and southern halves. By 1910, three lumber companies, Luellwitz Lumber Co., Fidelity Lumber Co., and Ideal Lumber & Manufacturing Co., operated in the western and south-central portions of the subject property. During the same time period, residences along the eastern boundary (N. Perry Street) and the northeast and southeast corners of the subject property had been constructed.

The central portions of the subject property continued to be used by various lumber companies for milling, lumber and sawdust storage, box manufacturing, and fuel sales from the early 1900s through 1960s. In Sanborn Maps dated 1929, Long Lake Lumber Co. occupied parts of the north and northwestern portions of the subject property and the D.J. Wilson Box Co. operated a large facility in the south-central portion of the subject property. Automobile storage and an oil house associated with the D.J. Wilson Box Co. was located in the central portion of Morton Avenue south of the railroad. The Brewer Lumber Mills Inc. Saw Mill was first depicted on the 1950 Sanborn Maps, although it is noted that this mill was being put into operation at the time of mapping. A railroad spur and log pond are located proximal to the southwest corner of the subject property associated with the Brewer Lumber Mill. This railroad spur and log pond, as well as buildings associated with the Brewer Lumber Mill, are evident in 1938 and 1946 aerial photography. City of Spokane side sewer permit documents indicate the log pond was connected to the Jackson Avenue Sewer & Columbus Street Sewer in 1954 (**Appendix D**). Harter Fuel and Lumber Co. occupied the central portion of the subject property, where D.J. Wilson Box Co. had been located, starting sometime in the mid-1940s until 1960 when it was noted as no longer in operation. The Brewer Lumber Mills Inc. Saw Mill was noted as no longer in operation in the 1965 Sanborn Maps and completely removed from the map in 1968, with no evidence of associated buildings in the 1972 aerial photograph. Spokane Presto Log company operated in the central portion of the subject property from approximately 1968 to 1970.

During mid-1950s to mid-1960s, commercial land uses began to increase along the eastern edge of the subject property. These commercial uses included automobile repair, fuel dealer, building material supply, tin shop, and a distilled water company. A masonry block manufacturer was located on the northwest corner of E. Marietta Avenue and N. Denver (1225 E. Marietta Avenue) in 1968.

Around the late 1970s to early 1980s the subject property was no longer used by the wood products industries and most of the northern and western portions of the subject property appeared vacant. About this same time, it appears that the Great Northern Railroad abandoned trackage that bisected the subject project. In the early 1980s, a few buildings were still present in the south-central portion of the subject property and according to the 1980 and 1984 Polk Directories, were most likely associated with Taylor Trailer Transport and IBEX Construction Inc, and most likely City of Spokane Public Utilities. The first listing for the City of Spokane on the subject property was in the 1984 Polk Directory – City Public Utilities was listed at 2710 N. Columbus Street, which had been the address associated with the Brewer Lumber Mill.

Starting in 1989 the City of Spokane Solid Waste Management Department is listed at 1225 E. Marietta Avenue, located on the northwest corner of E. Marietta Avenue and N. Denver in the south-central portion of the subject property. North Foothills Drive, which now serves as the northern boundary of the subject property, first appears in the Polk City Directory in 1989 and is visible in the 1991 aerial photograph. It is likely the street was aligned and completed a year or two before 1989.

Since the 1980s, most of the subject property has been owned by the City of Spokane and land uses have been rather consistent with current uses, with exception to the purchase and incorporation of several residential properties along N. Perry Street in the 1990s (URS 2012). Land uses associated with the City Solid Waste Management Department included dumpster storage, vehicle refueling, refuse vehicle parking, hazardous waste shed, and a recycling shed which housed recycling blue bins and refuse container maintenance. The City's Solid Waste Management Department recently moved from the subject property and was replaced by the City's Engineering Services Department and Construction Management Office. Additional information regarding site condition is described in **Section 5**.

## Previous Environmental Reports

Several prior environmental reports were discovered pertaining to portions of the subject property. These reports were provided by Mr. Wolff with the City of Spokane. A summary of the review of these prior environmental reports is presented below in **Table 6**.

**Table 6. Previous Environmental Report Review**

| DATE OF REPORT   | REPORT TITLE - REFERENCE  | SUMMARY FROM REVIEW  |
|------------------|---|--|
| January 27, 1993 | Report of Phase I and Limited Phase II<br>Environmental Contamination<br>Assessment for Proposed City<br>Operations Complex, Spokane, WA<br>Submitted To: ALSC Architects Job No.<br>25717-001-005<br>Submitted By: Dames & Moore | <ul style="list-style-type: none"> <li>Site included approximately 29.5 acres of mostly City owned property including most of the current subject property. The current eastern edge of the subject property was not included in the 1993 site.</li> <li>Several USTs were reported within the current subject property; one north of the Special Project office in the northwest corner of the subject property (status unknown), possible underground fuel oil tank near Special Project office (unconfirmed), two USTs north of the solid waste management office (1225 N. Marietta Ave) which were reportedly removed, and one 550-gallon UST and pump permitted to Brewer Lumber in 1954 (status unknown).</li> <li>Phase I portion of the site environmental contamination assessment identified a number of potentially contaminated areas.</li> <li>Laboratory testing detected isolated areas with contamination above (then) Ecology action levels, specifically with respect to heavy hydrocarbons and PAHs.</li> <li>Native soils encountered in the area of the subject property were generally sands and gravels; relatively permeable. The report suggests surface water is expected to transport mobile contaminant released to the environment readily to the underlying groundwater.</li> <li>WA Department of Health tested water-supply wells located within the site (immediately west of current subject property) in 1988 and 1989 for possible environmental contamination. City of Spokane also provided results of water sampling performed between March 1988 and October 1992. Detected environmental contamination in the form of a solvent (TCE or PCE) but not above current action levels.</li> <li>Suspected asbestos containing materials were observed in several buildings; including buildings currently on subject property.</li> <li>Several concerns noted with the storage and piling of</li> </ul> |

| DATE OF REPORT  | REPORT TITLE - REFERENCE  | SUMMARY FROM REVIEW   |
|-----------------|---|---|
|                 |   | <p>“substantial quantities” of asphalt on site. The locations of the asphalt storage piles were in the southwest corner and northcentral portions of the current subject property.</p> <ul style="list-style-type: none"> <li>• Observed several dry wells on the project site and recommended they be abandoned due to the presence of documented surface contamination in the area of some dry wells and the soils within the area surrounding the wells</li> <li>• Recommend that if the property is subject to major renovation including grading and/or subsurface foundation work, further environmental investigations occur to further assess potential presence of contamination</li> <li>• Lead concentrations in near-surface soils in the south-central portion of the subject property at the former location of Harter Lumber Co. north of the Solid Waste Management Office, were slightly above the action level per MTCA method A for Industrial Soils and significantly higher than action level for residential soils or unrestricted uses.</li> <li>• Heavy petroleum hydrocarbon concentrations were above Ecology action levels in soil on the north central portion of the subject property, which was the Fill-Dirt Storage area at the time.</li> <li>• Phase II sampling of the accessible UST locations did not detect significant environmental contamination.</li> </ul>   |
| January 7, 2010 | <p>Draft Phase I Environmental Site Assessment North Foothills Complex<br/>Spokane, WA<br/>Prepared For: City of Spokane, URS<br/>Project no. 36310079<br/>Prepared By: URS</p> | <ul style="list-style-type: none"> <li>• Table 2 in report provides summary of land uses, features, and structures (current and historical) of potential environmental significance</li> <li>• RECs due to historical site listed include potential for coal-ash related impacts to near surface soil, petroleum hydrocarbon impacts to soil related to former USTs, potentially hazardous substances contained in fill place on site, leaks and spill related to vehicle and equipment repair, and impacts to soil related to former manufacturing operations</li> <li>• Large stockpile of asphalt in material storage area is a REC to the site</li> <li>• Observed a fuel oil UST vent pipe along west exterior wall of Special Projects building and a fuel oil UST is suspected to be presented and is a REC to the site. Status was unknown on vehicle fuel UST north of Special Projects building and due to lack of information was a REC.</li> <li>• Determined that the two USTs north of the Solid Waste Management office building at the time was a REC on the site. Fire department records indicated that ~1,000-gallon tanks were removed in 1986. However, a 1944 permit related to two 3,000-gallon USTs was identified in City building records. Determined it was possible that the 1944 USTs are the same as the USTs removed in 1986; however, there was no information indicating condition of UST during removal.</li> <li>• Several residential properties were reportedly heated by oil, and underground heating tanks, if present, would be a REC.</li> </ul> |



