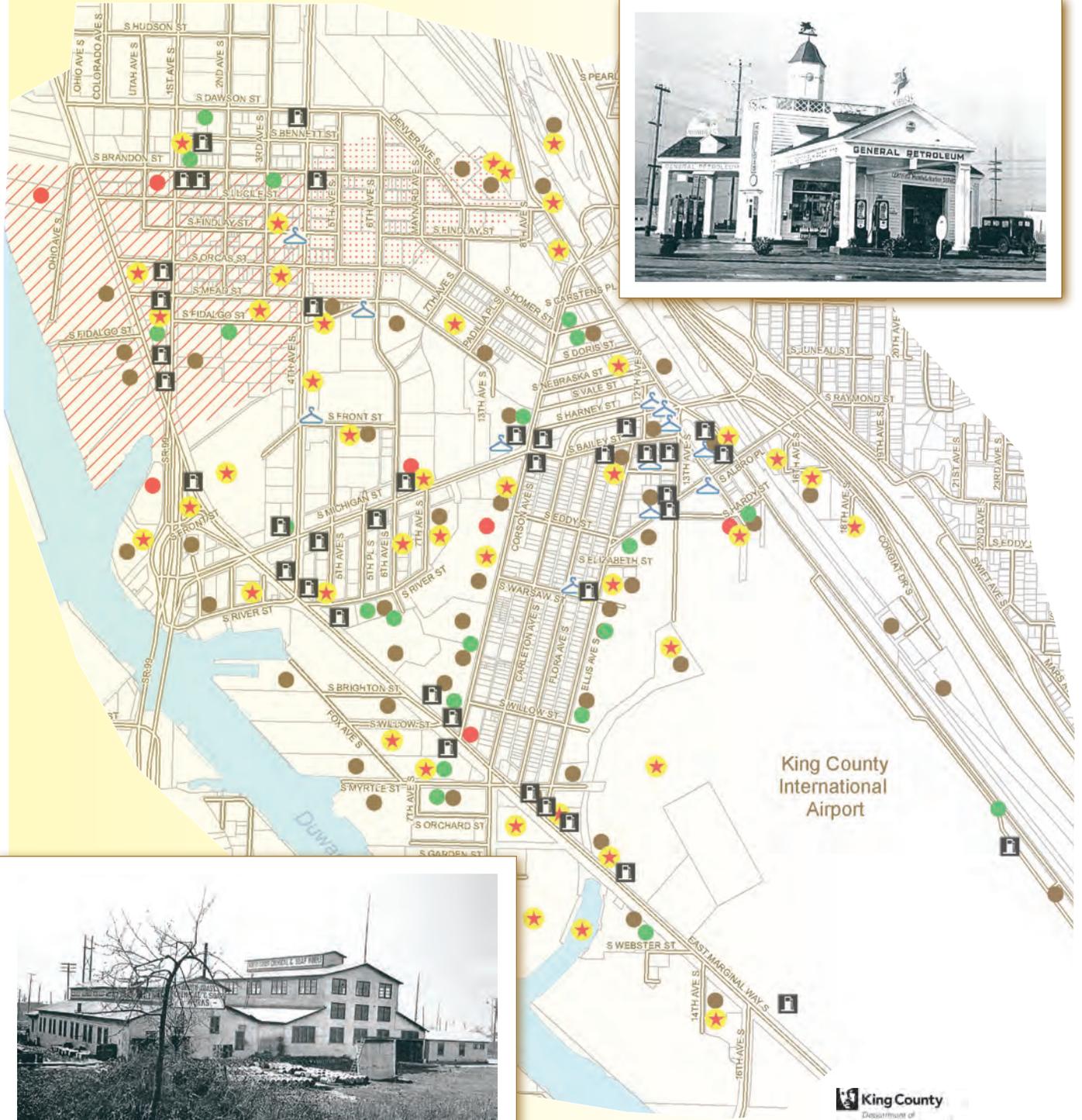


An inventory of sites with

Potential 'Recognized Environmental Conditions'

within the city of Seattle's **Georgetown** Neighborhood



King County
Department of
Natural Resources and Parks
Solid Waste Division

Prepared by ECOSSE
For the King County Brownfields Program
King County Solid Waste Division
Department of Natural Resources and Parks
March 2016

Executive Summary

Using publicly available documents and reference materials, ninety-eight tax parcels in the greater Georgetown area were identified that might be considered as having “Recognized Environmental Conditions” (RECs) according to American Society for Testing and Materials (ASTM) Standard Practice E-1527-13. These parcels contain 189 RECs, none of which pose an imminent threat to human health or the environment, however anyone contemplating the purchase or redevelopment of these sites would be advised to seek the services of a qualified environmental consultant to conduct a Phase I Environmental Site Assessment (ESA) of the site.

This inventory is not a Phase I Environmental Site Assessment as would be performed for a specific site by a professional consultant. It is intended to point out sites that, because of past or present land use, have the potential to be, or may have been, impacted by contamination due to the release of petroleum or hazardous substances. Property owners who may find their real estate listed in this inventory and want to know more about what lies beneath the surface of their land should contact a qualified environmental consultant to assess their site.

The purpose of the study is to provide developers, property owners, community groups, and residents with historical information that will help promote clean-up and reuse of properties in the Georgetown area that may become available for future development.

Six categories of data were reviewed to develop this inventory:

1. Historical Gas Station sites;
2. Historical Dry Cleaner sites;
3. Sites listed on the Washington State Department of Ecology’s (Ecology’s) Confirmed and Suspected Contaminated Sites List (CSCSL) and Leaking Underground Storage Tanks (LUST) List;
4. Sites listed on Ecology’s No Further Action (NFA) list;
5. Sites listed on Ecology’s Regulated Underground Storage Tanks (UST) - Active Sites List; and,
6. Sites listed on Ecology’s Regulated Underground Storage Tanks (UST) - Inactive Sites List.

Information on categories one and two was obtained principally from R. L. Polk City Directories for Seattle at the King County Regional Library in Bellevue, and from archival tax records at the Puget Sound Regional Archives at Bellevue College. Information on categories three through six was obtained from Ecology’s Integrated Site Information System (ISIS)¹ website and via public records requests to Ecology’s Central Records Division at their Northwest Regional Office in Bellevue.

Out of the 97 sites, 51 were listed in two of the above data categories and 41 were listed more than twice. There were a total of 190 listings found distributed as follows:

1. 38 sites listed as Historical Gas Stations,
2. 12 sites listed as Historical Dry Cleaners,
3. 43 sites listed on the CSCSL or LUST list,
4. 25 sites listed on the NFA list,
5. 13 sites listed as active Regulated UST sites, and
6. 59 sites listed as inactive Regulated UST sites.

