



May 27, 2011  
Kleinfelder Project No: 119103

ESA Adolfson  
5309 Shilshole Avenue NW  
Suite 200  
Seattle, WA 98107

Attn: Ms. Lisa Adolfson

**Subject: Phase I Environmental Site Assessment  
South Magnolia CSO Control Project  
Near 2001 West Garfield Street,  
Seattle, WA 98199**

Dear Ms. Adolfson:

Kleinfelder West, Inc. (Kleinfelder) is pleased to present the attached report presenting our findings and conclusions resulting from our Phase I Environmental Site Assessment (ESA) performed for the above-referenced site (subject site). This ESA was performed in accordance with our April 12, 2011 Proposal to Provide a Phase I ESA Environmental Assessment (Proposal No. SEA06001PRP), as amended via e-mail correspondence. The subject site was determined to be a rectangular, about 12-acre parcel. The subject site was initially proposed as a 2,700 foot linear project.

We appreciate this opportunity to provide our services to you. Should you require additional information or have any questions regarding this report, please feel free to contact us at (425) 636-7900.

Sincerely,  
**KLEINFELDER WEST, INC.**

Jenny Esker  
Staff Environmental Scientist

Jim Fleetwood  
Environmental Engineer

Attachment: May 27, 2011 Phase I Environmental Site Assessment Report

Smith



Cone & Part

Prepared for:  
ESA Adolfson  
5309 Shilshole Avenue NW  
Suite 200  
Seattle, WA 98107

**Phase I Environmental Site Assessment  
South Magnolia CSO Control Project  
Vicinity of 2001 West Garfield Street,  
Seattle, WA 98199**

Prepared by:

Jenny Esker  
Staff Environmental Scientist

Reviewed by:

Jim Fleetwood  
Environmental Engineer

**Kleinfelder West, Inc.**  
14710 NE 87th Street  
Suite 100  
Redmond, WA 98052  
Phone: (425) 636-7900  
Fax: (425) 636-7901

May 27, 2011  
Kleinfelder Project No.: 119103

Copyright 2011 Kleinfelder, Inc.  
All Rights Reserved

**TABLE OF CONTENTS**

<u>SECTION</u>		<u>PAGE</u>
<b>EXECUTIVE SUMMARY</b>	.....	<b>1</b>
<b>1.0 INTRODUCTION</b>	.....	<b>3</b>
1.1 BACKGROUND	.....	3
1.2 SCOPE-OF-SERVICES	.....	3
1.3 ADDITIONAL SERVICES	.....	5
1.4 SIGNIFICANT ASSUMPTIONS AND SPECIAL TERMS AND CONDITIONS	.....	5
1.5 LIMITATIONS AND EXCEPTIONS	.....	5
1.6 USER RELIANCE	.....	6
<b>2.0 SITE DESCRIPTION</b>	.....	<b>7</b>
2.1 LOCATION AND LEGAL DESCRIPTION	.....	7
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS	.....	7
2.3 CURRENT USE OF THE SITE	.....	8
2.4 DESCRIPTION OF PROPERTY STRUCTURES/IMPROVEMENTS	.....	8
2.5 CURRENT USES OF SURROUNDING PROPERTIES	.....	8
<b>3.0 USER PROVIDED INFORMATION</b>	.....	<b>10</b>
3.1 TITLE RECORDS AND ENVIRONMENTAL LIENS	.....	10
3.2 VALUE REDUCTION	.....	10
3.3 REASON FOR CONDUCTING PHASE I ESA	.....	10
3.4 ADDITIONAL INFORMATION/DOCUMENTS PROVIDED	.....	10
<b>4.0 RECORDS REVIEW</b>	.....	<b>12</b>
4.1 STANDARD ENVIRONMENTAL RECORD SOURCES	.....	12
4.2 SUMMARY FINDINGS ENVIRONMENTAL DATABASE REPORT	.....	15
4.2.1 SUBJECT SITE	.....	15
4.2.2 OFF-SITE FACILITIES	.....	15
4.3 ADDITIONAL AGENCY ENVIRONMENTAL RECORDS	.....	16
4.4 PHYSICAL SETTING AND SOURCE(S)	.....	17
<b>5.0 HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES</b>	<b>.....</b>	<b>19</b>
5.1 AERIAL PHOTOGRAPHY	.....	19
5.2 FIRE INSURANCE RATE MAPS	.....	21
5.3 CITY DIRECTORIES	.....	21
5.4 HISTORICAL TOPOGRAPHIC MAP REVIEW	.....	22
5.5 CHAIN-OF-TITLE REPORT	.....	23
5.5 PREVIOUS ENVIRONMENTAL SITE ASSESSMENT REPORTS	.....	23
<b>6.0 SITE RECONNAISSANCE</b>	.....	<b>25</b>
6.1 METHODOLOGY AND LIMITING CONDITIONS	.....	25
6.2 GENERAL SITE SETTING	.....	25

6.3	SITE OBSERVATIONS.....	25
<b>7.0</b>	<b>INTERVIEWS.....</b>	<b>29</b>
7.1	SITE OWNER REPRESENTATIVE.....	29
7.2	SITE USER REPRESENTATIVE.....	29
<b>8.0</b>	<b>NON-SCOPE CONSIDERATIONS .....</b>	<b>31</b>
<b>9.0</b>	<b>FINDINGS .....</b>	<b>32</b>
9.1	BACKGROUND INFORMATION.....	32
9.2	ONSITE FINDINGS.....	32
9.3	OFF-SITE FINDINGS.....	33
9.4	ACTIVITY AND USE LIMITATIONS (AUL'S).....	34
9.5	HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HREC'S).....	34
9.6	DE MINIMIS CONDITIONS .....	34
<b>10.0</b>	<b>CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>35</b>
<b>11.0</b>	<b>DEVIATIONS FROM APPLICABLE GUIDANCE.....</b>	<b>36</b>
<b>12.0</b>	<b>QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS .....</b>	<b>37</b>
<b>13.0</b>	<b>REFERENCES.....</b>	<b>38</b>

## TABLES

1	Location and Legal Description .....	7
2	Current Site Uses .....	8
3	Surrounding Properties.....	9
4	Regulatory Agency Database Search Summary .....	13
5	Regional Groundwater Information.....	18
6	Physical Setting .....	18
7	Aerial Photographs Summary.....	19
8	City Directory Results .....	22
9	Topographic Maps Summary.....	23
10	Site Observations .....	26

## FIGURES

1	Site Location Map
2	Site Map with Surrounding Properties
3	Site Layout Map

## APPENDICES

A	Regulatory Agency Database Report
B	Site Photographs
C	Supporting Documentation
D	Prior Environmental Assessments
E	Resumes

## EXECUTIVE SUMMARY

---

At the request of ESA Adolfson and King County Wastewater Treatment Division (County) contract E00114E08, Work Order 13, Kleinfelder West Inc. (Kleinfelder) has completed a Phase I Environmental Site Assessment (ESA) of the King County South Magnolia Combined Sewer Overflow (CSO) Control Project proposed storage tank location property (Subject site) located at approximately 2001 West Garfield Street, Seattle, Washington. The Site location is depicted on Figure 1.

The Subject site is located within the City of Seattle jurisdictional limits and consists of two rectangular parcels divided by 23<sup>rd</sup> Avenue West. The subject site is about 12-acres in size (Figures 2 and 3). The parcel located on the west side of 23<sup>rd</sup> Avenue West (west parcel) is currently operated by the Seattle Parks and Recreation Department (Park) as part of Smith Cove Park. The parcel located on the east side of 23<sup>rd</sup> Avenue West (east parcel) is currently owned by the Port of Seattle (Port) and operated by American Seafoods Co.