| DATE OF REPORT | REPORT TITLE - REFERENCE | SUMMARY FROM REVIEW  |
|----------------|--------------------------|--|
|                |                          | <ul style="list-style-type: none"> <li>• Determined that a wide-spread thin layer of debris and general discoloration of soils within the south-central portion of the subject property likely resulted from residual refuse and refuse container drainage effluent brought to the site by refuse trucks and could be a REC.</li> <li>• Indicate uncontrolled dumping was documented during the 1970s.</li> <li>• Observed an area of subsidence in the western portion of the Solid Waste Operations (southwest portion of the current subject property). Determined that it might be related to a historic log pond that existed in the area and concerned with potential trash and other environmentally sensitive materials may have been used to fill the pond. Determined to be a REC.</li> <li>• Observed 5 trench drains in the Hazardous Waste Shed, was not determined if discharge from these drains are directed to the sewer or to the ground. One dry well was observed in grassy swale southwest of Solid Waste Operations Admin office building.</li> <li>• A monitoring well is located onsite near the southeast corner of the Solid Waste Management area and near the intersection of Denver and Marietta. In July 2007, a fire occurred at Whitely Fuel bulk plant several blocks east of the subject site (at 2733 N. Pittsburg Street, now John Dompier Oil Co. Inc.). In August of 2007, groundwater samples from this well showed decreasing concentrations of diesel-range petroleum hydrocarbons. Initial GW sample was below cleanup levels and final GW sample did not contain detectable concentrations. However, because there is a bulk storage of fuels upgradient of the site, the site was determined to be a material threat of a release of petroleum products into groundwater and a REC.</li> <li>• Determined that Metallic Arts (immediately west of the subject property along E. Marietta Ave) was a REC to the site due to possible foundry emissions such as foundry sand and soot impacting portions of the site downwind.</li> <li>• Several former USTs were closed, abandoned and/or removed with no documentation regarding soil environmental conditions at the time of closure. Other potential USTs or ASTs were identified during review of historical records however there is limited information available to identify specific locations and/or status.</li> <li>• Historical railroad, wood product manufacturing, and tile manufacturing uses of the site have potentially impacted portions of the site with residual petroleum products, metals, and PAHs.</li> <li>• Near surface and subsurface impacts to soils likely present resulting from City vehicle maintenance activities, plumbing or structure leakage from catch basins, sumps, floor drains, and trench drain systems, leakage through pavement cracks, and oily stormwater discharge into drywells.</li> <li>• URS recommended that the City prioritize the identified RECs for action based on ranking each on</li> </ul> |

| DATE OF REPORT                                       | REPORT TITLE - REFERENCE   | SUMMARY FROM REVIEW  |
|--|--|--|
|  |  | <p>their possible threat to human health and the environment, risks and likelihood of occurrence, and potential impact to redevelopment.</p>   |
| <p>June 1, 2012<br/>(Draft Version July 8, 2011)</p> | <p>Interim Remedial Investigation Report and Analysis of Brownfields Cleanup Alternatives North Foothills Complex<br/>Prepared For: City of Spokane, URS<br/>Project No. 36310079<br/>Prepared By: URS</p> | <ul style="list-style-type: none"> <li>Contaminants of concern included total petroleum hydrocarbons of gasoline, diesel, and oil range organics; benzene, toluene, ethylbenzene, total xylenes, volatile organic compounds, PAHs, and metals.</li> <li>List of RECs included: 1) previously identified areas of environmental contamination exceeding MTCA cleanup levels, 2) several former USTs closed, removed, and/or abandoned with no documentation regarding soil environmental conditions at the time of closure, 3) historic railroad, wood product manufacturing, and tile manufacturing uses of site, 4) areas of historic fill materials with potential to contain environmentally sensitive material, 5) near surface and subsurface impacts to soils from City site activities, leakage or discharge from drains and stormwater drywells, 6) leakage through pavement cracks, specifically near used oil storage, and 7) potential impacts to soil from underground hydraulic hoists beneath the concrete floors.</li> <li>Groundwater impacts were not suspected due to majority of COCs being relatively stable and immobile in the unsaturated soils zone, the vertical extent of soil contamination identified is shallow (~1 to 4 feet bgs) and depth to groundwater is ~ 80 feet bgs, and groundwater impacts to the on-site municipal drinking water wells were not reported.</li> <li>HRO concentrations in three soil borings in the Solid Waste Management East Yard were above MTCA cleanup level of 2,000 mg/kg. Samples were collected at 1-foot bgs. HRO concentrations in underlying soil at 4 bgs were not above MTCA cleanup levels.</li> <li>Chromium was detected in Solid Waste Management West and East Yards above the MTCA cleanup level for Chromium VI (hexavalent) but below the Chromium III (trivalent) MTCA cleanup levels.</li> <li>Mercury was detected in soil boring at 1-foot bgs at a concentration of 2.5 mg/kg, just above the MCTA cleanup level. Sample was collected adjacent to the north side of the Solid Waste Management Office.</li> <li>Carcinogenic PAHs were detected in 7 soil samples from 7 soil borings in the Solid Waste Management East Yard, but none of the samples combined cPAH TEF values exceeded the MTCA cleanup level of 0.1 mg/kg. The presence of low-level cPAHs across the east yard indicates the potential for an area-wide contamination concern.</li> <li>HRO (heavy oil range organics) concentrations in test pit in the Solid Waste Management West Yard, at 1-foot bgs, were above the MTCA cleanup level. HRO concentrations at 4 feet bgs were below action level.</li> <li>Lead concentrations in test pit in the east central portion of the Solid Waste Management West Yard (south-central portion of the current subject property)</li> </ul> |

| DATE OF REPORT | REPORT TITLE - REFERENCE | SUMMARY FROM REVIEW   |
|----------------|--------------------------|---|
|                |                          | <p>was slightly above MTCA cleanup level at 4 feet bgs. Lead concentration for overlying soil at 1-foot bgs was below MTCA cleanup. Soil zone may be affected by leaks, spills, or releases of waste oil, or from historical source such as the former log pond, coal ash, or burned demolition debris from former buildings. Depth of lead impact not known.</p> <ul style="list-style-type: none"> <li>• Seven soil samples from six test pits exceeded the MTCA cleanup level for cPAHs. Sample depths were at both 1-foot bgs and 4 feet bgs. Subsurface zones will fill materials and miscellaneous debris were encountered during the test pit excavations. Fill included bricks, concrete, wood, ash, and discolored soil layers. The presence of cPAHs across the Solid Waste Management West Yard indicates the potential for an area-wide contamination concern.</li> <li>• Arsenic concentration at 1-foot bgs was above the MTCA cleanup level in a test pit in the central portion of the formal railroad corridor, north of the west and east solid management yards. Concentrations at 4 feet bgs were not above MTCA cleanup levels.</li> <li>• Presence of cPAHs across the railroad corridor indicates the potential for an area wide contamination concern.</li> <li>• Former Harter Lumber/Crown Tile site (north of current City of Spokane Engineering Services Department in south-central portion of current subject property): concentrations detected of TPH and mercury were just slightly above MTCA method A soil cleanup levels and were detected above cleanup level in less than 10% of samples. Analysis by MTCA statistical methods might show compliance in this area. URS opinion that impacts in this area are likely limited to soil fill identified near test pit DM-TP-6.</li> <li>• Former wood products manufacturers site (south-central portion of current subject property between N. Morton Street and N. Columbus Street): URS opinion that cPAH impacts in this area are wide spread and in places extend to depths exceeding 4 feet bgs. Believe impacts are likely related to ash and other residuals contained in fill associated with former lumber mill operations and log pond.</li> <li>• F-TP-8, F-TP-10, and F-TP-13 were excavated in the approximate location of the former log pond.</li> <li>• Great Northern Railroad Corridor: Test pit G-TP-5 located in approximately the track centerline in the central portion of the site, just west of N. Morton Street, contained arsenic and cPAHs above cleanup levels. Coal ash was observed in test pit to depths exceeding 4 feet bgs.</li> <li>• Confirmed COCs for current subject property include: HRO petroleum hydrocarbons, cPAHs, and metals (arsenic, lead, and mercury).</li> <li>• Primary potential exposure pathways for site contaminants are human exposure via direct contact, ingestion and inhalation. Volatilization is not likely given lack of volatility of COCs. Groundwater pathway also unlikely given general low mobility of COCs and depth to groundwater (80 feet bgs).</li> <li>• Evaluated three remedial alternatives for the site: 1)</li> </ul> |

| DATE OF REPORT | REPORT TITLE - REFERENCE | SUMMARY FROM REVIEW   |
|----------------|--------------------------|---|
|                |                          | <p>Remedial Excavation and Off-Site Disposal, 2) Remedial Excavation and On-Site Consolidation, and 3) In-place Encapsulation</p> <ul style="list-style-type: none"> <li>• Did not investigate the following RECs: 1) asphalt, concrete and debris storage in northeast portion of current subject property, 2) Former USTs (reportedly removed/closed) north of the current City of Spokane Engineering Services Department, 3) Residential fuel oil USTs/ASTs associated with residential properties along eastern edge of current subject property, 4) Adjacent property impacts associated with Metallic Arts facility and former foundry, 5) Fuel oil UST at the former Special Projects shack, and 6) above grade fill piles in the northwest and northeast portions of the current subject property.</li> <li>• Report provides several data gaps associated with RECs in the current subject property</li> <li>• Table 6 in URS report provides summary of REC areas, COCs and affected soil zones</li> </ul> |

## HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Historical use information on adjoining properties can be found in prior sections and above within **Table 5, Historical Resource Summary**. To summarize, the subject property itself represents a historic industrial area in early Spokane. The current subject property is approximately 21.5 acres and has a long history of wood products manufacturing, lumber transport and storage, railroad operations, vehicle maintenance and storage, materials storage, and limited residential use. The subject property is generally bounded by south of E. North Foothills Drive (1,100-1,300 blocks) to the north, N. Perry Street (2,600-2,800 blocks) to the east, E. Marietta Ave. (1,100-1,300 blocks) to the south and N. Columbus Street to the west. Adjoining properties are considered to be those properties beyond the defined boundaries of the subject property presented as part of this Phase I ESA.