For the first three categories of data, a narrative history, along with contemporary and archival photographs (if available) of the sites are provided. For the fourth category, summaries of site history, contamination, and cleanup efforts, along with contemporary (and in some cases archival) photographs of each site are provided. Sites in the last three categories are listed in tables. All sites are represented geographically on site maps throughout the report.

¹ <https://fortress.wa.gov/ecy/tcpwebreporting/Report.aspx>.

Table of Contents

Disclaimer

This report was prepared for exclusive use by King County and the King County Brownfields Program. The scope of the report was developed with the involvement of King County by ECOSS in its capacity as a Technical Services contractor to the King County Solid Waste Division to achieve specific project objectives, with the intent of establishing an appropriate balance between level of effort and uncertainty. Providing the report to others not party to this mutual scope determination, or using it for other projects or purposes, can result in misunderstandings or incorrect assumptions. Neither King County nor ECOSS can be held responsible for interpretation or extrapolation of the data contained herein, since that would be contrary to the intent of the study as stated in the introduction.



Introduction	4
Figure 1 Georgetown Recognized Environmental Condition Sites	5
Acknowledgements	6
Recognized Environmental Condition	6
Methodology	7
Report Organization	7
Glossary	8-9
Figure 2 Historical Gas Station Sites	10
Section 1 Historical Gas Station Sites	10-33
Figure 3 Historical Dry Cleaner Sites	34
Section 2 Historical Dry Cleaner Sites	34-40
Figure 4 Model Toxics Control Act Sites	41
Section 3 Model Toxics Control Act Sites	41-76
Figure 5 No Further Action Sites	77
Section 4 No Further Action Sites	77-79
Table 1 No Further Action Sites	79
Figure 6 Regulated Underground Storage Tank Sites	80
Section 5 Regulated Underground Storage Tank Sites	80-84
Table 2A Regulated Underground Storage Tank - Active Sites	82
Table 2B Regulated Underground Storage Tank - Inactive Sites	83-84

Introduction

It has long been recognized that communities on both sides of the Lower Duwamish Waterway (LDW) have a disproportionately high percentage of King County's contaminated sites. The King County Duwamish Manufacturing/Industrial Center makes up only .04% of the county's acreage, yet has 10% of sites in the county listed by the Washington State Department of Ecology (Ecology) as contaminated, and almost half of these are in the Georgetown and South Park neighborhoods. There are also numerous historical gas stations, dry cleaners, and auto wrecking yards in the area that may have released contaminants to the soil and groundwater, but are now forgotten.

With the completion of the new South Park Bridge over the LDW, there has been renewed emphasis on economic redevelopment of the South Park and Georgetown commercial districts. Local residents and community groups, such as the South Park Area Redevelopment Committee (SPARC), the Georgetown Merchants Association, and the Georgetown Community Council have a vested interest in reuse of commercial properties that potentially have been impacted by contamination due to past land uses.

In 2012, the nonprofit Environmental Coalition of South Seattle (ECOSS) began an inventory of sites in the commercial districts of Georgetown and South Park that were, or may have become, contaminated with petroleum or other hazardous materials due to past land uses and practices. The purpose of the inventory was not to predict the presence of contaminants but to advise potential property purchasers, developers, and the community at-large of the potential for soil or groundwater impacts from petroleum and/or hazardous substances that may have been released in the past. The inventory includes historical gas stations with underground storage tanks (USTs), dry cleaners, and sites listed on Ecology Toxics Cleanup databases. Gas stations and dry cleaners were common in commercial districts across the country after World War II, and have been the source of much of the contamination discovered in non-industrial neighborhoods over the past 20 years.

The inventory was started using an ECOSS volunteer; however, six months after starting the inventory the volunteer moved out of the area and the work was taken up by ECOSS staff using community-wide assessment grant funds awarded in 2010 to King County's Solid Waste Division by the United States Environmental Protection Agency (USEPA) to operate the King County Brownfields Program. In March 2013, the county's Brownfields Technical Services contract with ECOSS expired and was not immediately renewed, so the project went dormant.

Later that year, the county learned that it had been awarded a new community-wide assessment grant for three years beginning with federal fiscal year 2014. A new technical services contract between King County and ECOSS was signed in March 2014 which allowed ECOSS to revive the inventory project. With the new funding, ECOSS decided to divide the project into two separate reports, one for Georgetown and one for South Park, and to expand the areas covered beyond the immediate commercial districts. This is the first of these two reports.

King County will share the reports with community stakeholders through meetings and internet postings. The King County Brownfields Program will then work with stakeholders to provide assistance as appropriate on sites the community wishes to see cleaned up and redeveloped.