The west parcel of the Subject site is currently operated by the Park as Smith Cove Park and is available for public use. The parcel is a relatively flat meadow with a paved parking area along the eastern and southern sides of the parcel. Some miscellaneous lawn equipment and landscaping mulch were observed on the pavement at the south end of the west parcel and stacked picnic tables were observed at the northeast corner of the parcel. No buildings were observed on the west parcel. The east parcel of the Subject site is part of the Port Terminal 91. The parcel consists of a fenced lot and a landscaped walkway/viewpoint at the southern end of the property. ~~The fenced lot is currently leased from the Port by American Seafoods Company. American Seafoods Company utilizes the parcel for miscellaneous storage. Several large shipping containers, miscellaneous equipment including fishing nets, small boats, metal parts, etc., and some 55-gallon drums were observed throughout the parcel.~~ The east parcel was developed with a combination of paved areas, gravel areas, and a concrete paved area. No buildings were observed on the east parcel.

The Subject site was first developed circa 1911 in association with various canal projects. The canal construction resulted in the reclamation of tide land suitable for

additional development. In 1940, the Subject site was operated by the Navy where the west parcel was developed for personnel housing and the east parcel was used as a recreation field. In 1974, the east parcel was sold to the Port where it was leased by entities at the Port for use as storage. The southern portion of the east parcel was developed as a walkway/viewpoint for the public. The west parcel of the Subject site was maintained by the Navy until 2002. The buildings were removed and environmental sampling conducted to confirm that the parcel was suitable for transfer to the Park.

The properties surrounding the Subject site are developed with a mixture of residential and industrial land uses. According to agency records, several sources within 0.25 mile of the Subject site are listed as having impacted soil and/or groundwater with hazardous materials, but the sources are located downgradient or cross-gradient to groundwater flow at the Subject site.

Kleinfelder has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of Phase I Environmental Site Assessment (ESA) of the King County South Magnolia Combined Sewer Overflow (CSO) Control Project proposed storage tank location properties (Subject site) located at approximately 2001 West Garfield Street, Seattle, Washington. Any exceptions to, or deletions from, these practices are described on Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject site.

However, the following **Other Potential Environmental Risks** were identified:

- Poor housekeeping combined with the presence of several 55-gallon drums labeled as containing potentially hazardous material and stock piled soil impacted our ability to visually assess portions of the subject site. Once the stored materials, equipment and supplies are removed from the subject site, the subject site should be visually assessed for staining, distressed vegetation and other indicators of the release of hazardous substances.

This is an executive summary of findings, and should not be relied upon without consulting the attached report for a more detailed description of the Phase I ESA performed by Kleinfelder for ESA Adolphson according to King County specifications. This report is subject to the limitations included in Section 1.5 of our report.

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

At the request of ESA Adolfson and King County contract E00114E08, Work Order 13, Kleinfelder West Inc. (Kleinfelder) has completed a Phase I Environmental Site Assessment (ESA) of the King County South Magnolia Combined Sewer Overflow (CSO) Control Project proposed storage tank location property (Subject site) located at approximately 2001 West Garfield Street, Seattle, Washington.

### 1.2 SCOPE-OF-SERVICES

Kleinfelder conducted this Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-05.

The following sections describe Kleinfelder's scope of services:

- **Executive Summary** summarizes the document and findings of the Phase I ESA.
- Section 1, **Introduction**, includes a discussion of the purpose for performing the Phase I ESA; the scope-of-services performed; additional services requested by the client (e.g. an evaluation of business environmental risk factors associated with the property); significant assumptions (e.g. property boundaries if not marked in the field); limitations, exceptions, and special terms and conditions (e.g. contractual); and user reliance parameters.
- Section 2, **Site Setting**, presents information concerning the subject site's location, legal description (if available), subject site and vicinity characteristics, current use of the subject site, a description of structures and improvements on the subject site at the time of Kleinfelder's assessment, and current uses of adjoining properties.
- Section 3, **User Provided Information**, presents a summary of information provided by the "user," as defined by ASTM E1527. for use in developing this Phase I ESA.
- Section 4, **Records Review**, presents Kleinfelder's review of databases available from Federal, State, and local regulatory agencies regarding hazardous substance use, storage, or disposal at, or in the vicinity of the subject site. Environmental liens or activity and Activity Use Limitations (AULs) determined during this records review are included in this chapter, as is a discussion of the

physical setting of the site. A copy of the regulatory agency database report is included as Appendix A.

- **Section 5, Historical Use of the Property and Adjoining Properties**, summarizes the history of the subject site and adjoining properties. This history is based on various sources including a review of: aerial photographs, fire insurance maps and insurance reports, city or suburban directories, historical topographic maps, chain-of-title records (if provided by the client), and previous environmental reports completed for the subject site (if available).
- **Section 6, Site Reconnaissance**, presents our methodology and limiting conditions for conducting the site reconnaissance, general site setting, and observations regarding the interior and exterior portions of the subject site made during the site reconnaissance.
- **Section 7, Interviews**, presents information gathered through interviews conducted with the site owner(s) representative, former site operator, local government agencies and other persons knowledgeable with the Subject Site and vicinity.
- **Section 8, Non-Scope Considerations**, When requested by the Client, this section presents the findings of our limited assessment of specific non-scope considerations (aka Business Environmental Risk Considerations – BERCS) as defined by ASTM E1527.
- **Section 9, Findings**, presents a summary of our findings regarding the information presented in Sections 2 through 8, as they pertain to environmental conditions associated with the subject site.
- **Section 10, Conclusions and Recommendations**, presents our conclusions regarding the information presented in Sections 2 through 8, and our recommendations regarding environmental conditions associated with the subject site.
- **Section 11, Deviations from Applicable Guidance**, presents deviations from ASTM E 1527-05.
- **Section 12, Qualifications of Environmental Professionals**, presents a summary of the qualifications of the Environmental Professionals involved in the completion of this Phase I ESA.
- **Section 13, References**, is a summary of the resources used to compile this report.

### **1.3 ADDITIONAL SERVICES**

Non-scope considerations, if any, are presented in Section 8.0 of this report. Kleinfelder was not requested to provide additional services.

### **1.4 SIGNIFICANT ASSUMPTIONS AND SPECIAL TERMS AND CONDITIONS**

No site-specific significant assumptions or terms and conditions affecting the results or conclusions of this Phase I ESA were identified.

### **1.5 LIMITATIONS AND EXCEPTIONS**

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. The attached report is a qualitative assessment. Kleinfelder offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help you understand and better manage your risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service which will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss further quantitative investigations, if desired.

Kleinfelder performed this ESA in general accordance with the scope and limitations of the ASTM International Standard Practice for *Phase I Environmental Site Assessments: Environmental Site Assessment Process E 1527-05*. No warranty, either express or implied is made. Environmental issues not specifically addressed in the report were beyond the scope of our work and not included in our evaluation.

Land use, site conditions (both on-site and off-site) and other factors will change over time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (ASTM Standard E-1527, Section 4.6).

## **1.6 USER RELIANCE**

This assessment report has been prepared for the exclusive use of ESA Adolfson and King County. Its contents may not be relied upon by other parties without the expressed written consent of Kleinfelder, Inc., ESA Adolfson, and King County.

## 2.0 SITE DESCRIPTION

The Subject site setting was evaluated to assess the significance of potential on- and off-site contaminant migration, if present. The site location is shown on Figure 1. The site plan is presented on Figure 2. Site photographs are included in Appendix B.