To the east immediately across N. Perry Street is an area of mixed use that includes residential and commercial buildings. Residential structures appear on the east side of N. Perry Street as early as 1910 (Sanborn 1910) and the first evidence of commercial activities appear in 1929 with the depiction of a store (T.G. Brunelle Shoe Repair [Polk 1929]) just north of the railroad, as well as, coal sheds, a cement shed, and “Ruins of Fire” depicted aligned with and south of the railroad (Sanborn 1929). The store located just north of the railroad (2804 N. Perry Street) was mostly a grocery store from the early 1930s through the mid-1950s. Starting in the 1940s, “Economy Fuel Co.” is listed at 2720 N. Perry, just south of the railroad, along with Weston C Warren Auto Repair, and an apparent laundry facility (laundry building depicted in 1950 Sanborn Map. In the late 1960s, “Economy Fuel Co.” becomes vacant and a distilled water supplier begins occupation of 2804 and 2808 N. Perry Street. Beginning in the early 1980s, commercial uses east of the subject property include a machine shop, a pest control company (Northwest Spray Co.), and a metal fabrication shop northeast of the subject property. In the early and mid-2000s commercial uses continued to evolve with introduction of an appliance service and repair facility to the northeast of the subject property, and “Engineered Control Systems” (most likely a heating and plumbing shop) and automobile repair service shop to the east of the subject property.

To the north the subject property borders E. North Foothills Drive, which appears to have been constructed in the late 1980s. Prior to the construction of E. North Foothills Drive, E. Cleveland Avenue

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bordered the northeast portion of the subject property and E. Grace Avenue bordered the northwest portion of the subject property. The area to the north of the subject property was mostly vacant land until 1953 when construction began on Gonzaga High School, later referred to as Gonzaga Preparatory (Prep) School. A baseball field and track associated with Gonzaga Prep first appear in the 1962 aerial photography. With the construction of E. North Foothills Drive, a second baseball field and tennis courts were added to the footprint of Gonzaga Prep, just north of the subject property.

The area adjoining to the west of the subject property also has a long history of industrial uses including wood products manufacturing, lumber transport and storage, box factory, and railroad operations. In 1910, Fidelity Lumber Company and Luellwitz Lumber Company had large operations west of N. Columbus Street that encompassed western portions of the current subject property. There were two large railroad spurs depicted serving these two lumber companies stemming from the central Spokane Falls & Northern Railroad line. Luellwitz Lumber Company, south of the railroad, is no longer present in 1929 and has been replaced by Spokane Stove & Furnace Repair Works, which included a large foundry. In the area north of railroad, Long Lake Lumber Company is depicted in place of Fidelity Lumber Company. In the mid-1970s, Metallic Arts is listed along with Spokane Stove & Furnace Repair Works at 1027 E. Marietta Avenue and in 1980 there is no listing for Spokane Stove & Furnace Repair Works. Metallic Arts continues to be listed at that address until the mid-2010s.

In the mid to late 1930s, the City of Spokane constructed the current Water Department Maintenance building and warehouse near the intersection of N. Hamilton Street and E. Grace Avenue and began operations in the adjoining property to the west of the subject property, north of the railroad. In 1952, the current Grace Avenue Well Station is depicted at the corner of N. Columbus Street and E. Grace Avenue. In 1959, the Nevada Street Well Station is depicted at the southeast corner of the intersection of N. Nevada Street and E. Grace Avenue. City of Spokane Water Department operations and Fleet Services continue to operate west of the current subject property.

The subject property borders E. Marietta Avenue to the south. Land uses to the south of E. Marietta Avenue have historically included possible lumber storage, vacant land, and residential dwellings. There has been very little change to the land uses south of the subject property and are limited to further residential development and a City park.

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## 5 SITE RECONNAISSANCE

### METHODOLOGY AND LIMITING CONDITIONS

The general methods used and limitations to this ESA are discussed in **Section 1** of this report. No specific limitations (e.g., access restrictions) or special methods were required for site reconnaissance with exception to having no access to structures located along the east edge of the property that front N. Perry Street. Further evaluation of these structures will be required to determine the absence of significant concerns.

On August 21, 2019, Mr. Jon Welge and Ms. Shannon Brattebo of Tetra Tech, accompanied by City Water Department Superintendent Mr. Loren Searl, conducted a walk-through visual inspection of the property and visual assessment of the surrounding properties. The weather at the time was sunny with outdoor temperatures in the 80s. The site and surrounding properties were visually inspected for areas of obvious or suspected hazardous substance contamination, such as stained soils, dying vegetation, odors, wells, exposed trash, fill ports or vent pipes from underground storage tanks, or other indications of *RECs*. With exception interior access to the main floor of the former Special Projects Shack and residences/structures buildings along the eastern edge of the subject property, no limiting conditions were noted. Photographs from the site reconnaissance are included in **Appendix B**.

### GENERAL SITE SETTING

The subject E. North Foothills Drive property is an approximate 21-acre area consisting of twenty separate and contiguous parcels of real estate immediately south of E. North Foothills Drive (1,100-1,300 blocks), west of N. Perry Street (2,600-2,800 blocks), north of E. Marietta Ave. (1,100-1,300 blocks) and east of N. Columbus Street. The site is approximately 2.3 miles northeast of the main downtown area of Spokane and slightly over a mile north of the Spokane River. The subject property is located south of Gonzaga Preparatory School, which rests across E. North Foothills Drive.

The northern boundary of the subject property is E. North Foothills Drive, which was constructed in the late 1980s when a portion of land between E. Cleveland Avenue and E. Grace Avenue was converted into an additional baseball field and tennis courts for Gonzaga Preparatory School. East North Foothills Drive is the main arterial serving the subject property east-west. North-south arterials serving the area of subject property include N. Perry Street along subject property eastern edge and N. Hamilton Street, two blocks west of the subject property.

Based upon the current USGS 7.5 Minute Topographical Map (USGS 2014), other physical-setting source information (Google Earth 2019), and site reconnaissance, the subject property is relatively flat and generally declines in elevation from northeast to southwest, from E. North Foothills Drive to E. Marietta Avenue. The site elevation ranges from a low of approximately 1,945 feet above mean sea level (AMSL) near the southwest corner to a high of approximately 1,969 feet AMSL at the northeast corner. Photographs are provided in **Appendix B**.

### EXTERIOR AND INTERIOR OBSERVATIONS

The majority of the subject property is currently utilized by the City of Spokane's Engineering Services Department and Construction Management and the City of Spokane's Water Management Department. Residential and light commercial uses occupy the eastern edge of the subject property.

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For purposes of this Phase I ESA, the subject property is comprised of six distinct current and/or former usage areas including the Former Special Projects Area, Water Department Materials Storage Area, Former Railroad Corridor, Residential and Light Commercial Properties, Former Solid Waste Management West Yard, and the Engineering Services Department and Construction Management (Figure 2). The following includes the exterior and interior (if applicable) observations recorded during site reconnaissance for each usage area.

### **Former Special Projects Area**

The former special projects area rests at the northwest corner of the subject property. This area includes a large parking lot, grassy swale, and house-type structure. The structure referred to as the Special Projects House or Shack in previous environmental documents. Mr. Searl indicated that the Special Projects House was no longer used by the City and had not been in use for several years. The structure was in poor condition and the basement appears to have flooded several times. Tetra Tech was only able to access the basement portion of the structure but obtained photos of the upstairs through various windows. Consistent with previous environmental reports, Tetra Tech also observed a fuel oil UST vent pipe along the west exterior wall of the Special Projects House.

A vehicle fuel UST had been reported (Dames & Moore 1993) north of the Special Projects House at the south edge of the paved parking lot beneath a concrete slab. Observations made by Dames & Moore included a pipe protruding from the east end of a concrete slab and a round metal cover near the west end (Dames & Moore 1993). Tetra Tech did not observe evidence of this UST or concrete pad during site reconnaissance. In 1992, Dames & Moore drilled near the northwest corner of the Special Projects House in the immediate proximity of the suspected UST and analytical testing of samples did not detect petroleum hydrocarbons above Ecology action levels at that time.