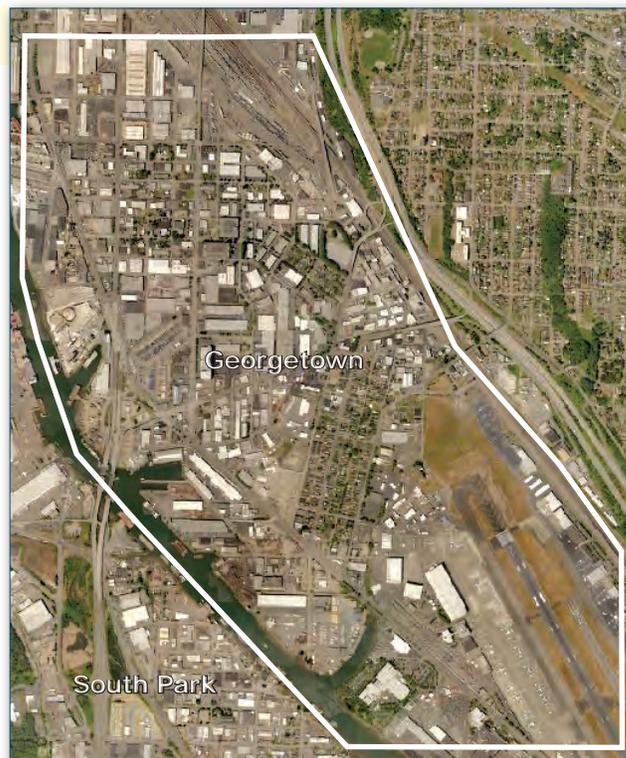
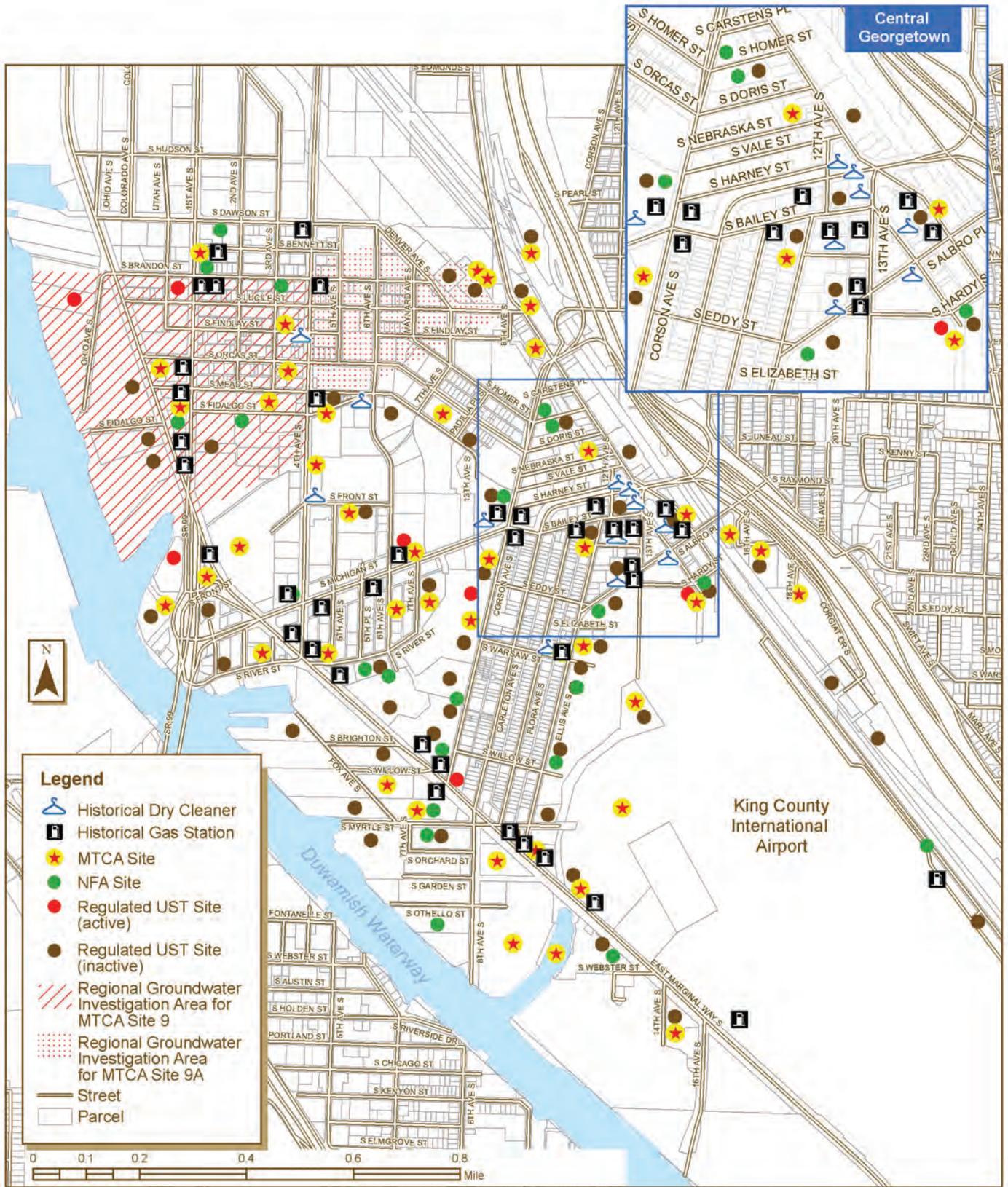


FIGURE 1

Georgetown Recognized Environmental Condition sites



Acknowledgements

ECOSS wishes to acknowledge the following organizations and individuals who provided valuable research assistance and access to documents and data relevant to this project.

Office of the Secretary of State, Division of Archives and Records Management Puget Sound Regional Branch, Bellevue, WA

- Phil Stairs, Research Assistant
- Midori Okazaki, Archivist

Washington State Department of Ecology, Northwest Regional Office, Bellevue, WA

- Dan Cargill, Source Control Project Manager, Urban Waters Initiative, Lower Duwamish River
- Chérie Gritsch Public Disclosure Officer, Central Records,
- Sally Alexander, Central Records
- Sally Perkins, Central Records
- Ed Jones, Site Manager, Burlington Environmental LLC (PSC) Georgetown Facility cleanup

Stericycle Environmental Solutions / PSC, Kent, WA

- William Beck, Senior Environmental Project Manager

Recognized Environmental Condition (REC)

The purpose of this inventory is to identify sites that potentially have Recognized Environmental Conditions (RECs) as defined by the American Society for Testing and Materials (ASTM). A new “simplified” definition of a REC is contained in ASTM Standard Practice E-1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

“Recognized Environmental Condition (REC): 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....”

An Historical Recognized Environmental Condition (HREC) is generally defined under ASTM E-1527-13 as a site with known contamination that has been cleaned up to the satisfaction of the applicable regulatory authority or meets unrestricted residential use criteria established by a regulatory authority without subjecting the property to controls.

Methodology

Following the format established by ECOSS in similar studies in Bothell, Bellevue, White Center, and Kent, the initial step in assembling information for this project was to study Ecology's Integrated Site Information System (ISIS)¹ to identify sites in the Georgetown neighborhood (which includes parts of zip codes 98108 and 98134) that have been listed in one or more of the following Ecology databases:

- Confirmed and Suspected Contaminated Sites List (CSCSL)
- Leaking Underground Storage Tanks (LUST)
- No Further Action (NFA) sites
- Regulated Underground Storage Tanks (UST) - both active and inactive sites

The next step was to research R.L. Polk's City Directories for Seattle at the King County Regional Library in Bellevue. Polk Directories were issued annually for the City of Seattle from the late 19th century until the late 20th century. They provide residential and commercial names and addresses in a street by street index or, for commercial sites, in a classified section. Thus, it is possible to check the name and type of businesses that were extant in any particular year at a specific address. The Bellevue Library has most (but not all) of the Directories for 1940 through 1996. It is principally through the Polk Directories at the Bellevue Library that historical gas stations and dry cleaners were identified.

Once a particular site has been identified, its parcel number is determined by using King County's web-based interactive mapping application iMAP and its Parcel Viewer 2.0 web site². The third step was to review the tax record for that parcel at the Puget Sound Regional Archives in Bellevue. The tax record often will have a photograph of the historical business in question. This photograph is very useful to show the site as it looked in the past. For each site that had an historical photograph, a contemporary one was taken. Both photos are presented in the report to provide the reader with a compelling visual comparison of "then" and "now."

¹ <https://fortress.wa.gov/ecy/tcpwebreporting/Report.aspx>

² <http://gismaps.kingcounty.gov/parcelviewer2/>



Report Organization

Information in this report is organized in the following way:

1. Historical gas station sites.
2. Historical dry cleaner sites.
3. Model Toxics Control Act (MTCA) sites consisting of a) sites on the confirmed and suspected contaminated sites list (CSCSL) and b) sites listed on the leaking underground storage tank (LUST) list. The former is a database of sites that are undergoing cleanup and sites that are awaiting further investigation and/or cleanup. It also includes sites that have been ranked and appear on Ecology's Hazardous Sites List. The leaking underground storage tank list is a database of sites that have (or had), underground storage tank (UST) facilities that require cleanup.
4. The NFA list. This list contains information about sites previously on the CSCL and LUST lists that have received an NFA decision from Ecology. Ecology will provide this opinion if no further remedial action is necessary at the property to clean up contamination associated with the site in compliance with MTCA.
5. The Regulated UST lists. These lists include facilities with USTs, such as gas stations, transportation companies, manufacturing industries, commercial properties, and governmental entities. There are two lists — one for active (operational) facilities, and one for inactive facilities.