### 2.1 LOCATION AND LEGAL DESCRIPTION

The information presented in Table 1 describes the physical location and legal description of the Subject site. This information was obtained from observations made during the site reconnaissance and information obtained from maps, public records, and interviews.

**TABLE 1  
LOCATION AND LEGAL DESCRIPTION**

<b>SITE NAME</b>	South Magnolia Combined Sewer Overflow Project proposed tank location (Subject site)
<b>SITE ADDRESS</b>	Approximately 2001 West Garfield Street, Seattle, Washington
<b>LOCATION</b>	Subject site consists of two adjacent rectangular parcels separated by 23rd Avenue West. On the west side of the street, the parcel is an open field, which is a portion of Smith Cove Park (west parcel). On the east side of the street, the parcel is a storage yard on the Terminal 91 property maintained by the Port of Seattle (east parcel).
<b>NUMBER OF SITE PARCELS</b>	Two.
<b>IDENTIFICATION OF PARCELS/LEGAL DESCRIPTION</b>	Tax Parcel Numbers West Parcel – 7666201145 East Parcel – 7666201146
<b>ACREAGE</b>	Approximately 12 acres
<b>ZONING USE CODE</b>	The Subject site is zoned Industrial

### 2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Subject site consists of two rectangular parcels divided by 23rd Avenue West and covering approximately 12-acres. The parcel located on the west side of 23rd Avenue West (west parcel) is currently operated by the Seattle Parks and Recreation Department (Park) as part of Smith Cove Park which is bordered to the west by a residential neighborhood. The parcel located on the east side of 23rd Avenue West

(east parcel) is current owned by the Port of Seattle (Port) and is surrounded by the companies that operate Pier 91.

### 2.3 CURRENT USE OF THE SITE

Kleinfelder conducted a site reconnaissance of the subject site. Table 2 below presents the findings.

**TABLE 2  
CURRENT SUBJECT SITE USE**

<b>LAND USE DESCRIPTION</b>
The western portion of the subject site is utilized as a public park (Smith Cove Park). The eastern portion of the Subject site is leased by American Seafood Company. American Seafood utilizes the subject site for equipment, materials and supplies lay down yard. The southeastern portion of the Subject site, abutting Smith Cove (aka Elliott Bay) is used for recreational purposes by the public

### 2.4 DESCRIPTION OF PROPERTY STRUCTURES/IMPROVEMENTS

The west parcel is landscaped with sod and trees planted along the eastern and southern edges. At the east parcel, the fenced lot is not developed and no specific improvements were observed. The approximately 0.5-acre landscaped walkway/viewpoint area at the east parcel has been landscaped with sod and trees and a sidewalk and benches have been installed. No buildings or other structures are currently present at the Subject site.

### 2.5 CURRENT USES OF SURROUNDING PROPERTIES

Kleinfelder conducted a drive-by survey of the properties adjoining and within the vicinity of the Subject site. A summary of the surrounding properties is presented in Table 3, below.

**TABLE 3  
SURROUNDING PROPERTIES**

<b>DIRECTION</b>	<b>LAND USE DESCRIPTION</b>
North	Paved road (23 <sup>rd</sup> Avenue West) followed by an approximately 400-foot long building oriented east-west and an approximately 14-acre paved parking lot.
East	Smith Cove Waterway followed by Port Terminal 91 property (Pier 91-ship docking)
South	Paved road (23rd Avenue West) and the Smith Cove Waterway
Southwest	Elliot Bay Marina including paved parking lot and waterway boat parking.
West	Smith Cove Park, including a steep incline increasing to the west followed by a residential neighborhood

To the north and east, off-site property uses include light industrial activities. To the west, property use is residential. The southwest off-site property use is commercial.

### **3.0 USER PROVIDED INFORMATION**

The County provided Kleinfelder with information that was used to facilitate conducting this Phase I ESA. King County proposes to acquire the Subject site and install a tank and ancillary equipment facility to complete the South Magnolia Combined Sewer Overflow Control Project gravity sewer alignment.

#### **3.1 TITLE RECORDS AND ENVIRONMENTAL LIENS**

A chain-of-title was not provided to Kleinfelder within the timeframe of this project.

#### **3.2 VALUE REDUCTION**

As part of the ASTM E 1527-05 process, information must be gathered by the user regarding the prospective purchase price of the property relative to the fair market value of the Subject site. If there appears to be a value reduction, that reduction must be identified with respect to whether the difference could be attributed to environmental degradation of the property.

Adjustments to the value of the Subject site due to adverse environmental conditions were not reported to Kleinfelder.

#### **3.3 REASON FOR CONDUCTING PHASE I ESA**

Kleinfelder was informed that the purpose for conducting this Phase I ESA is to identify recognized environmental conditions in connection with the Subject site that may impact desired development and / or construction costs.

#### **3.4 ADDITIONAL INFORMATION/DOCUMENTS PROVIDED**

The County provided the following documents:

- Department of the Navy. "Finding of Suitability to Transfer: Magnolia Housing, Seattle, Washington." June 2002.
- Naval Facilities Engineering Command. "Environmental Assessment of Magnolia Family Housing Property Conveyance." April 2002.
- Eco Compliance Corporation. "Soil Sampling Report: Buildings 60, 61, and 62 at 21<sup>st</sup> Avenue West, Seattle, Washington." January 2003.
- Blumen Consulting Group, Inc. "North Bay Master Plan – Draft Environmental Impact Study." Select sections only. April 2005.

Information from these documents will be summarized in later sections. Interviews with persons knowledgeable about the subject site and vicinity are presented in Sections 4.0 (Government agencies) and 7.0 ("User" of this report).

## 4.0 RECORDS REVIEW

The purpose of the records review is to obtain readily ascertainable information that will help identify recognized environmental conditions in connection with the Subject site.

### 4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A key component of the Phase I ESA is to review regulatory agency records for references to industrial activity, environmental permits, spills, fines, complaints, and other indications that a recognized environmental condition relative to the subject site may exist. Federal, state and local governments adopt regulations that govern the storage, handling, control, disposal and cleanup of hazardous materials. Numerous agencies collect and disseminate information for use in evaluating potential environmental problems.

Kleinfelder reviewed a compilation of federal, state, and local governmental agency environmental database findings provided by a private, third-party regulatory agency database research and reporting company. The complete list of databases reviewed is provided in Appendix A of this report.

The database report identified several unplotable (aka – unmappable) sites in the Subject site area that are listed as “orphan sites” in the regulatory agency database report. Wherever possible, Kleinfelder attempted to identify locations of orphan sites and include them in the discussion, as appropriate.

It should be clarified that the extent of the Terminal 91 property at the address used for the Subject site (2001 West Garfield Street) in the records search encompasses a larger property than was defined as the subject site for purposes of this ESA. While the environmental database search identifies the address on several environmental lists, the reported listing actually did not represent activities at the Subject site. For that reason, environmental records identified at 2001 West Garfield Street were individually reviewed and compared to information from interviews and other sources. Based on this comparison, each listing has been independently reported in the table below as either on site or offsite, irrespective of the database listing.