The parking lot within the Former Special Projects Area is currently occupied by City Water Department vehicles and for large equipment/parts storage. Large metal pipe sections, metal pipes, pre-cast concrete pieces, flat bed trailers, snow plow attachments, large metal lids, water department trucks, and heavy equipment were observed in and surrounding the parking lot. Mr. Searl indicated that the parking lot had been used primarily for City refuse truck parking. An apparent dry well was observed by Tetra Tech in the southwest corner of the grassy swale in the middle of the parking lot. No other drains were observed in the area.

Limited oil staining was observed on the asphalt in this area. No other significant staining was observed. The vegetation within the area did not appear to be stressed beyond typical stress associated with lack of water or frequent vehicle traffic. No hazardous materials storage or releases were observed during site reconnaissance of this area, with exception to the apparent UST along the west side of the Special Projects House. A pole-mounted transformer was located just outside the fence in the northwest corner of the area. The transformer was not labeled with a “non-PCB” sticker; however, there was no evidence of leaking and the transformer appeared in good condition.

### **Water Department Materials Storage Area**

The Water Department Materials Storage area is a large area located in the north central portion of the subject property. Large material stockpiles of soil, asphalt pavement debris, asphalt grinding debris, concrete debris, and rocks/rubble occupy a significant portion of this area. Mr. Searl indicated that soils are brought to this location from various projects around the city, sifted, and then reused as bed material for other city projects. This is also the case for the asphalt and concrete debris piles; materials are brought in from various projects around the city and reused as appropriate. Near the central portion of this area are ecology blocks that separate areas of coarse gravel used by the Water Department for projects around the

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city. Near the northwest corner of this area is a large pile of asphalt grinding debris brought in by the City Street Department from various road resurfacing projects.

There were no hazardous wastes observed during site reconnaissance; however, asphalt pavement contains heavy-oil (PAH) compounds. Mr. Searl indicated that the Water Department occasionally has their material stockpiles analyzed for various environmental contaminants for disposal purposes.

No drains, sumps, or drywells were observed in this area during site reconnaissance. There was a Bingham & Taylor blue survey monument cap in the southeast corner of this area. The cap was removed during site reconnaissance; however, the casing appeared empty. Stains associated with heavy equipment and trucks were observed in the area but are not significant. This area is mostly void of vegetation, but the limited existing vegetation did not appear significantly stressed.

### **Former Railroad Corridor**

The former railroad corridor bisects the subject property generally east to west. The former railroad corridor is vacant and mostly void of vegetation, although there are grasses and some trees along the edges. The City uses the former railroad corridor as a main roadway through the subject property. Pre-cast concrete and equipment were observed stored along the edges of the corridor. The former railroad corridor is elevated above portions of the southern part of the subject property but is generally level with the Water Department Materials Storage area. De minimis staining was observed along the corridor. Mr. Searl indicated that the actual railroad bed would be approximately one-foot bgs and that the City is continually building up the current corridor by adding rock/gravel each year.

### **Residential and Light Commercial Properties**

City-owned residential properties along N. Perry Street and E. Marietta, the apartment complex at the northeast corner of the subject property, and the two light commercial buildings along N. Perry Street were generally inaccessible during site reconnaissance. Tetra Tech field staff walked the perimeter of this usage area. No evidence of hazardous materials, such as large accumulations of household hazardous wastes, was observed from the public right-of-way.

A collection of junked vehicles was observed in the vacant lot owned by the City just to the north of Pressworks, in the former railroad corridor. These vehicles are believed to be associated with ARS Automotive Repair Services which main building is across N. Perry Street to the west. Along the alley to the west of the residential properties there was evidence of household debris and minimal refuse dumping, particularly near the property at 1317 E. Marietta Ave and the property at 2807 N. Perry Street where there was a large wood debris pile behind an outbuilding.

Information obtained from previous environmental reports as well as the age of the residential properties, indicate that the properties may have been historically heated using oil. Underground heating oil tanks may be present within this usage area.

There are several pole-mounted transformers, on two poles, in the alleyway behind (west) of the properties along N. Perry Street. There was no evidence of leaking and the transformers appeared in good condition. No drains, sumps, or drywells were observed in this area during site reconnaissance. Stained or discolored soil was also not observed in this area. The vegetation within the area did not appear to be stressed beyond typical stress associated with lack of water.



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## **Former Solid Waste Management West Yard**

The former Solid Waste Management West Yard is mostly vacant land in the southwest corner of the subject property, bordered by the former railroad to the north and N. Morton Street to the east. Mr. Searl indicated that up until recently the area was used by the City Solid Waste Management Department for old dumpster storage. Historically this area had been used by the City as an asphalt storage area, various wood product manufacturing, including the Brewer Lumber Mill and Log Pond, and also included a railroad spur stemming from the Spokane Falls & Northern (later the Great Northern) Railroad. Currently, this area is mostly vacant and not actively used by the City Engineering Services Department or Water Department. There were several (~15) newer dumpsters stored in the northern portion of this area, along with a couple newer blue recycle bins. Several old concrete footings or foundations were observed within this area as well as the area of subsidence in the western portion of the yard believed to be the location of the former log pond, as was observed by URS in 2010.

Old fire suppression pipes and valves were observed in the northern portion of this area during site reconnaissance. A sewer manhole was also observed. A large grassy swale borders the southern edge of the area between the property fence along E. Marietta Avenue and the gravel parking lot. This swale appears to have been constructed recently, first appearing in aerial photographs in 2013. City and personal vehicles were observed parked in the gravel parking lot just north of the grassy swale. A power pole with three pole mounted transformer is located in the southwest corner of this area near the west end of the grassy swale. The transformers were affixed with blue “non-PCB” stickers and there was no evidence of leaking.

Limited staining was observed in this area, mostly in gravel parking lots and roadways. There is limited vegetation in this area; however, the vegetation that was observed did not appear to be stressed beyond typical stress associated with lack of water. No hazardous materials were observed during site reconnaissance of this area.

## **Engineering Services Department and Construction Management**

The Engineering Services Department and Construction Management area occupies the south-central portion of the subject property, west of residential properties along N. Perry Street and E. Marietta Avenue and east of the former Solid Waste Department West Yard. This area includes the current Engineering Services Department and Construction Management office, the former Hazardous Waste shed (now referred to as the Kiln Building), a portable construction trailer, and the Recycling Shed.

The Engineering Services Department and Construction Management office is located at 1225 E. Marietta Avenue and according to Mr. Searl was most likely constructed in the 1950s or 1960s. According to Sanborn maps this building most likely was constructed in the late 1960s and first appears in the 1968 map as a Masonry block manufacturer and office. The building is currently and reportedly always was heated by forced air natural gas. Directly behind the building to the south is a large concrete pad that used to be the site of a large backup emergency generator.

Further north of the building is a single-wide portable type construction trailer that according to Mr. Searl was brought onsite in the early 2000s to be used for additional office space. It is no longer used as active office space but serves as a storage facility for files, office equipment, survey equipment, and signs. Mr. Searl indicated that this portable trailer was located where the old fuel pump island had been. There is a large concrete pad just to the north of the trailer which could have been the location of the fuel USTs. This large concrete pad had reportedly supported a structure associated with the former lumberyard operations (Harter Lumber Co.) and two USTs were reportedly removed from this location (Dames & Moore 1993). Fire department records obtained by URS for a Phase I ESA (URS 2010) indicated that two

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approximately 1,000-gallon USTs were removed from this portion of the site in 1986. URS also obtained City Building Department records that identified a 1944 permit related to two 3,000-gallon USTs in the same location. It is possible that the USTs that were reportedly removed in 1986 are the same as the USTs from the 1944 permit. There was no information indicating the condition of the USTs and surrounding soils during removal.

There are two grassy swales located along the southern property fence in this area. The first swale is located near the southwest corner of the Engineering Services Department and Construction Management office. There is a dry well located within this swale. The second grassy swale is a large swale located south of the large gravel parking area west of the office building. This swale appears to have been recently constructed, sometime between November 2011 and July 2013. There is a drain located in this swale more or less aligned with the southwest corner of the Kiln building. The drain appears to be a drywell, however, upon closer examination it appears to be full of soil and rocks.

The Kiln Building, or former Hazardous Waste Shed, is located northwest of the Engineering Services Department and Construction Management office. When City Solid Waste Management occupied the property, this building was used to store hazardous wastes collected at various City refuse disposal sites and landfills before being ultimately shipped for disposal off-site. In 1993, Dames & Moore observed 100 55-gallon drums filled with various hazardous wastes and absorbent packing materials, as well as, 10 gallons of pesticides/herbicides on top of the drums. In 2010, URS observed used oil and lead-acid batteries stored near the southeast exterior of the shed and a polyethylene container of recycled antifreeze. During current site reconnaissance, no hazardous materials were observed inside the Kiln building. The building is currently used for survey equipment storage including wooden stakes, survey tripods, road signs, and old office equipment. A 55-gallon blue drum was observed on the south exterior of the Kiln building and appears to include kerosene. No staining was observed next to the drum. Small stains were observed on the floor of the Kiln Building.