Glossary

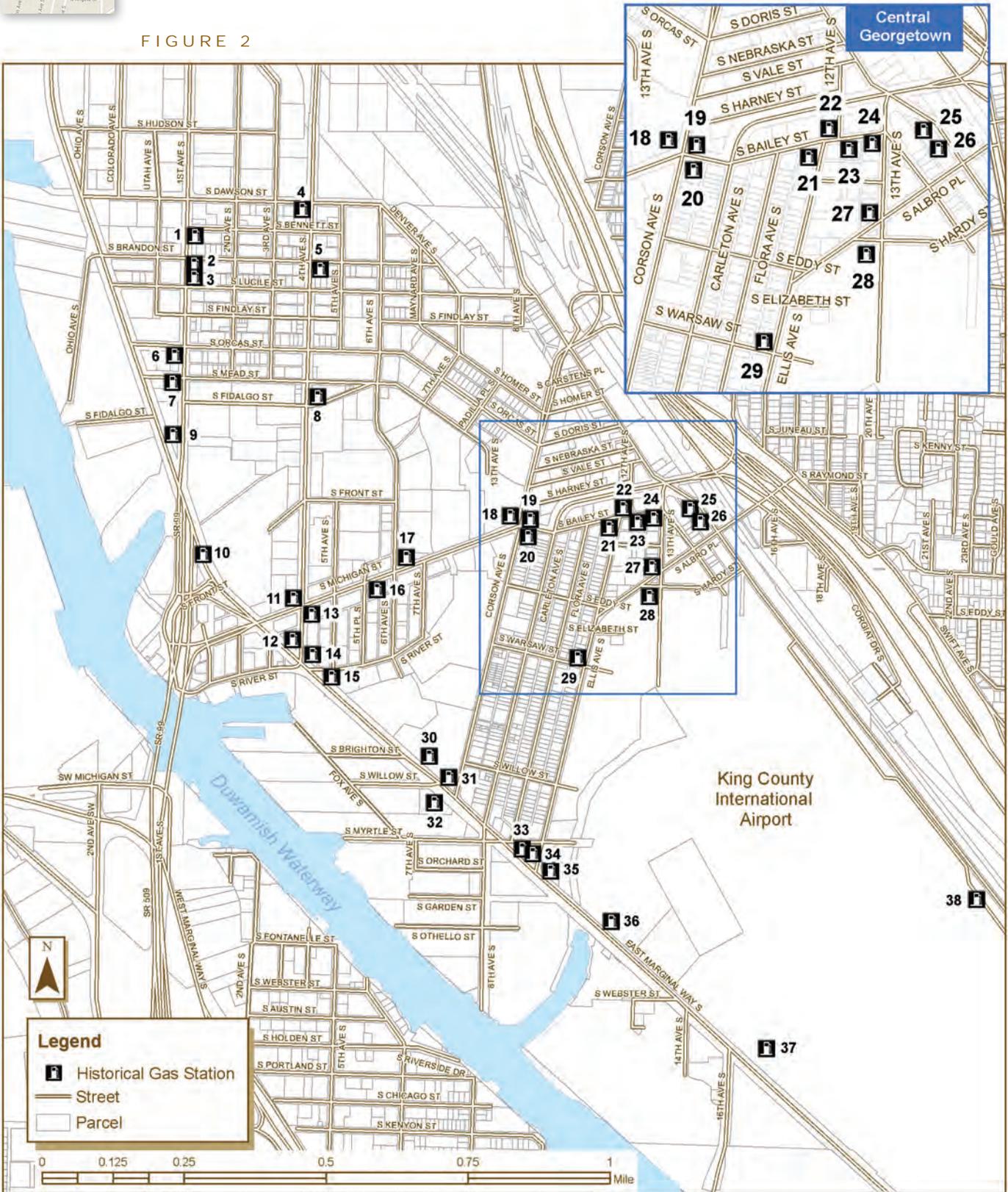
Agreed Order	A legal document issued by Ecology which formalizes an agreement between the department and potentially liable persons (PLPs) for the actions needed at a site.
AS/SVE	Air Sparging/Soil Vapor Extraction. A remedial system that reduces concentrations of volatile contaminants in soil and groundwater by injection of contaminant-free air into the subsurface to vaporize contaminants (air sparging) and removal of them through a series of extraction wells under negative air pressure (soil vapor extraction).
AST	Above ground Storage Tank.
ASTM	American Society for Testing and Materials.
BETX	Benzene, Ethylbenzene, Toluene, and Xylene; major components of gasoline.
CAP and dCAP	Cleanup Action Plan and draft Cleanup Action Plan.
Class D landfill	Landfill licensed to accept construction debris and household garbage but not hazardous wastes.
COC	Contaminants of Concern. A list of hazardous substances known or suspected to be present on a site undergoing environmental or remedial assessment.
CSCSL	Confirmed and Suspected Contaminated Sites List. A standard report / data set produced by Ecology's Toxics Cleanup Program.
DCE	1,2-dichloroethane. A chlorinated hydrocarbon commonly known by its old name of ethylene dichloride (EDC). It is a common by-product produced by the biodegradation of PCE and TCE.
Ecology	Washington State Department of Ecology.
EPA	United States Environmental Protection Agency.
ESA	Environmental Site Assessment (see Phase I ESA and Phase II ESA); or Endangered Species Act.
FS	Feasibility Study. See RI/FS.
GRO	Gasoline Range Organics.
HDPE	High Density Polyethylene. A polyethylene thermoplastic used to make bottles, piping, geomembranes, and plastic lumber.
HREC	Historical Recognized Environmental Condition. A site with known contamination that has been cleaned up to the satisfaction of the applicable regulatory authority or meets unrestricted residential use criteria established by a regulatory authority without subjecting the property to controls.
HSL	Hazardous Sites List. A semi-annual list of ranked contaminated sites slated for cleanup under the Model Toxics Control Act.
HVOC	Halogenated volatile organic compound.
iMAP	King County's Interactive Mapping Tool. iMAP is an application that allows users to view King County spatial information (GIS data and images) in a map display.
IRAP	Independent Remedial Action Plan. Any remedial action plan prepared without Washington State Department of Ecology oversight or approval and not under an order or decree.
ISIS	Integrated Site Information System. State-wide tracking system used and managed by Ecology's Toxics Cleanup Program
KCIA	King County International Airport (aka Boeing Field).
LDW	Lower Duwamish Waterway.
LUST	Leaking Underground Storage Tank.
mg/kg and µg/l	Milligrams per kilogram and milligrams per liter. Mg/kg is used to express the quantity of a contaminant in soil and µg/l is used to express the quantity of a contaminant in groundwater. Mg/kg is generally equivalent to parts per million (ppm) and µg/l is equivalent to parts per billion (ppb).
MNA	Monitored Natural Attenuation. A technique used to monitor or test the progress of natural processes that can decrease (attenuate) contaminants in soil and groundwater.
MTCA	Model Toxics Control Act. Legislation passed by the State of Washington in 1988. Its purpose is to identify, investigate, and clean up facilities where hazardous substances have been released. It defines the role of Ecology and encourages public involvement in the decision making process.