**TABLE 4  
REGULATORY AGENCY DATABASE SEARCH SUMMARY**

NAME OF DATABASE LIST	SEARCH RADIUS	TOTAL NUMBER OF FACILITIES LISTED	NUMBER OF UPGRADIENT OR ADJACENT FACILITIES LISTED	SITE IDENTIFIED IN RECORDS
<b>FEDERAL</b>				
<b>NPL (National Priority List)</b>	1 Mile	0	0	No
<b>Delisted NPL Site</b>	0.5 Mile	0	0	No
<b>CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Act Information System)</b>	0.5 Mile	0	0	No
<b>CERCLIS NFRAP (No Further Remedial Action Planned)</b>	0.50 Mile	1	1	No
<b>RCRA (Resource Conservation and Recovery Act) CORRACTS (Corrective Actions Sites)</b>	1 Mile	1	1	No
<b>RCRA non-CORRACTS TSD (Transfer Storage and Disposal Sites)</b>	0.5 Mile	1	1	No
<b>RCRA GENERATORS (Large Quantity (LQ), Conditionally Exempt Small Quantity (CESQG) and Small Quantity (SQG) Generators)</b>	0.25 Mile (Exceeds ASTM E 1527: Site and adjoining)	3	3	No
<b>Institutional / Engineering Control Registries</b>	Subject Site	0	0	No
<b>ERNS (Emergency Response Notification System Listings)</b>	0.25 Mile (Exceeds ASTM E1527: Subject Site)	1	1	No
<b>RAATS (RCRA Administrative Tracking System)</b>	1 Mile (Exceeds ASTM E1527: Search not required)	1	1	No
<b>TRIS / FINDS (Toxic Chemical Release Information System / Federal Facility Index System)</b>	0.25 Mile (Exceeds ASTM E1527: Search not required)	1	1	No
<b>DOCKET</b>	1-Mile (Exceeds ASTM E1527: Search Not Required)	Not Reported	Not Reported	Not Reported

NAME OF DATABASE LIST	SEARCH RADIUS	TOTAL NUMBER OF FACILITIES LISTED	NUMBER OF UPGRADIENT OR ADJACENT FACILITIES LISTED	SITE IDENTIFIED IN RECORDS
<b>STATE</b>				
<b>State/Tribal – Equivalent NPL (Hazardous Waste Site list)</b>	1 Mile	3	1	No
<b>State/Tribal – Equivalent CERCLIS</b>	0.5 Mile	11	1	No
<b>State/Tribal landfills (Solid Waste Facilities/Landfill Sites)</b>	1.0 Mile (Exceeds ASTM E 1527: 0.5 Mile)	0	0	No
<b>State/Tribal LUST (Leaking Underground Storage Tank List)</b>	0.5 Mile	6	2	No
<b>State/Tribal Registered Underground Storage Tanks</b>	0.5 Mile (Exceeds ASTM E1527: Site and adjoining)	1	1	No
<b>State/Tribal Institutional / Engineering Control Registries</b>	Site and adjoining	1	1	No
<b>State/Tribal VCP (Voluntary Cleanup Program) / ICR (Remedial action reports provided to Washington Dept. of Ecology without department oversight/request)</b>	0.5 Mile	34	3	No
<b>State/Tribal Brownfield Sites</b>	0.5 Mile	0	0	No
<b>State/Tribal SPILLS (Hazardous Materials Spills Database)</b>	0.5 Mile	1	1	No
<b>Unplottable / Unmappable Sites</b>	0.5 Mile	20	3	No

The information presented in this section was obtained through a private, third party regulatory agency database research and reporting company. It is not possible for either Kleinfelder or the third party database search firm to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence.

## **4.2 SUMMARY FINDINGS ENVIRONMENTAL DATABASE REPORT**

### **4.2.1 SUBJECT SITE**

Environmental records listed Terminal 91 at the address 2001 West Garfield Street did not indicate that the environmental database listings were specifically applicable to the Subject site. After review of records listed for Terminal 91 (2001 West Garfield Street) in comparison with information collected for this ESA, Kleinfelder did not identify the Subject site in the databases accessed.

### **4.2.2 OFF-SITE FACILITIES**

Based on the findings presented in the environmental database search report (Appendix A), none of the surrounding properties listed are considered a recognized environmental condition, with the possible exception of:

1. Seattle Port Terminal 91, 2001 West Garfield Street. The east parcel of the Subject site is part of the Port Terminal 91 property which is located to the north and east of the Subject site encompassing approximately 125 acres. Since the Port acquired Terminal 91 in the mid-1970's, several different entities have leased property from the Port. Environmental records identified at Terminal 91 referenced with different names are listed below:
  - ~~American Seafoods Co LLC – RCRA-CESQG, RCRA-NonGen, SPILLS~~
  - Distribution & Auto Service Inc. (Building 156) – RCRA-SQG
  - Burlington Environmental Inc (East side of building) – RCRA-TSDF, CERC-NFRAP, CORRACTS, RCRA-NonGen, RAATS
  - Seattle Port Pier 90 – ERNS
  - Seattle Port Pier 91 – ERNS
  - Seattle Port Terminal 91 – RCRA-LQG, PADS, FINDS, CSCSL, HSL, SPILLS, INST CONTROL, ICR, VCP, HAZNET, LUST
  - Boeing Aerospace CO Pier 90 – RCRA-NonGen
  - Delta Western (Building 19) – RCRA-CESQG
  - Seattle Port Terminal 90 Pipeline – CSCSL
  - WA DOT Pier 1 Project –RCRA-NonGen
  - Unknown – CSCSL, HSL, SPILLS
  - Kia Motors America Dist (Building 155) – RCRA-NonGen
  - Seattle Port Terminal 91 Tank Farm – LUST, UST, ICR
  - Pacific Terminal Services Inc (Building 24)—RCRA-NonGen

- Seattle City SDOT (Magnolia Bridge) – RCRA-NonGen
  - Barge Nestucca (Pier 90) – RCRA-CESQG
  - United Drain Oil (Pier 91) – RCRA-NonGen
  - Lydig Construction Inc. – RCRA-NonGen
2. The records listed above can be summarized by database type. Entities listed in the UST and LUST databases are associated with historical a Port Terminal 91 tank farm which is listed in conjunction with the VCP database. The database listing for Burlington Environmental Inc. included handling of hazardous materials, contaminated groundwater, and remediation activities. ~~The American Seafoods Co LLC database listings include handling and generating hazardous materials in conjunction with spills reports. After review, a majority of the spill reports were considered to be spills of petroleum products to surface marine water.~~ Entities listed in the RCRA-CESQG, RCRA-NonGen, and RCRA-SQG databases are identified as handling hazardous materials, but in the case of all but one of the records (American Seafood Co LLC), the remaining ERNS and SPILLS listings refer to small spills of hazardous materials to surface-marine water or soil. ~~With respect to American Seafood, groundwater and soil impacts were identified. However, this property is located approximately 1,000 feet cross-gradient to the Subject site.~~ Results for this listing are not considered a recognized environmental condition.
3. Elliot Bay Marina, 2601 Marina Place. This subject site is located on the abutting property to the southwest and is listed on the SPILLS, UST, and LUST databases. Based on our review of the SPILLS records, this listing is associated with small petroleum product spills to the marine-surface water as a result of boat maintenance. The UST record indicated that an underground tank was installed in 1992 and the LUST record indicated that a release was reported in 2005. In the LUST record, the current status of property is listed as "Clean-up Started." Groundwater impacts were listed for the property, however, this property is located approximately 1,000 feet cross-gradient to the Subject site and is not considered a recognized environmental condition.