Four grated floor drains were observed crossing the floor of the Kiln building north to south at evenly spaced intervals. Previous reports (Dames & Moore 1993 and URS 2010) reported five floor drains, although Tetra Tech did not observe a fifth drain during site reconnaissance. These (previously designated) drains appear to have been part of an air handling system used during kiln drying of lumber when the subject property was occupied by the Harter Fuel and Lumber Company. The channels (reported drains) appear to have concrete sidewalls and baffles. It is unknown if these channels include concrete at depth or are drains, as the primary purpose of these features appears to be for drying lumber. It should be noted the kiln building first appears on the subject property in a 1957 Sanborn map and is labeled as “Dry Kiln”.

There was an approximately 12-foot square concrete pad observed south of the Kiln Building. At the time of site reconnaissance two vehicles were parked on the concrete pad. The purpose of the small concrete pad is not reported in previous environmental documents and appears on aerial photographs starting in July 2013.

The Recycling Shed is located along the northern edge of the southeastern portion of the site, aligned with and south of the former railroad corridor. The Recycling Shed was reportedly used for interim storage of batteries and oily sludges picked up along the roadside by City recycling operations (Dames & Moore 1993). Mr. Searl indicated that the Recycling Shed was also used to store rectangular blue residential recycle bins and as a maintenance shed for refuse bins (to receive new lids and new wheels, etc.). During site reconnaissance, the Recycling Shed mostly contained miscellaneous tools and equipment, stacks of brown and blue refuse bin lids, and stacks of green yard waste bin lids. There were small containers of oil, fuel (gasoline), and various other substances. There was a drum of “Grease 2” observed along the southern interior wall of the shed. Stains and areas of discoloration were observed on the floor inside the

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Recycling Shed. A concrete pad was observed near the southeast exterior corner of the shed. This concrete pad appears to be recently constructed and appears on aerial photographs starting in July 2013. At the time of site reconnaissance, two green City dumpsters were located on the concrete pad butted up against a concrete retaining wall. The eastern wall of the Recycling Shed appears to have a large door for trucks to load or offload recyclable materials.

One monitoring well was observed near the southeast corner of this area, directly east of the southern office building. This well is referred to as the Denver and Marietta well and was installed in 1994 as a sentinel well for the Nevada Street and Grace Avenue wells. This well is reportedly routinely sampled by the City as well as Spokane County Environmental Services. Pole mounted transformers were observed on two poles within this area. The transformers were affixed with blue “non-PCB” stickers and there was no evidence of leakage or damage. Vegetation in this area did not appear to be stressed beyond typical stress associated with lack of water.

## Summary

An itemized summary of current property uses and conditions consistent with ASTM E 1527-13 is provided below. For each of the uses or conditions, information is presented following the summary where Tetra Tech has provided an opinion whether the described condition constitutes a *recognized environmental condition* in connection with the property, or perhaps a *de minimis condition* or no significant concern. A *yes* answer below does not necessarily constitute a *recognized environmental condition*. See conclusions in **Section 7** of this report for details.

Hazardous substances and petroleum products are known to have been used on the subject property in the recent past. However, it appears most refueling and maintenance activities conducted by the City are now completed off-site. The checklist below is reflective only of current site uses.

## IDENTIFIED

- | Y                                   | N                                   |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hazardous Substance in Connection with the Site Use                                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Petroleum Products in Connection with the Site Use  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Aboveground or Underground Storage Tanks (ASTs/USTs) – potential</b>                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Suspect Containers Not in Connection with Site Use (or With Unknown Uses)</b>          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Electrical or Mechanical Equipment Likely to Contain PCBs                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Drywells, Drains or Sumps</b>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Process Wastewater Discharges   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Septic or Sewage Tanks or Drain Fields  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Pits, Ponds or Lagoons (former Log Pond)</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pools of Liquid or Standing Water   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Solid Waste Dumping, Landfills or Suspected Fill Material – asphalt debris storage</b> |

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- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pesticide and Herbicide Management                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Stained Soil or Stained Pavement, Leaking Pipes and Equipment</b> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Stressed Vegetation  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Wells</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Air Emissions  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Odors  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>General Housekeeping Concerns</b>                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other Uses or Conditions of Concern                                  |

## RESULTS

The subject property includes possible current and former underground storage tanks and occasional storage of petroleum products. Drywells were observed at several points onsite, and the southern portion of the site includes a sizable drainage swale where portions of the swale appear located in the area of a former log storage pond. The site includes asphalt debris storage piles and occasional small stains. Housekeeping concerns include *deminimis* quantities of petroleum product containers observed in several locations. The site also includes a sentinel or sentry well, located at its southeast corner. These observations, made during site reconnaissance, do not necessarily result in significant environmental concerns. Please see **Section 7: Findings and Conclusions** for additional information.

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## 6 INTERVIEWS

### INTERVIEWS WITH OWNER OR REPRESENTATIVE

#### **Mr. Loren Searl – City of Spokane Water Department**

Mr. Loren Searl, Water Superintendent with the City of Spokane Water Department, is a representative of the subject property majority owner, the City of Spokane. The City of Spokane has owned the majority of the subject property since the mid-1970s and purchased residential properties along N. Perry Street and E. Marietta Avenue in the 1990s. Several commercial structures located along the east boundary of the site are owned by others. Mr. Searl has worked for the adjoining City Water Department (at 914 E. North Foothills Drive) since 1994. Mr. Searl manages a significant portion of the subject property.

Mr. Searl met Tetra Tech representatives at the subject property on August 21, 2019 and accompanied them during site reconnaissance. Mr. Searl provided specific knowledge related to current and recent past uses of the property. Mr. Searl indicated that Solid Waste Management had recently vacated the subject property and that the office building at 1225 E. Marietta Avenue was now occupied by the City Engineering Services Department and Construction Management offices.

Mr. Searl was able to explain how the Solid Waste Management Department had utilized most of the southern portion of the subject property for either dumpster storage, refuse truck parking, and hazardous waste storage (Hazardous Waste Shed). Mr. Searl also indicated that the parking lot near the former Special Projects Shack had been used for refuse truck parking and that runoff from the parking lot collected in the grassy swale located in the middle of the lot. He also indicated the former pump islands that once were connected to USTs north of the office are currently located beneath the office trailer parked at the location.

Mr. Searl was most familiar with the operations and management of the Water Department Material Storage area located in the north central portion of the subject property. Mr. Searl explained where the stockpile of materials originated, how it was managed on site and how the City either utilized it in various other projects or ultimately disposed of it. Mr. Searl indicated that material was only actively managed during the winter, post construction season. He also indicated that the Water Department will have samples from the various material stockpiles analyzed for various contaminants for disposal purposes.

Mr. Searl indicated that the City lays down gravel/rock each year on various roadways throughout the subject property, including the former railroad corridor. According to Mr. Searl, the actual railroad bed is approximately a foot below the current ground surface. Mr. Searl indicated he knows of no environmental covenants or deed restrictions associated with the site.

### INTERVIEWS WITH OCCUPANTS

The subject property is currently occupied by the City of Spokane Engineering Services Department and Construction Management, City of Spokane Water Department, and residents and occupants within the residential and commercial properties along the eastern edge. Mr. Searl, Water Superintendent with the City Water Department, was interviewed as the subject property representative (see above). No occupants of properties along the eastern edge of the subject property were available for interview.

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## INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

### **Mr. Mike LaScuola – Spokane Regional Health District**

Mr. Mike LaScuola, Technical Advisor for the Spokane Regional Health District, was interviewed regarding his knowledge of the subject property on July 8, 2019. Mr. LaScuola indicated he's been familiar with the subject property since approximately the early 1990s. He said the subject property was once part of a larger industrial corridor occupying northeast Spokane. Mr. LaScuola suspects the area of the site was previously served by the old truck sewer line before its eventual connection to the City of Spokane wastewater treatment plant, and he knows of no prior septic drain fields. Mr. LaScuola remembers that releases had been recorded on the subject property during prior assessment efforts in the early 1990s. He indicated there was once a log pond nearby or onsite at one time, and that it may have been operated by BJ Carney (wood product company). He stated that traces of contaminants were once uncovered in city wells proximal to the subject property at one time and suspects that prior industrial uses and railroad uses may have resulted in releases on site through time.