MTCA Method A and B cleanup levels	Method A establishes cleanup levels for 25 to 30 common chemicals found in soil and groundwater. Method B establishes cleanup levels using state and federal laws and risk assessment equations and other requirements specified for each medium. Method C is similar to Method B but applies to industrial sites.
MW	Monitor Well. A special well drilled at a specific location on or off a hazardous waste site where groundwater can be sampled at selected depths and studied to determine the direction of groundwater flow and the types and amounts of contaminants present.
NFA	No Further Action. An opinion letter issued by Ecology that remedial actions on a site have achieved the substantive cleanup requirements of MTCA and no further work is needed.
PAH and cPAH	Polycyclic aromatic hydrocarbons and carcinogenic polycyclic aromatic hydrocarbons; PAHs are nonpolar molecules found in fossil fuels such as petroleum and coal and generally are produced when insufficient oxygen or other factors result in incomplete combustion of organic matter. PAHs can be carcinogenic and mutagenic and are considered pollutants of concern for the potency of potential adverse health impacts.
PCB	Polychlorinated Biphenols. A broad family of man-made organic chemicals that were domestically manufactured from 1929 until their manufacture was banned in 1979. They were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment. PCBs have been demonstrated to cause cancer, as well as a variety of other adverse health effects.
PCE	Tetrachloroethylene also known as Perchloroethylene or Perc. A chlorinated solvent commonly used in the dry cleaning industry.
PCP or Penta	Pentachlorophenol. A common wood treating chemical found in creosote.
PCS	Petroleum Contaminated Soils.
Phase I ESA	Phase I Environmental Site Assessment. A detailed study of historical land uses, practices, and previous environmental testing at a specific site to determine if RECs are present. No sampling is conducted in a Phase I ESA.
Phase II ESA	Phase II Environmental Site Assessment. Often a follow-up to a Phase I ESA that collects environmental samples to characterize contamination and other environmental hazards.
PLP	Potentially Liable Person. Any person (or party) whom Ecology finds, based on credible evidence, to be liable for cleanup of a site under the authority of MTCA.
PVC	Polyvinyl chloride. A common plastic polymer used to make pipe, bottles, and non-food packaging.
REC	Recognized Environmental Condition. 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...." (ASTM Standard Practice E-1527-13).
RI/FS	Remedial Investigation/Feasibility Study. A two-step investigation that collects data to determine the extent and magnitude of contamination (the RI) and a study to evaluate and establish criteria for the cleanup (the FS).
SHA	Site Hazard Assessment. An assessment to gather information about a site to confirm whether a release of hazardous substances has occurred and to enable Ecology to evaluate the relative potential hazard posed by the release.
SVE	Soil Vapor Extraction. See AS/SVE.
SVOC	Semi-volatile Organic Compounds.
TCE	Trichloroethylene. A chlorinated compound commonly used as an industrial solvent.
TPH, TPH-G, TPH-D	Total Petroleum Hydrocarbons, Total Petroleum Hydrocarbons as Gasoline, and Total Petroleum Hydrocarbons as Diesel.
UST	Underground Storage Tank. Any one or a combination of tanks (including underground pipes connected thereto) that is used to contain an accumulation of regulated substances, and the volume of which (including that of underground piping connected thereto) is ten percent or more beneath the surface of the ground. (WAC 173-360-120).
VCP	Voluntary Cleanup Program. Voluntary cleanups are initiated by persons responsible for cleaning up contamination at a site. They may be conducted with or without oversight from Ecology but usually there is some Ecology assistance or review to assure that the requirements of MTCA are being met.
Vinyl chloride	An important chemical used to make PVC. It can be formed in the environment when soil organisms break down chlorinated solvents like PCE and TCE.
WARM	Washington Ranking Method. The method used by Ecology to rank sites placed on the Hazardous Sites List.
WTPH	Washington Total Petroleum Hydrocarbon. Analytical methods for testing soil and groundwater for semi-volatile petroleum hydrocarbons in Washington State.

SECTION 1 Historical gas station sites



FIGURE 2



SECTION 1 Historical gas station sites

Georgetown is one of Seattle's oldest neighborhoods and, because of its location, all automobile traffic entering or leaving the city from or to the south passes through it. Before US Interstate 5 existed, East Marginal Way South (US Highway 99) was the principal highway into or out of Seattle. Traffic from downtown reached East Marginal Way via 1st and 4th Avenues South, and, after 1953, the Alaska Way Viaduct. These main arterials all converge on the west side of Georgetown. As a consequence, of the 38 historical gas station sites shown on Figure 2, the majority are located on these main arterials and there is a cluster of five sites located where East Marginal Way meets 4th Avenue South.

Site 1

5304 1st Avenue South

Parcel Number 5263301030

This station was constructed in late 1951 as shown in the archival photo and is listed in the 1953 Polk Directory as Davis Shell. In 1959 it was known as Bob's Shell Service which became Bob's Arco Service in 1980 then Bob's Texaco from 1986 to 1994. By 1996, it had disappeared from the directory listings. It is included on Ecology's CSCSL and LUST lists under the name Bob's Texaco and listed in the MTCA Sites list as Site 1. It became a sandwich shop in the late 1990s but the lot currently is an empty lot used for truck trailer parking.



Davis Shell Service in 1951.



From the late 1990s until recently, the Site was a sandwich shop.



Today, it is a parking lot for trucks.

Site 2

5404 1st Avenue South

Parcel Number 5263301080

The 1951 Polk Directory lists this site as Baller Texaco Service. According to the archived tax files, it was constructed in 1947 and had one 4,000 gallon UST, one 3,500 gallon UST, one 2,000 gallon UST, and a single 280 gallon UST for waste oil. It was called Mac's Super Service in 1958, and just Maco in 1980. The station was torn down and the current structure built in 1987. The site is now an office/warehouse building for Kaman Industrial Technologies.



Baller Texaco in 1951.



Today, Karman Industrial Building.