#### 4.3 ADDITIONAL AGENCY ENVIRONMENTAL RECORDS

Local regulatory agencies were contacted for reasonably ascertainable and practically reviewable documentation regarding environmental conditions present at the Subject

site and surrounding properties. The following agencies were contacted for records concerning the Subject site:

- City of Seattle Department of Planning and Development
- City of Seattle Fire Department

#### City of Seattle Department of Planning and Development

The City of Seattle Department of Planning and Development maintains building permits and documents for the city. The Department's records for Terminal 91 range from 1913 to the present, however, most of the plans outline the buildings on the Pier and not the east parcel of the Subject site. The files identified the southern end walkway-viewpoint at the east parcel was constructed in 1977 and during the 1980s, naval buildings were present on the west parcel of the Subject site. In the files reviewed, no buildings were present at the east parcel of the Subject site.

#### City of Seattle Fire Department

Kleinfelder searched fire department records on the City of Seattle Fire Department webpage (<http://www2.seattle.gov/fire/mr/incidentSearch.htm>). The records range from 1995 to the present. In that time, one hazardous materials reponse incident was reported at 2001 West Garfield Street on May 23, 2006. The City of Seattle Fire Department was contacted for details about the incident. Kleinfelder was informed that an ammonia leak was reported at Building 39. When the crew arrived at the subject site, the employees had already stopped the leak. No additional hazardous material incidents were available for the Subject site.

#### **4.4 PHYSICAL SETTING AND SOURCE(S)**

Tables 5 and Table 6 (see next page) present information about the physical setting of the Subject site. This information was obtained from published maps and public records.

**TABLE 5  
REGIONAL GROUNDWATER INFORMATION**

<b>REGIONAL HYDROGEOLOGY</b> (Source: EDR database report)	The Subject site abuts the Smith Cove Waterway at the east and south boundaries. The Subject site is bordered on the western side by a steep incline increasing to the west.
<b>REGIONAL TOPOGRAPHY</b> (Source: EDR database report)	The Subject site resides within rolling hills ranging from about 100 feet above means sea level (amsl) to about 1,500 feet amsl. The subject site is situated in a river valley, sloping generally downward to the southwest.
<b>DEPTH TO GROUNDWATER</b> (Source: EDR database report)	The reported "inferred" depth to groundwater as 3 feet. Due to the subject sites proximity to Smith Cove, groundwater elevation is anticipated to be tidally influenced.
<b>ANTICIPATED DIRECTION OF GROUNDWATER FLOW</b> (Source: EDR database report)	The regional groundwater flow is anticipated to vary throughout the Subject site as a result of vicinity topography and tidal influence. However, the groundwater flow is considered to be generally to the southeast.
<b>REGIONAL GROUNDWATER QUALITY PROBLEMS</b> (Source: EDR database report)	Regional groundwater quality problems or regional impairments to groundwater quality were not revealed during Kleinfelder's assessment.

**TABLE 6  
PHYSICAL SETTING**

<b>ELEVATION</b>	EDR database report	Approximately 10 feet above sea level
<b>NEAREST SURFACE WATER</b>	EDR database report - 1983 Topographic Map: Seattle North	Smith Cove Waterway (also referred to as Elliot Bay which is part of the Puget Sound)
<b>FLOOD ZONE</b>	EDR database report	The Subject site is located in a FEMA flood zone. The Flood Plain Panel at the Subject site is: 53033C0320F.
<b>REGIONAL GEOLOGY</b>	EDR database report	Soil logs for the Subject site and vicinity were not readily ascertainable. The soil type identified at the Subject site in the EDR report is referred to as Pilchuck. This soil consists of loamy sand with slow infiltration rates and soils that have high hydraulic conductivity and excessive drainage.
<b>SUBSURFACE CONDITIONS</b>	EDR database report	The Subject site resides on fill material and is considered "reclaimed" tidal flats. The database search report indicated that subsurface stratigraphy at the Subject site was reported to include: 0' to 20' bgs = Loamy sand; 20' to 38' bgs = Sand; 38' to 60' bgs = Gravelly - sand; 60' to 70' bgs = Fine loamy sand.

## 5.0 HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES

The history of the previous uses of the Subject site and surrounding area was researched in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Subject site. Reasonably ascertainable historical information was researched from the present, back to the Subject site's first developed use, or back to 1940, whichever is earlier.

The sections below summarize the information reviewed during this assessment.

### 5.1 AERIAL PHOTOGRAPHY

A review of historical aerial photography may indicate past activities at a property not documented by other means, or observed during a property visit. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. Copies of readily ascertainable aerial photographs are presented in Appendix C.

The table below summarizes the aerial photographs reviewed:

**TABLE 7  
AERIAL PHOTOGRAPH SUMMARY**

Date	Flight/Photo #	Scale	Color	Quality
1965	EDR	1:500	Black & White	Fair
1968	EDR	1:1,000	Black & White	Poor
1977	EDR	1:500	Black & White	Fair
1980	EDR	1:1,000	Black & White	Poor
1985	EDR	1:500	Black & White	Fair
1990	EDR	1:750	Black & White	Fair
2006	EDR	1:604	Color	Good

The results of the aerial photography review are presented below.

1965 West parcel: Buildings, pavement and vegetated areas are present.

East parcel: Parcel is vegetated with the exception of two disturbed areas and one paved area in the southwest corner. Parcel appears to possibly be used as a park or recreation area.

- 1968 The aerial photograph is in poor condition, but features at both parcels of the Subject site from the 1965 photos seem to remain the same.
- 1977 West parcel: Buildings observed in 1965 photograph are present.  
East parcel: Disturbed areas observed in 1965 photograph are not present. Parcel does not appear to be used for recreation. The presence of drive patterns on- and north of the Subject site, it appears that the parcel might have been used as a parking lot for vehicles. The southern portion of parcel appears to be developed with a sidewalk and some vegetation.
- 1980 The aerial photograph is in poor condition, and no details about the Subject site could be observed.
- 1985 West parcel: Buildings observed in 1965 photograph are no longer present. Several disturb areas, possibly from construction activities, are visible on the parcel.  
East parcel: The drive patterns observed in the 1977 photograph are not present at the eastern portion of the Subject site. This area appeared disturbed with the exception of the paved road along the east side of the parcel and the paved area (observed in the 1965 photograph) in the southwest corner of the parcel. Some unusual markings, possibly ruts in the unpaved areas from vehicles, are visible on the photograph. The specific cause or source of the markings cannot be determined. The southern portion of parcel appears unchanged from the 1977 photograph.
- 1990 West parcel: Two prominent disturbed areas are visible in the northeast and southeast corners. Drive patterns indicate that disturbed areas could be the result of vehicle traffic. No buildings are observed on the parcel.  
East parcel: The drive patterns observed in the 1977 photograph are present in this area of the Subject site. Due to the drive patterns observed and similar patterns north of the parcel, it appears that the parcel might have been used as a parking lot for vehicles. The southern portion of parcel appears unchanged from the 1985 photograph.
- 2005 West parcel: The parcel appears to be in the current configuration with vegetation throughout the area and a paved area in the southeast corner.

East parcel: The parcel appears to be in the current configuration with disturbed areas and miscellaneous objects stored in the open throughout the lot. The southern portion of this area appears unchanged from the 1990 photograph.

**NOTE:** Aerial photographs provide visual indications of land use. However, aerial photographs do not provide conclusive information as to specific land use and must be used in conjunction with other historical information.

## **5.2 FIRE INSURANCE RATE MAPS**

Fire insurance rate maps were prepared by the Sanborn Fire Insurance Company and other companies to assist in underwriting properties from the late 1800s to the mid-1900s. For certain time intervals, the maps show enough visual detail to identify buildings, improvements and possible land uses. However, the coverage of this resource is typically limited to older districts in established towns and cities.

Historical fire insurance rate maps were available for the area, but the maps provided did not include the Subject site (Appendix C).