### **Mr. Bill Fees – Washington Department of Ecology**

Mr. Bill Fees, Toxics Cleanup Program Manager for the Eastern Region Office of the Washington Department of Ecology, was contacted on August 12, 2019 regarding his knowledge of the subject property. Mr. Fees stated he first knew about the site in the early 1990s when he worked at Dames & Moore. He indicated that the subject property was found to have surficial contamination then, and later during assessment activities completed by URS in 2010. He indicated the releases, as he remembers, were from primarily asphalt or leaky equipment. He indicated he knows of no actual monitoring wells onsite or environmental covenants and doesn't remember there being contaminants at depths much greater than four or five feet. He stated that most of the significant concerns associated with the City property are located on the adjoining City land to the west of Morton Street.

## INTERVIEWS WITH OTHERS

No interviews with others were completed during the course of this Phase I ESA.

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## 7 FINDINGS AND CONCLUSIONS

We have performed a Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13) and AAI (40 CFR Part 312) of the subject property. Any exceptions to, or deletions from this practice are described in the Limitations section and within **Section 1** of this report.

### FINDINGS

The subject property is part of a generally level former industrial corridor resting northeast of downtown Spokane. Records ascertained indicate the subject property was bisected by the Spokane Falls and Northern Railroad in the late 1880s. Shortly thereafter it appears the vicinity supported large lumber mills and wood product operations for many decades through as late as the 1970s. During these years, the eastern edge of the subject property supported automotive repair facilities and residential uses.

One of the historic wood products entities, the Brewer Mill Lumber Company, operated on a southwestern portion of the subject property. The Brewer Mill included an approximately 200-foot-long log storage pond that was served by a railroad spur. A portion of the former log pond area rests proximal to the western boundary of the subject property. A small oil shed was also observed on Sanborn Maps of the site. Such features are common to wood products operations.

City of Spokane side sewer permits indicate various portions of the subject property were connected to the sewer as early as the late 1930s. One sewer line was notably connected to the former log pond in 1954 (**Appendix D**). The subject property does not appear to include former or current septic drain fields.

The western portion of the subject property appears to have been used by the City from the 1950s onward. The southeast portion of the site was used as a masonry block manufacturing company in the late 1960s through the early 1980s. The central portions of the site appear to include wood product operations through the 1970s. The eastern edge of the property appears to include automotive repair and residential uses through that timeframe.

The City of Spokane appears to occupy the majority of the subject property (except eastern edge properties), including the former masonry structure, beginning in the early 1980s. The City has used the subject property to support solid waste management, recycling, vehicle storage and maintenance, dumpster storage, occasional refueling, and for sorting of generally inert soil, asphalt, and rock products since that time. The property currently includes multiple structures but primarily the Engineering Services Department and Construction Management office building (former masonry block manufacturing building) and also the apartments, houses, and the two warehouse structures located along N. Perry Street.

Prior reports and interviews suggest the possibility of multiple USTs and former drains (or dry wells) on site. It is unknown if all UST have been appropriately closed or removed from the subject property. The quality of soil proximal to former or current USTs and drains is unknown. Data uncovered also indicates elevated concentrations of metals, PAHs, and petroleum products in surface and near-surface soil.

In general, there is a suspicion of releases from both *point sources* and *non-point-sources* onsite. Non-point or widely-distributed sources may include coal ash, slough or releases from railcars, and heavy oil from prior railroad use; possible dust from emissions of the nearby former foundry (as suggested by URS 2011); occasional drips and spills from vehicles, materials storage and handling, maintenance activities, and dumpsters; and from asphalt debris that has become mixed with soil or possible applications of oil to

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suppress fugitive dust. Releases of these variety are suspected to primarily affect surface and near-surface soil and would not be expected to quickly attenuate.

Point sources include the area of the former log pond where wood pole treatment may have occurred, the apparent underground heating oil tank found at the Special Projects Shack, the possible tank(s) resting north of the shack (Dames & Moore 1993), dry wells on site, the refueling area that once rested north of the Engineering Services Department, and the pump island that remains beneath the office trailer at the location. Point sources would also include additional undocumented underground tanks and drains elsewhere on site, should any exist, and any sources connected to the west-adjointing City property. Until proven otherwise, *vapor encroachment conditions* (VECs) are suspected proximal to the locations of USTs and proximal to the former log pond and the west-adjointing City property.

The structures resting along the eastern edge of the subject property were not accessible during reconnaissance; therefore, the environmental condition of those properties remains unverified. However, none of these structures were found associated with releases in environmental records reviewed and from interviews. Generally and until further investigation reveals otherwise, the several residential structures are suspected to include current or former heating oil tanks and the current automotive repair facility (Tipke) and the print shop (Pressworks) are of concern primarily due to the unknown disposition of drains, the possibility of tanks, the possibility of dry wells, and the type, quantity, and disposition of materials that may be stored.

## CONCLUSIONS

Based upon the information uncovered, this Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property with the following exceptions:

- ❖ **Non-Point Source Releases:** The subject property rests along an historic industrial corridor in northeast Spokane. The subject property was served by the railroad for nearly 100 years and supported the wood products industry for nearly as long. In more recent years the property has served as the City of Spokane Solid Waste Management Department, where trucks were maintained and occasionally fueled, and where dumpsters were stored and maintained. The widespread use, storage, handling, and occasional release of hazardous materials and petroleum products is expected from prior and recent industrial uses. Prior reports and sampling efforts have uncovered elevated concentrations of hazardous materials and petroleum products in surface and near-surface soil in various locations across the subject property. The presence of contaminated surface and near-surface soil on site resulting from non-point sources is considered to represent a *recognized environmental condition* in connection with the subject property at this time.
- ❖ **Point Source Releases:** The western edge of the subject property once included a log pond, and various structures such as an oil house and numerous warehouses have come and gone from the site. The possibility of significant point-source releases, specifically from the prior or current USTs, dry wells, drains, the former log pond, and features on the west-adjointing City property is of concern. Until further investigation and/or sampling proves otherwise, the likelihood of releases from these features is considered to represent a *recognized environmental condition* in connection with the subject property at this time.
- ❖ **Possible Tanks:** At least one underground storage tank is suspected to exist on site. Prior reports and building department records suggest there may be additional USTs beyond the several or four USTs that are known to have once been installed on the subject property. Until further investigation and/or survey work proves otherwise, the likelihood of undocumented USTs and



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associated releases from such features is considered to represent a *recognized environmental condition* in connection with the subject property at this time.

- ❖ **Property Access Need:** The properties along the eastern edge on the subject property currently include residential uses, an automotive repair facility, and a print shop. Access to these properties was not available during site reconnaissance and no interviewees were available. Due to overall limited access, insufficient data exists to determine the environmental condition of these properties.

The subject property is known to have surface and near-surface soil contamination as a result of industrial uses. While the condition of surface and near-surface soil does not appear unusual for an industrial-use property, systematic characterization of surface and near-surface soil across the property is recommended.

The subject property is known to have former USTs and appears to have at least one current UST. The presence of additional undocumented USTs is also a possibility. The possibility of significant releases from current or former USTs, dry wells, drains, from the west-adjointing property, and at the former log pond are of concern. Determining the absence of additional tanks and the absence of significant releases from known features is recommended. Updating the report after access is permitted and interviews can be conducted for the properties along the eastern edge of the property is also recommended.

Engaging regulatory officials to assist in the construction of an adequate site characterization program to formally characterize surface soils, to verify the absence of undocumented USTs, and to determine the absence of significant releases in areas proximal to the former or current locations of USTs, dry wells, drains, and similar features is recommended, in the overarching effort to achieve a status of *no further action* for the property.

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## 8 DATA GAPS

ASTM E 1527-13 and 40 CFR Part 312 (AAI) require that *data gaps* in the research be identified, and comments be made by the Environmental Professional regarding the significance of the data gaps on the ability to identify *RECs*.

The City of Spokane has yet to respond to the public records request (PRR) submitted by Tetra Tech with respect to records of USTs, building department records, and other requested information. Furthermore, the City has declined to complete an interview form documenting its knowledge of the environmental condition of the subject property.

However, considering the *recognized environmental conditions* identified and considering the information supplied in several comprehensive prior reports that were supplied by the City, additional information from the City is not expected to significantly change the outcome of this Phase I ESA. Regardless, any additional information that the City can offer may be extremely helpful to site characterization.

This report has uncovered no significant data gaps, *with exception to* properties along N. Perry Street that were inaccessible during reconnaissance and where interviews could not be arranged, and to the *RECs* identified and recommended for additional investigation and/or sampling.

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## 9 DEVIATIONS

This Phase I ESA was conducted in general conformance with ASTM E 1527-13. This Phase I ESA was conducted to assist the Client in evaluating current environmental condition of the subject property. No significant deviations from this standard guidance document were required to complete this work.

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## 10 REFERENCES

Documentation of sources, records, and resources utilized in conducting the inquiry required by ASTM E 1527-13 and 40 CFR Part 312 and used in assembling this report are either appended to the report and/or are referenced below. This documentation helps support the findings, opinions and conclusions of this assessment. Also, it is anticipated such documentation may help facilitate the reconstruction of the assessment at a later date.