SECTION 1 Historical gas station sites



Site 3

5418 1st Avenue South
Parcel Number 5263300826

This property was known as Casey's Associated Service when it first appears in the 1953 Polk Directory. From 1955 to 1962, the Polk Directories call it 'Johnson's Associated Service' and in 1964, 'Brown's Flying A Service.' In 1965 the site is listed as vacant and the following year, La Hacienda Motel occupies that space. There is no photograph of the gas station in the archive, but it may have shared the same parcel with the La Hacienda Motel which was built in 1953 facing Lucile Street. The motel still exists but the gas station is long gone.



The La Hacienda Motel now occupies the space where Casey's Associated Service was located in 1953.

Site 4

5201 4th Avenue South
Parcel Number 5263300395

One of the most architecturally interesting historical gas stations in Georgetown is this 1938 glass walled Associated station which is listed in the 1941 Polk Directory as Arthur Porter's Associated Service. In 1951, the property is listed under the name of Robert Armstrong. The gas station disappeared from the directory listings in 1953. There is no information available on the size or number of underground storage tanks. The site is a former NAPA auto parts store that is currently a bookstore.



Porter's Associated Service, a unique glass walled structure in 1938.



The Site is a former NAPA auto parts store that is currently a bookstore.

SECTION 1 Historical gas station sites

Site 5

5400 4th Avenue South
Parcel Number 5263300105

From the 1939 archival photo it can be seen that this Signal gas station had Al Hostak's name on it, however the 1941 Polk Directory has it listed as Bob Wild's Service. In 1951 it was called the Fourth Avenue South Signal and from 1956 to 1960 it was known as Pella's Eagle Service. The site was listed as vacant in 1965. The current building was constructed in 1979 and is now the office and shop of Wood-Works Cabinetry + Design.



Al Hostak Signal gas service in 1939.



Today, it is Wood-Works Cabinetry + Design.

Site 6

5701 1st Avenue South
Parcel Number 1722802460

Archival tax records for this parcel indicate that a Texaco gas station was located here from 1922 to 1949. In the 1940 Polk Directory, it is listed as Harris Brother's gas station, in 1942 it was John Duncan gas station. In 1948-49 the property is listed as Truck Equipment Company. Today, the site is the parking lot for Banner Bank.



Proximity to the Duwamish River was possibly why this station emphasized marine gasoline in 1922.



The Site is now the northeast corner of the Banner Bank parking lot.



SECTION 1 Historical gas station sites

Site 7

5803 1st Avenue South
Parcel Number 1722802372

Archival tax records show that a Shell gas station was built here in 1954 with one 4,000 gallon UST, one 6,000 gallon UST, and one 250 gallon UST. It was known as Anderson Shell for a few years, then became Kearney's Shell in 1958, and finally Bill's Shell Service in 1961. It didn't survive long since the site is listed as vacant in 1964 and is not listed in 1965. The parcel is currently in use as a Seattle Public Utilities materials storage yard. It is also included in the MTCA sites list as Site 5.



Anderson Shell in January 1954 shortly after opening.



Covered piles of construction materials now occupy the Site.

Site 8

5812 4th Avenue South
Parcel Number 2738100260

A gas station called Wray's Number 2 is listed in the 1941 Polk Directory at this address. By 1948 however, the gas station building had been converted into Kettells Drive In and no longer sold petroleum products. Today, the property is Kittens Gentleman's Club and is included on the MTCA sites list as Site 7.



Wray's No. 2 Service as it looked in the early 1940s.



The same property in July 1953 was Kettell's Drive in.



Kettell's developed a restaurant next door that in 2013 was expanded into a night club which now covers the original site.

Site 9

5942 East Marginal Way South
Parcel Number 1924049069

This Standard Service station was originally built in 1939 then rebuilt in the 1950s with one 4,000 gallon UST, one 2,000 gallon UST, and one 1,000 gallon UST. The station was upgraded in the 1990s to a Chevron Extra Mile convenience store with gas and currently has three operational USTs between 5,000- and 10,000-gallon capacity.



The original Standard Service station as it appeared in 1939.



Upgraded to a "modern" Standard Service station in 1955.



Today, it is an Extra Mile Mini-Mart selling Chevron gasoline.



SECTION 1 Historical gas station sites

Site 10

**6201 East Marginal Way South
or 6204 1st Avenue South
Parcel Number 1924049075**

A Shell gas station was established on this site at the confluence of East Marginal Way South and 1st Avenue South sometime in the 1920s. In 1941, it was rebranded as Green and Wold's Texaco Service and by 1951 it was called Bishop's Service. Tax records indicate that the facility was torn down in the late 1950s. The site is now beneath the northern approach ramp to the First Avenue South Bridge over the Duwamish River.



Shell gas station in 1937.



Texaco gas station in 1943.



SR 99 Right of Way today.

SECTION 1 Historical gas station sites

Site 11

6185 4th Avenue South

Parcel Number 5367200446

Shell Oil had a gas station on this corner of 4th Avenue South and South Michigan Street from the 1940s into the 1980s. The current building was constructed in the mid-1960s. By 1989 it was operating under the name of Michigan Street Arco Gas and Mini-Mart but now is Tayag's Auto Repair. The site no longer sells gasoline products. It is also listed in the NFA sites list as Site 11.



Shell gas station at 4th and Michigan after upgrades in 1968.



Same building is now Tayag's auto repair.

Site 12

6527 4th Avenue South

Parcel Number 5367202120

An architecturally striking gas station was constructed by Mike J. Duffy in the 1930s on the triangle lot formed by the intersection of East Marginal Way South and 4th Avenue South. By 1953 however, the original building was torn down and a traditional Mobile gas station established. This gas station had closed by the 1960s. A commercial building was constructed in 2002 and occupied by a Money Tree Payday Loan office. This building is currently empty.

*Mike Duffy's
classical styled
service station
building in 1936.*



The classical building gave way to a contemporary Mobile Gas station in the 1950s.



Commercial building that replaced gas station in 2002.



SECTION 1 Historical gas station sites

Site 13

6502 4th Avenue South
Parcel Number 5367201920

A Texaco gas station was built at this location in 1937 and was listed in the Polk Directories up until 1960. The original operator was Arthur Spears and it had a number of owners by the time it closed. The modified building still stands and today operates as the I Luv Teriyaki restaurant.



Arthur Spear's Texaco Service as it appeared in April 1938.



Today, it is "I Luv Teriyaki" restaurant.

Site 14

6544 4th Avenue South
Parcel Number 5367201945

In 1934 Standard Oil established a modernistic gas station on the east side of 4th Avenue South where it meets East Marginal Way South. The station was rebuilt in the mid-1950s, but apparently didn't stay open long, since the site was listed as vacant in the Polk Directory for 1960. The site today is a line retail building with the Katsu Burger restaurant, John's Deli Market, Western Donut shop, and the Red House Chinese restaurant.



Standard Oil Service Station on 4th Avenue South at East Marginal Way in 1934.



Like Site 12, the Site was upgraded to a "modern" Standard station in 1956.