## **5.3 CITY DIRECTORIES**

Reverse index city directories (published by several companies including: Pacific Telephone & Telegraph, R.L. Polk Co., US West Direct, and Cole Information Services) are useful for researching past Subject site occupants by the currently known Subject site address for various years where directories are available. Please note that historical street names and addresses may have changed over time and may not be found during research. The results for the Subject site address are provided in Table 8.

**TABLE 8  
CITY DIRECTORY RESULTS**

<b>2001 West Garfield Street</b>	
<b>Year</b>	<b>Listing</b>
1940	{sic} Co Inc Dependable Tank Transport {sic} Inc Oil and Gas Transp Pier 41 Port of Seattle supt ofc Puget Sound Stevedoring Terminal Service Inc
1996	Arctic Alaska Seafoods Inc David Oppenheimer Hamilton L L {sic} HNa I Lynns {sic} Nasal Ed {sic} SUREFIR 5 N

The multiple listings for the Subject site address for each year represents entities at the Port property that used the Subject site address. Due to the area of the Port Terminal 91 property, Kleinfelder was unable to identify where these operations occurred in relation to the Subject site. Listings for surrounding properties were either located on the east side of Terminal 91 property, approximately 0.5 mile cross-gradient from the Subject site or were listed in the residential neighborhood to the west of the Subject site. The Polk City Directory for the area in the general vicinity of the Subject site is included in Appendix C.

**5.4 HISTORICAL TOPOGRAPHIC MAP REVIEW**

Historical United States Geological Survey (USGS) has published and periodically updated topographic quadrangle maps at various scales. The 7.5-minute Series (Topographic) is the most common resource utilized, presenting topographic contours at 10-foot intervals and horizontal scale of 1:24,000. Manmade features are shown on these maps, newer physical features added since the last quadrangle update is shown in different colors (Appendix C).

Historic topographic quadrangle maps were available for the Subject site and presented in Table 9.

**TABLE 9  
HISTORICAL TOPOGRAPHIC QUADRANGLE MAPS**

Date	Scale #	Quality	Comments
1895	1:125,000	Fair	Smith Cove – Under water. Surrounding areas undeveloped.
1897	1:125,000	Fair	Smith Cove – Under water. Surrounding areas undeveloped.
1909	1:62,500	Good	Smith Cove – Under water. Residential developments surrounding the cove.
1949	1:24,000	Good	Industrial
1968	1:24,000	Good	US Navy / Industrial
1983	1:24,000	Good	Industrial – Terminal 91

**5.5 CHAIN-OF-TITLE REPORT**

Chain-of-title reports often present information regarding prior subject site ownership, easements and encumbrances. This resource is typically provided by the “User” of the report. Please refer to Section 3.0 for “User” provided information, if any.

**5.5 PREVIOUS ENVIRONMENTAL SITE ASSESSMENT REPORTS**

The documents provided by King County included an environmental site assessment as well as several sampling reports for the west parcel of the Subject site. A summary of the events at the Subject site is provided:

- In 1911 to 1916, a canal project was completed in Salmon Bay. The construction lowered the level of the water and changed the tidelands in Smith Cove Waterway. Approximately 150 acres of tidelands in Smith Cove Waterway were “reclaimed” with fill from the canal construction. The Subject site and current Port property are located on “reclaimed” fill.
- After Smith Cove was reclaimed, the Port acquired the property and began construction of Piers 40 and 41 (now referred to as Pier 90 and 91). A variety of industry utilized the piers after construction. No buildings were constructed at the Subject site.
- From 1911 to 1942, some residential buildings may have been present at the east parcel.
- In 1941, the United States Navy purchased the Smith Cove Piers, including the Subject site, from the Port for use in the World War II efforts. The piers were

renamed Pier 90 and Pier 91. The Navy set up housing facilities at the west parcel and used the east parcel as a recreation/training area.

- The Navy closed the Smith Cove facilities in 1970 and the Port purchased the property in 1974. The purchase agreement did not include the west parcel which remained property of the Navy.
- In 1975, the east parcel of the Subject site was being used for storage at the Port. Various industrial entities have operated at Terminal 91 and have leased the east parcel of the Subject site for storage since that time.
- In 2002, the Navy produced a suitability report for the west parcel concluding that no petroleum contamination to soils, that any historical hazardous releases have been addressed, that existing asbestos and lead-based paint present at the parcel are not a risk "if properly maintained," and that the property can be used for unrestricted use with acceptable risk to human health or the environment.
- In 2002, the Park acquired the west parcel of the Subject site from the Navy.
- In 2003, the Park completed a soil sampling investigation for lead. The results of the investigation indicated that no further soil cleanup was required.
- In 2005, the Port of Seattle North Bay Project, Draft Environmental Impact Statement documented that no known or potential contaminated conditions existed at the east parcel as long as the 55-gallon drums of hydraulic fluids and lubricating oils were properly moved from the parcel and that the stockpile of soil at the parcel contains clean soil. In the same report, the west parcel of the Subject site was documented as having no known or potential contaminated conditions based on historical and current land use.

hook  
into  
this

## 6.0 SITE RECONNAISSANCE

Ms. Jenny Esker of Kleinfelder conducted a reconnaissance of the Subject site and surrounding properties on May 4 and 5, 2011. Information obtained during the subject site reconnaissance was used to complete this assessment.

### 6.1 METHODOLOGY AND LIMITING CONDITIONS

The Subject site reconnaissance included a visual inspection of the Subject site to assist in identifying the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or threat of release into structures, soil, groundwater, or surface water at the Subject site.

### 6.2 GENERAL SITE SETTING

At the Subject site, the west parcel and area to the west of the Subject site are developed as residential. The east parcel of the Subject site, not including the walkway/viewpoint at the southern end, is developed as light industrial.

### 6.3 SITE OBSERVATIONS

The west parcel of the Subject site is currently a field with some paved parking areas open to the public. Some miscellaneous lawn equipment and landscaping mulch were observed at the south end of the parcel on the paved parking area. Stacked picnic tables were observed at the northeast corner of the parcel. On the paved parking area, a pile of wood chips and a soil pile of approximately 5 cubic yards were observed. Landscaped vegetation was observed along the east and south sides of the parcel. No buildings were observed on the west parcel.

The east parcel of the Subject site consists of a fenced lot and an approximately 0.5-acre landscaped walkway/viewpoint area at the southern end of the property, which is open to the public. The fenced lot is currently utilized for miscellaneous storage. Several large shipping containers, miscellaneous equipment including an air compressor, fishing nets, small boats, metal parts, etc., one small propane tank, and some 55-gallon drums (see paragraphs below) were observed in the eastern portion of the subject site. A soil pile of about 2,000 cubic yards is located in the northwest corner of the parcel. The lot is a combination of paved areas, gravel areas, and a concrete section. No buildings were observed on the east parcel.

No visual indication of underground or aboveground storage tanks, soil staining, stressed vegetation, chemical or petroleum odors were noted by Kleinfelder during the subject site reconnaissance.

Several 55-gallon drums were observed at the east parcel. One 55-gallon drum was labeled as "DTE 797 Oil" (equipment lubricant oil) and one 55-gallon drum was labeled as "Beilge Water." These drums were steel and stored on wooden pallets. The "DTE 797 Oil" drum was rusted around the bottom, however, no readily observable staining or leaking was observed. Six additional plastic 55-gallon drums with "Dimethylpolysiloxane Defoamer" were also apparent. One small propane tank was also observed. No spills, staining, or other visible signs of hazardous materials release were noted at the Subject site.