*The following references and materials were used in assembling this report:*

ASTM Designation E1527-13, 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM International. Effective November 1, 2013.

ASTM Designation E2600-15, 2015. Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. ASTM International. Effective December 1, 2015.

Dames & Moore. 1993. Report of Phase I and Limited Phase II Environmental Contamination Assessment. Submitted To: ALSC Architects. Job No. 25717-001-005.

EDR. 2019. The EDR Aerial Photo Decade Package. Inquiry No. 5709923.8. Includes various aerial photos dated 1938 through 2017. July 8, 2019.

EDR. 2019. EDR Certified Sanborn Map Report. Inquiry No. 5709923.3. Documents coverage of the site from 1902 through 1980. Documents coverage of adjoining properties to the north, northeast, east, and west from 1902 through 1980. July 8, 2019.

EDR. 2019. EDR City Directory Image Report. Inquiry No. 5709923.5. Includes Polk's Directory information from 1964 through 2014. July 10, 2019.

EDR. 2019. EDR Historical Topo Map Report with QuadMatch. Inquiry No. 5709923.4. Includes various USGS topographic maps dated 1901 through 2014. July 8, 2019.

EDR. 2019. EDR Radius Map Report with GeoCheck Report. Inquiry No. 5709923.2s. Includes NRCS, FEMA, NWI, and other information. July 8, 2019.

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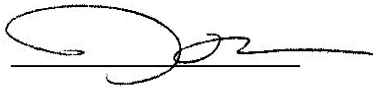
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## 11 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Tetra Tech has performed the Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13. The work is consistent with generally accepted environmental due diligence standards.

Tetra Tech declares that, to the best of our professional knowledge and belief, these individuals meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. Resumes for the individual below, and other Tetra Tech staff who participated on this project, are available upon request. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have conducted / completed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed by,

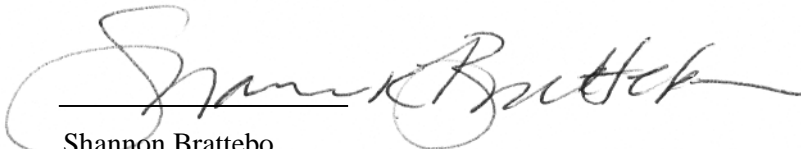


Jon Welge  
Senior Environmental Scientist



Tetra Tech, Inc.  
1212 N. Washington Street,  
Suite 208  
Spokane, Washington 99201

Prepared by,



Shannon Brattebo  
Environmental Engineer



Tetra Tech, Inc.  
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Suite 208  
Spokane, Washington 99201

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## 12 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

*This Phase I ESA was prepared by or under the supervision or by the following professional(s):*

**Jon Welge** has over 20 years of experience in environmental assessment. Mr. Welge has a broad range of interests and experience that includes performing well over 1,000 environmental assessments; dozens of wetland investigations; drywell investigations; storm water and water quality sampling; groundwater and soil remediation projects; underground storage tank site assessments; air sampling; lead and asbestos sampling, abatement project design and oversight; SPCC plans; and historic, biological and cultural resource surveys. As an ASTM member and E-50 Committee Member over the past 15 years who has contributed to the formulation of ASTM standards, and as a performer of wetland and environmental assessment since 1993, Mr. Welge has become an industry expert in environmental assessment of many varieties. Mr. Welge takes pride in his ability to communicate and in his ability to formulate and implement successful work plans.

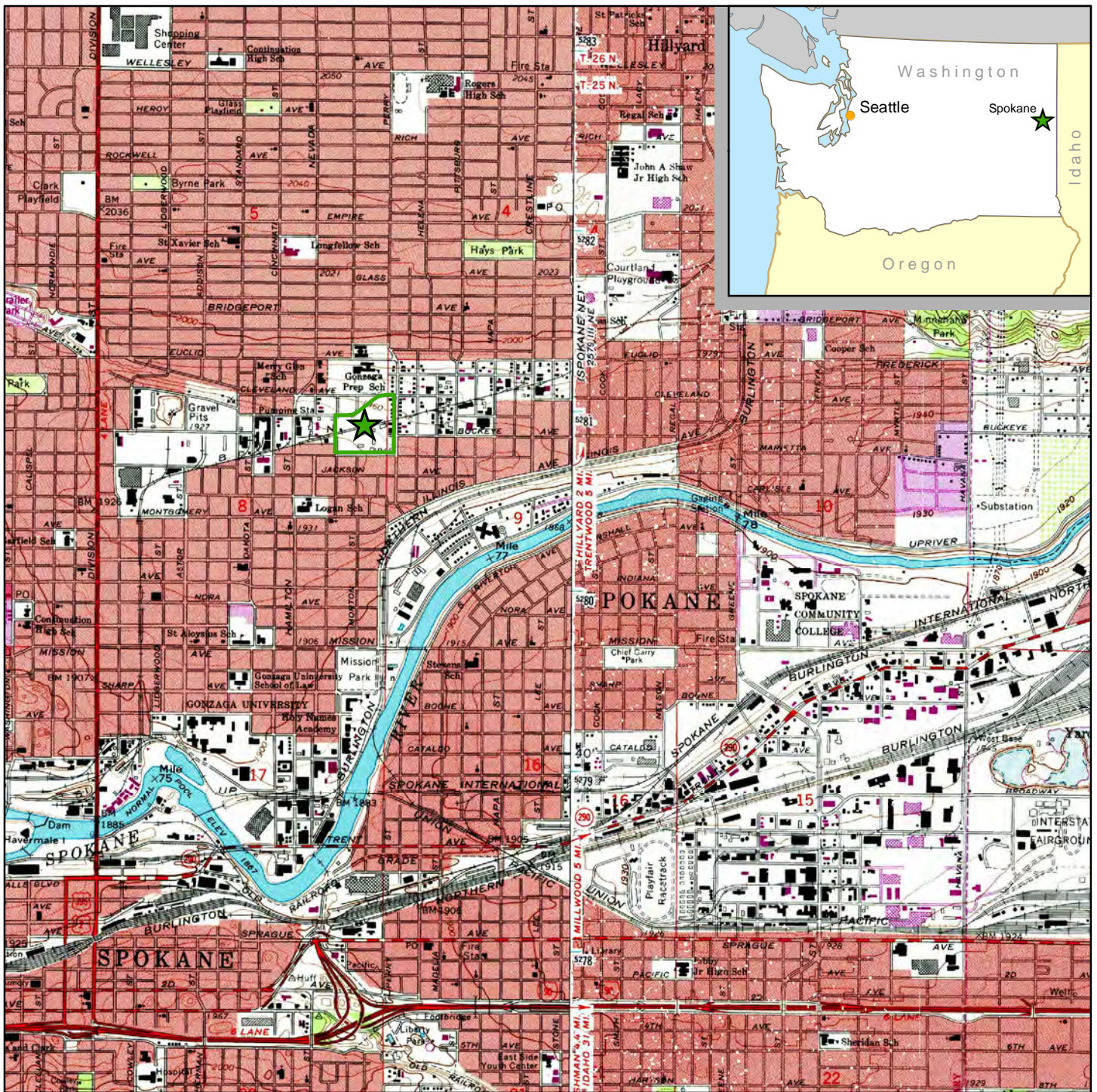
**Shannon Brattebo, PE** has over five years of experience with ASTM environmental assessments and nearly 20 years of experience managing water quality and sediment sampling projects, lake restoration projects, stormwater projects, soil sampling projects, and stream and lake assessment projects. Ms. Brattebo has authored numerous technical documents and assisted with dozens of environmental site assessments around the Inland Northwest.