The property was redeveloped into a line retail building in 1987.

Site 15

6712 East Marginal Way South

Parcel Number 5367204055

The 1941 Polk Directory lists this address as Parks Richfield Service. In 1943-4 it was Robert Johnson gas station, in 1948 Caves Richfield, and in 1951 Craig's Richfield. Tax records indicate that it originally had a single 1,000 gallon UST and two 550 gallon USTs. The facility was remodeled in the 1950s and may have had two 6,000 gallon USTs in service. By 1968 however the pumps had been removed. The current building was constructed in 1980 and is occupied by Superior Transmission.



Parks Richfield Service on East Marginal Way in 1941.



The Site as a U-Save Gas in October 1957.



The site was redeveloped in 1980 and is now Superior Transmission Inc.



SECTION 1 Historical gas station sites

Site 16

551 South Michigan Street
Parcel Number 5367201570

According to archival tax records, The “Gas N Wash” business was established at this site in 1977. It is not listed in the Polk Directory until 1983. There are three 12,000 gallon USTs and one 10,000 gallon operational UST on the site. It continues to operate today as the Orca Carwash, Mini-Mart, and 76 gasoline station. Gas N Wash is listed on the NFA sites list as Site 12.



Gas 'N Wash business in 1977 when it opened.



The current carwash, gas and Mini-Mart looks very much the same today.

Site 17

600 (or 650) South Michigan Street
Parcel Number 5367201160

A Texaco station was built at the intersection of 6th Avenue South and South Michigan Street in 1968 as part of the Benaroya development of the block. The station had two 10,000 gallon USTs, one 6,000 gallon UST, one 1,000 gallon UST, and one 550 gallon waste oil UST. In the 1971-72 and 1980 Polk directories it is listed as Benaroya Texaco. From 1987-89 it was listed as Billene’s Deli Mart, then again as Benaroya Texaco from 1994 to 1996. Today it is a fully functional Mini-Mart and Shell gas station operated by B&G Chandler, Inc. It is also included in the MTCA sites list as Site 21.



Benaroya Texaco in 1968.



Today, it is a convenience store with Shell gas.

Site 18

840 South Michigan

Parcel Number 2738100620

The parcel on the north side of the intersection between Corson Avenue South and South Michigan Street was developed as a shopping center in the 1950s. According to a report in Ecology’s files, the Georgetown Gull station was built in the southeast corner of this parcel in 1974 and operated until 1988 when it was torn down. The gas station is listed in Polk Directories yellow pages from 1978 to 1980. The site was redeveloped as a parking lot for commercial retail business tenants of Georgetown Center. The site received a NFA determination from Ecology in 2004 and it is listed in the NFA sites list as Site 9.



Georgetown Gull gas station was built in 1974 and torn down in 1988.



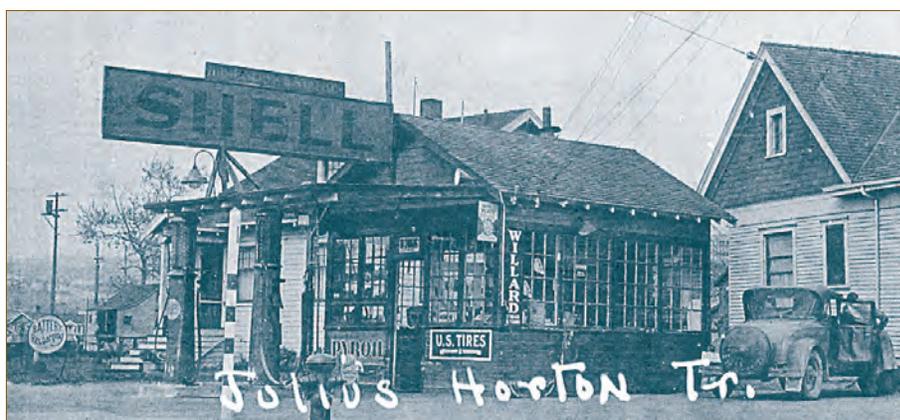
The Site is now parking for customers of Georgetown Center businesses.

Site 19

900 South Bailey Street

Parcel Number 6920700025

George Poussler operated a Shell gas station at northeast corner of the intersection of South Bailey Street and Corson Avenue South from the 1940s until 1957. The station was operated by Time Oil for a few years before becoming A-1 Radiator Service in 1959. Today, it is the Georgetown Inn, built in 1992.



Shell gas station built in 1922 at the corner of Corson Avenue South and South Bailey Street.



The Site is now the Georgetown Inn built in 1992.



SECTION 1 Historical gas station sites

Site 20

6200 Corson Avenue South
Parcel Number 2734100125

On the southeast corner of South Bailey Street and Corson Avenue South, the Georgetown Shell gas station was built in 1964. Initially it was a regular full service gas and auto service facility but now it is a convenience store with gas. It was operated as a Shell station through the 1980s but in the 1990s it became a Texaco for a while. Ecology's database of regulated UST sites says there are four operational USTs on site with capacity of 10,000 to 20,000 gallons. It is listed in the NFA sites list as Site 10.



Georgetown Shell Service Station shortly before opening in 1964.



Today, it is a Food Mart, Car Wash, and gas station.

Site 21

6201 Ellis Avenue South
Parcel Number 2734101265

Miller Brothers Union Service opened at the southwest corner of Ellis Avenue South and South Bailey Street in 1939. In 1951 it was called Ragan's Union Service and ten years later it was Ed's Union Service which it remained until the 1970s. The station closed in 1978. The current building, now occupied by Tacoma Screw Products, Inc. was built in 1979. The site is listed in the MTCA sites list as Site 26.



Miller Brothers Union Oil Service Station in 1939.



Service Station Site is now parking lot in front of Tacoma Screw Products, Inc.

Site 22

6119 12th Avenue South
Parcel Number 3466800235

Ward Harmon operated a gas station in 1941 at this address which by 1951 was called the Georgetown Richfield. It was known as Bill's Flying A Service from 1961 to 1965 and McConville Service in 1966 when it closed. Today it is a parking lot adjacent to the Georgetown Branch of Bank of America. There is no photograph of the historical gas station in the archives.



Today, the Site is an alley and bank parking lot.

Site 23

1215 South Bailey Street
Parcel Number 0360000005

This historical gas station is difficult to locate exactly. Based upon the street post clearly visible in the 1926 historical photograph, Fred Wardell's Gilmore Red Lion gas station was located at or near the corner of South Bailey Street and 12th Avenue South. The address of 1215, being an odd number, puts it on the south side of Bailey just east of where 12th Avenue would be if it crossed Bailey. Today, this location is Hammers Auto Rebuild at 1209 South Bailey. The 1940 Polk Directory lists the site as a gas station and auto repair operated by Norman Christensen and in 1942 it is J&R Service and by 1948-9 it became Triangle Auto Repair. The Hammer Auto Rebuild building was built in 1958.