Additional observations made at the Subject site during the site reconnaissance are presented in Table 10 (see below).

**TABLE 10  
SITE OBSERVATIONS**

General Observations	Remarks	Observed	Not Observed
Current use	West Parcel: Public Park East Parcel: Fenced lot - used for miscellaneous equipment storage. Southern end - used as a public park.	X	
<del>Current use likely to indicate RECs</del>	<del>East Parcel: Fenced lot - Several 55-gallon drums (miscellaneous chemicals).</del>	<del>X</del>	
Past use			X
Past use likely to indicate RECs			X
Structures	No structures were noted at the subject site.	X	
Roads	West Parcel: Paved parking area along the eastern and southern sides of the parcel. East Parcel: Paved portion on the eastern side of the parcel. Concrete pad observed in the southwest corner of the lot. Remaining area of the lot is a combination of gravel/soil and is considered driveable.	X	
Topography of subject site and surrounding area	The western portion resides at the base of a slope. However, the subject site is generally flat	X	
Aboveground storage tank (AST)			X

General Observations	Remarks	Observed	Not Observed
Below grade vaults			X
Burned or buried debris			X
Chemical storage			X
Chemical mixing areas			X
Discolored soil or water			X
Ditches, streams			X
Drains and piping (e.g. floor drains, floor trenches, bay drains, sand traps, grease traps)			X
Drums	East Parcel: Fenced Lot - One 55-gallon drum - "DTE 797 Oil" One 55-gallon drum - "Beilge Water" Six 55-gallon drums - "Dimethylpolysiloxane Defoamer" Other drums observed, but contained non-hazardous equipment, materials and supplies.		X
PCBs - Visual Inspection for polychlorinated biphenyls (typically electric and hydraulic equipment)			X
Fill dirt from an unknown source.	The use of fill dirt occurred circa 1911 in association with the reclamation of tidal flats and establishment of Smith Cove canals. This fill material was reported but not visually apparent.		X
Hazardous chemical and petroleum products in connection with <i>known</i> use.			X
Hazardous chemical and petroleum products in connection with <i>unknown</i> use.	Several drums were noted on the subject site with labels describing potentially hazardous contents. Based on the weathering of the drums, it appears the contents may not be useful, hence a hazardous waste.	X	
Non-hazardous containers with contents	East Parcel: Fenced Lot - Plastic bins stacked on the eastern subject site of the lot. Bins that were accessed contained miscellaneous equipment. Large shipping containers were also observed on the lot and contained miscellaneous equipment.	X	
Hazardous waste storage	Several drums were noted on the Subject site with labels describing potentially hazardous contents. Based on the weathering of the drums, it appears the contents may not be useful, hence a hazardous waste.	X	

General Observations	Remarks	Observed	Not Observed
Heating and cooling system and fuel source			X
Industrial waste treatment equipment			X
Loading and unloading areas	East Parcel: Fenced Lot – Entire lot used for storage, but equipment was concentrated to the edges of the lot.	X	
Odors			X
Pits, ponds, or lagoons			X
Pools of liquid			X
Process waste water			X
Sanitary sewer system	West Parcel: Sewer manhole observed in the middle of the western edge of the parcel.	X	
Septic system (e.g. tank and leach fields)			X
Soil piles	West Parcel: Soil pile of about 5 cubic yards and wood chips pile on paved area of parcel. East Parcel: Soil pile of about 2,000 cubic yards. Weathered, overgrown with plants and shrubs.	X	
Solid waste/evidence of Unauthorized Dumping			X
Stained pavement, soil or concrete			X
Storm drains/catch basins			X
Stressed vegetation			X
Sumps and clarifiers			X
Surface water	Smith Cove Waterway/Elliot Bay abuts the Subject site on the eastern and southern sides	X	
Underground storage tank(s) (including heating oil tanks)			X
Unidentified substance containers			X
Utilities			X
Waste water discharge			X
Water supplies (potable and process)			X
Wells (irrigation, monitoring, or domestic)			X
Wells (dry)			X
Wells (oil and gas)			X

## 7.0 INTERVIEWS

As part of this assessment process, Kleinfelder interviewed representatives of the Subject site, as well as other persons likely to be familiar with the Subject site and vicinity. The purpose of these interviews was to obtain information about the Site's current and former use, as well as potential environmental issues associated with the Subject site.

### 7.1 SITE OWNER REPRESENTATIVE

Jenny Esker of Kleinfelder interviewed representatives from both the Park and the Port. A summary of those interviews is provided.

#### Port of Seattle Representative – Mark Griffen

Jenny Esker conducted a phone interview with Mark Griffen on May 9, 2011. Mr. Griffen has been associated with the Port and the east parcel of the Subject site for the past 10 years. Mr. Griffen recounted the history of the parcel dating back to the Port purchasing the property from the Navy in the mid-1970s. Since then, the parcel has been leased to various entities/companies at the Port. The most recent occupant of the parcel is American Seafoods Company who uses the parcel as a lay-down yard for miscellaneous equipment. Mr. Griffen was not aware of any environmental concerns at the parcel.

#### City of Seattle Parks and Recreation Department – Donald Harris

Jenny Esker conducted a phone interview with Donald Harris on May 10, 2011. Mr. Harris is the Manager of Property and Acquisition Services and has been associated with the west parcel since the property was acquired from the Navy in 2002. Mr. Harris indicated that since the parcel was acquired, the Park graded and landscaped the parcel for use as a park and youth soccer fields. Park employees use the paved portion of the parcel to store maintenance equipment including soil and wood chips for landscaping.

### 7.2 SITE USER REPRESENTATIVE

Jenny Esker of Kleinfelder sent the following questionnaire to Shahrzad Namini, King County Project Manager for the South Magnolia CSO Control Project. As of the writing of this report, a response had not been received. Through interviews with various other representatives of King County, Kleinfelder learned the following (responses to the questions are shown in bold):

PAST  
ENTITIES  
?

- (1) Environmental cleanup liens that are filed or recorded against the site: Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No.**
- (2) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry: Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the subject site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No.**
- (3) Specialized knowledge or experience of the User: As the user of this Phase I ESA do you have any specialized knowledge or experience related to the subject site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **No.**
- (4) Relationship of the purchase price to the fair market value of the property if it were not contaminated: Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? **Yes.**
- (5) Commonly known or reasonably ascertainable information about the site: Are you aware of commonly known or reasonably ascertainable information about the subject site that would help Kleinfelder to identify conditions indicative of releases or threatened releases? **All available information has been provided to Kleinfelder.**

(The documents provided by King County are listed in Section 3.4)

- (6) The degree of obviousness of the presence or likely presence of contamination at the site, and the ability to detect the contamination by appropriate investigation: As the user of this Phase I ESA, based on your knowledge and experience related to the property, are there obvious indicators that point to the presence or likely presence of contamination at the property? **No.**

## 8.0 NON-SCOPE CONSIDERATIONS

Kleinfelder was not requested to conduct an assessment of non-scope considerations, as defined by ASTM E1527-05.

## 9.0 FINDINGS

The following sections describe Kleinfelder's findings and provide general background information about the Subject site. Findings include recognized environmental conditions and historically recognized environmental conditions, as applicable to the Subject site.

### 9.1 BACKGROUND INFORMATION

The Subject site was first developed circa 1911 in association with various canal projects. The canal construction resulted in the reclamation of tide land suitable for additional development. In 1940, the Subject site was operated by the Navy where the west parcel was developed for personnel housing and the east parcel was used as a recreation field. In 1974, the east parcel was sold to the Port where it was leased by entities at the Port for use as storage. The southern portion of the east parcel was developed as a walkway/viewpoint for the public. The west parcel of the Subject site was maintained by the Navy until 2002. The buildings were removed and environmental sampling conducted to confirm that the parcel was suitable for transfer to the Park.