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# **APPENDIX A**

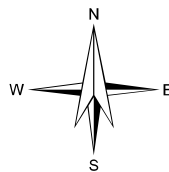
## **FIGURES (1-3)**





## Legend

-  Project Location
-  Subject Project Boundary



E. North Foothills Drive Project  
Spokane, Washington

## Project Site Map

E. North Foothills Drive  
Phase I ESA



**TETRA TECH**

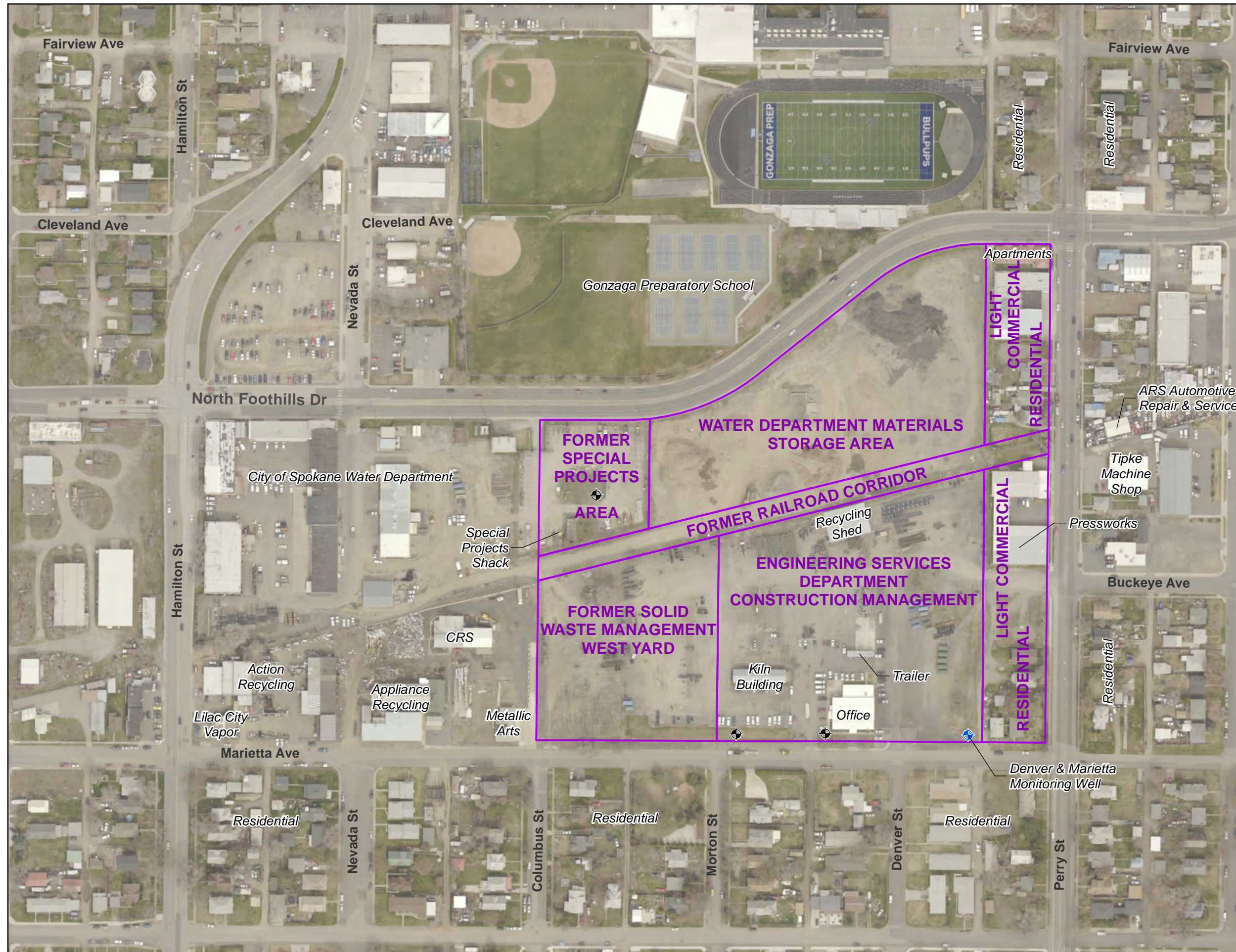
1212 N. Washington Street  
Suite 208  
Spokane, WA 99201

### Basemaps:



USGS 7.5' Topo Spokane NW (1974) 0 0.25 0.5 1 Miles  
USGS 7.5' Topo Spokane NE (1973)

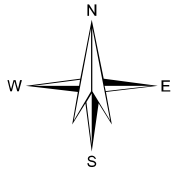
| TC NO.     | DATE      | DRAWN BY | MAP NO. | FIGURE |
|------------|-----------|----------|---------|--------|
| T39753 -01 | 8/29/2019 | REYNOLDS | 10446   | 1      |





### Legend

- Subject Property Boundary
-  Dry Well
-  Monitoring Well




0 100 200 400 Feet

Background: 2018, Spokane Image Consortium, Pictometry Accplus

E. North Foothills Drive Project  
Spokane, Washington

**Current Site Plan**

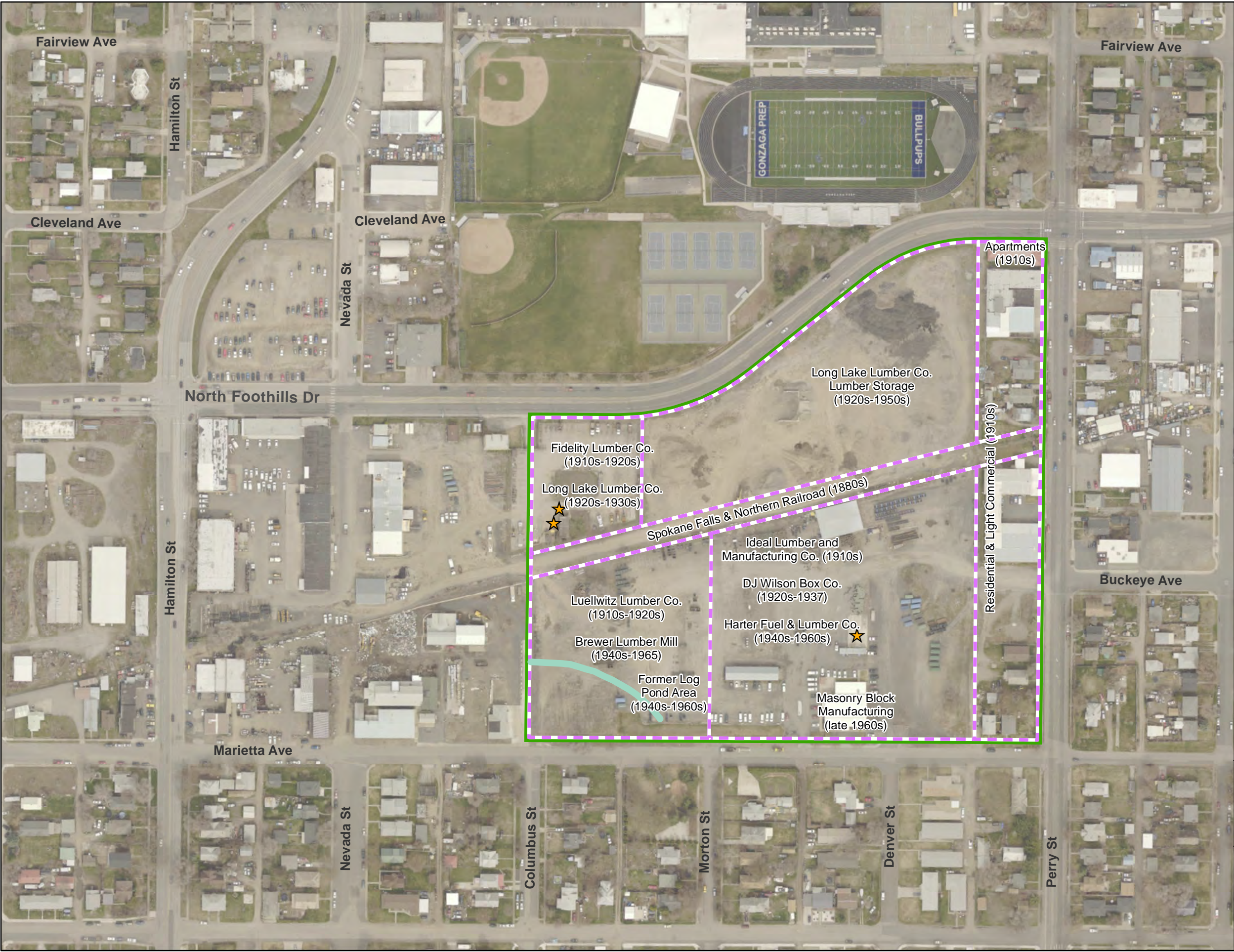
E. North Foothills Drive  
Phase I ESA

 **TETRA TECH**

1212 N. Washington Street  
Suite 208  
Spokane, WA 99201

|                      |                   |                      |                  |                    |
|----------------------|-------------------|----------------------|------------------|--------------------|
| TC NO.<br>T39753 -01 | DATE<br>8/29/2019 | DRAWN BY<br>REYNOLDS | MAP NO.<br>10447 | FIGURE<br><b>2</b> |
|----------------------|-------------------|----------------------|------------------|--------------------|





Legend

Subject Project Boundary

Subject Property Boundary

Former Railroad Spur

Possible UST Location(s)

N

W

E

S

0

100

200

400

Feet

Background: 2018, Spokane Image Consortium, Pictometry Accuplus

E. North Foothills Drive Project  
Spokane, Washington

Historic Site Plan  
E. North Foothills Drive  
Phase I ESA

Tt

TETRA TECH

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Spokane, WA 99201

|                      |                   |                      |                  |             |
|----------------------|-------------------|----------------------|------------------|-------------|
| TC NO.<br>T39753 -01 | DATE<br>8/29/2019 | DRAWN BY<br>REYNOLDS | MAP NO.<br>10448 | FIGURE<br>3 |
|----------------------|-------------------|----------------------|------------------|-------------|