### 9.2 ONSITE FINDINGS

The Subject site consists of two parcels. The west parcel is currently a public park with a relatively flat field and a paved area. The east parcel is currently property of the Port and is used by American Seafoods Company as a storage yard (laydown yard) for miscellaneous materials, equipment and supplies. The southern portion of the east parcel is developed as a landscaped walkway/viewpoint for public use. No buildings are currently present at the Subject site. See Figure 3 for the Site Layout Map.

The Subject site is located at an approximate surface elevation of about 10 feet AMSL. The terrain appeared to be relatively level with a gentle slope towards the southeast.

No visual indication of underground or aboveground storage tanks, soil staining, stressed vegetation, chemical or petroleum odors were noted by Kleinfelder during the subject site reconnaissance. However, poor housekeeping was noted within the eastern, fenced portion of the subject site. Several 55-gallon drums were observed at the east parcel. One 55-gallon drum was labeled as "DTE 797 Oil" (equipment lubricant oil), one 55-gallon drum was labeled as "Beilge Water," and six additional plastic 55-gallon drums with "Dimethylpolysiloxane Defoamer" were also observed. No spills,

staining, or other visible signs of hazardous materials release were observed near the drums. One small propane tank was also observed near the drums. Additionally, soil piles were observed on the Subject site. One approximately 2,000 cubic yard soil pile was observed in the northwest corner of the east parcel. The stock pile was weathered and overgrown with plants and shrubs. Historical documents indicate the stock soil from a nearby road construction project. One approximately 5 cubic yard soil pile was observed on the paved area of the west parcel. The soil is associated with the Park landscaping and maintenance activities.

Historical documentation indicates that an underground storage tank was present at the west parcel of the Subject site when the parcel was under Navy operation. However, before the parcel was transferred to the Park, a suitability report was completed indicating that no petroleum contamination was present on the parcel. An additional soil sampling investigation confirmed that lead contamination was also not present on the parcel.

No documented evidence of the historical use of hazardous materials on-site was found on-file with the agencies reviewed by Kleinfelder. The Subject site is currently not a recorded source of soil and/or groundwater contamination.

### **9.3 OFF-SITE FINDINGS**

The areas surrounding the Subject site are developed for both residential and industrial use. According to agency records, two adjacent properties surrounding the Subject site are listed as having impacted soil and/or groundwater with hazardous materials, however, the source of impact at both properties is located approximately 1,000 feet cross gradient from the Subject site.

Several regulated facilities were mapped by the environmental database search company within the specified search distance (see Section 4.1). The potential for these sites to impact the subject site is considered low, based upon the assumed groundwater gradient, distance considerations, regulatory agency database records indicating a closure status as "complete," or no listing of these sites as having impacted soil or groundwater with hazardous materials.

There were no non-scope considerations addressed as part of this Phase I ESA.

#### **9.4 ACTIVITY AND USE LIMITATIONS (AUL'S)**

As defined by ASTM E1527, activity and use limitations include legal and physical restriction or limitations on the use of, or access to, a site or facility. These legal or physical restrictions, which may institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products. AUL's were investigated as part of the database search (institutional and engineering controls), as well as the User –provided title report, if any.

There were no AUL's reported or observed during the performance of the work.

#### **9.5 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HREC'S)**

As defined by ASTM E1527, historical recognized environmental conditions (HREC's) is an environmental condition which in the past would have been considered a recognized environmental condition (REC), but which may or may not be considered a REC currently.

There were no HREC's reported or observed during the performance of the work, with the exception of:

- The operation of the west parcel of the Subject site by the Navy included one heating oil underground storage tank. Upon removal of the tank in March 1994, staining was noticed on the soil. Contaminated soils were removed from the west parcel for disposal and in September 1994, petroleum contamination had been removed from the Subject site. Results of the clean-up were outlined in the suitability report from the Navy before the transfer of the parcel to the Park. The prior historical release of petroleum product from the underground storage tank at the Subject site is considered a historical REC.

#### **9.6 DE MINIMIS CONDITIONS**

As defined by ASTM E1527, de minimis conditions are those that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

There were no de minimis conditions reported or observed during the performance of the work.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

Kleinfelder has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of Phase I Environmental Site Assessment (ESA) of the King County South Magnolia Combined Sewer Overflow (CSO) Control Project proposed storage tank location properties (Subject site) located at approximately 2001 West Garfield Street, Seattle, Washington. Any exceptions to, or deletions from, these practices are described on Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject site.

However, the following Other Potential Environmental Risks were identified:

- Poor housekeeping combined with the presence of several 55-gallon drums labeled as containing potentially hazardous material and stock piled soil impacted our ability to visually assess portions of the Subject site. Once the stored materials, equipment and supplies are removed from the subject site, the Subject site should be visually assessed for staining, distressed vegetation and other indicators of the release of hazardous substances.

## 11.0 DEVIATIONS FROM APPLICABLE GUIDANCE

There were no deletions or deviations from ASTM Internal Standard Practice for *Phase I Environmental Site Assessments: Environmental Site Assessment Process E 1527-05*, with the exception of:

- Poor housekeeping was noted in the fenced, eastern portion of the subject site. Miscellaneous scattered materials, equipment and supplies impacted our ability to visually assess portions of the Subject site.

## **12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

Kleinfelder's project team consisted of Jenny Esker, Site Assessor and Report Author and Jim Fleetwood, Report Review.

Each of these individuals with Kleinfelder hereby declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in Section 312.10 of 40 CFR 312. 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 developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Resumes for these individuals are included in Appendix E.

### **13.0 REFERENCES**

ASTM International E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, (E1527-05).

EDR Environmental Data Resources Radius Map Plus Report, Port of Seattle Terminal 91. Inquiry Number: 03059809.2r, dated May 5, 2011.

Additional sources are referenced separately in the report text.



Base Map:  
World Imagery  
From ESRI online services

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.



**SITE LOCATION MAP**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
S. MAGNOLIA CSO CONTROL PROJECT PROPOSED TANK LOCATION  
APPROXIMATELY 2001 WEST GARFILED  
SEATTLE, WASHINGTON 98199

FIGURE

1

Cartography By: SC

05/13/2011

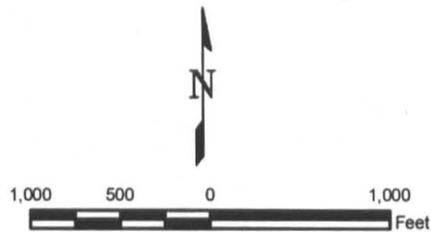
Project Number: 119103

File Name: SLC11A076.mxd



Base Map:  
World\_Imagery  
From ESRI online services

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.



**SITE MAP WITH SURROUNDING PROPERTIES**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
S. MAGNOLIA CSO CONTROL PROJECT PROPOSED TANK LOCATION  
APPROXIMATELY 2001 WEST GARFIELD  
SEATTLE, WASHINGTON 98199

FIGURE

2

Cartography By: SC

05/13/2011

Project Number: 119103

File Name: SLC11A077.mxd



Base Map:  
Google Pro Image - 2009

The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.



**SITE LAYOUT**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
S. MAGNOLIA CSO CONTROL PROJECT PROPOSED TANK LOCATION  
APPROXIMATELY 2001 WEST GARFIELD

FIGURE