1926 photo of Fred Wardell's Gilmore Red Lion gas station at 1215 Bailey Street.



The Site now is Hammer Auto Rebuild, constructed in 1958.



SECTION 1 Historical gas station sites

Site 24

6201 13th Avenue South
Parcel Number 7006200035

This Associated station at the southwest corner of 13th Avenue South and South Bailey Street dates from the 1920s. The 1940 Polk Directory lists the site as Stanley R. McCrary gas station and one year later, it is listed as vacant. By 1948 it was a Tradewell Grocery store. The current commercial building is vacant.



1928 photo of Associated gas station at the SW corner of 13th Avenue South and South Bailey Street.

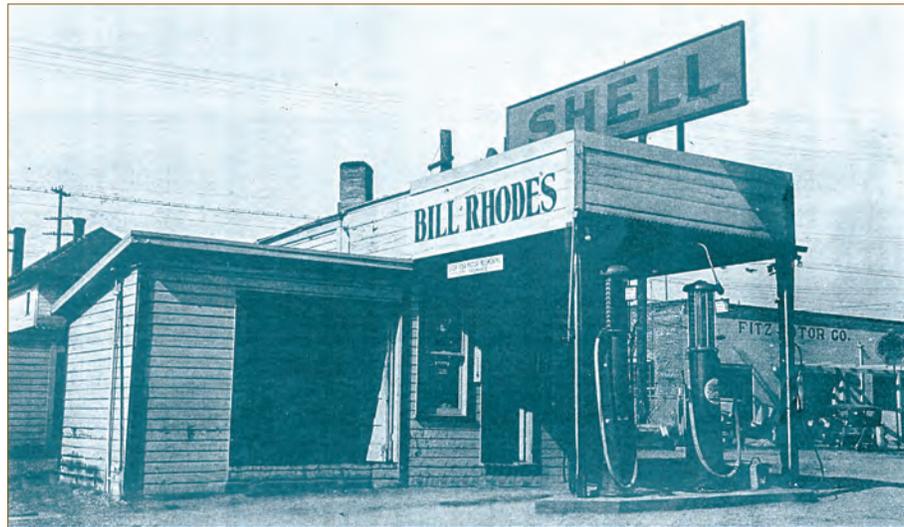


The same Site today. Note the same building on right in both photos.

Site 25

6217 Airport Way South
Parcel Number 7006200510
(formerly 7006200375)

The archival photo from the 1930s shows a Shell Gas station operated by Bill Rhodes as this location. The 1941 Polk Directory lists a Guy William's service station at this address and in the 1943-44 directory it is listed as R.T. McClain gas station. It is not listed in the 1948-49 directory. At present the site is a parking lot adjacent to the Miller Paint store.



Bill Rhodes Shell station on Airport Way built in 1920 and torn down in 1947.



The Site is now a parking lot next door to Miller Paint store.

Site 26

6235 Airport Way South
Parcel Number 7006200405

In 1947, a gas station was established at this site. In the 1951 Polk Directory, it is listed as Mac's One Stop Service. In 1958, the address is listed as Webster's Automotive and in 1960 is listed as vacant. In the 1965 Polk Directory the site shows up as Mike's Richfield Service which becomes Mike's Arco in 1971-2 then Mike's Texaco in the 1988-89 directory. The gas station closed in the early 1990s but the site stays listed as Bob Webster's automotive in the 1994 and 1996 directories. The building has a sign on the roof that says: "Machine Shop [and] Welding" but is currently unoccupied. This site is listed in the MTCA sites list as Site 27.



Mac's One Stop Service was established in 1947.



In 1968, it was remodeled into Mike's Richfield Service.



Currently, the Site known as Mike's Texaco is empty.



SECTION 1 Historical gas station sites

Site 27

6265 13th Avenue South
Parcel Number 7006200105

In 1958 a gas station was established at the northwest corner of 13th Avenue South and South Albro Place. It was called the Georgetown Service Center which became Georgetown Enco Service in the 1968 Polk Directory. The station closed in 1971 and was vacant for a number of years. In the 1979 Directory it was a used car lot called Southside Motors. The site is now M & K Auto Sales and Service.



Georgetown Service Center at 13th Avenue South and South Albro in 1958.



Today, it is M&K Auto Sales and Service.

Site 28

1141 South Albro Place
Parcel Number 2824049007
(formerly 700620130)
(King County International Airport)

The archival photograph shows a two story structure under construction in March 1950. The photo clearly shows two gas pumps and belonged to Benson's Service and Grocery Store that is listed in the Polk Directories from 1951 to 1958 at the intersection of South Albro Place and South Hardy Street. The entire neighborhood was razed in the late 1950s for an expansion of the King County International Airport and this site now lies behind the chain link fence on the southeast side of South Albro Place.



Benson's Grocery and service station under construction in 1950.



Property was razed in the late 1950s and the Site is now part of the King County International Airport.

Site 29

6525 Ellis Avenue South
Parcel Number
2734101110

Because of recent assessment work at this site, there is a lot of information available on this property. The Perovich family operated a gasoline station on this site between about 1926 and 1975. In the 1980s, the property may also have been used for fuel oil sales and rented to a dry cleaner. There may have been five USTs on the site. According to a family member, the property was leased to the Boeing Company during World War II and operated as a fuel storage facility for aircraft being built at nearby Plant 2. Two 20,000 gallon USTs from this period were removed in 1985, along with the smaller tanks, but there is no documentation of UST removals. In 1992 a



Perovich Brothers gas station as it appeared in 1925.



Today, the Site awaits redevelopment into the "Mini-Mart City Park."

release from a removed oil tank was reported and the site was registered on the LUST database.

In 2013, the property was purchased by an artists' collaborative which intends to convert the site into the "Mini-Mart City Park." The site is listed in the MTCA Sites list as Site 31 and in the Historical Dry Cleaner sites list as Site 12.



SECTION 1 Historical gas station sites

Site 30

6910 East Marginal Way South

Parcel Number 0001800137

The most famous gas station site in Georgetown is the Hat 'N Boots property located along East Marginal Way just west of Corson Avenue South. The Hat 'N Boots was built in 1954 and with its distinctive architecture it rapidly became a local attraction. Two 10,000 gallon USTs, one 5,000 gallon UST, and one 550 gallon UST were installed. The gas station was closed in 1988 and the property sat empty until 2003 when the Georgetown Community raised funds to move the iconic 'Hat' and 'Boots' to nearby Oxbow Park. The site is now part of the South Seattle Community College's Georgetown Campus.



Archival photo of the iconic Hat 'N Boots gas station in 1970s.



Currently the Site is grassy lawn on the campus of South Seattle Community College.

Site 31

6922 East Marginal Way

Parcel Number 0001800137

From 1940 to 1950 there was a gas station at the triangle formed by the intersection of East Marginal Way South and Corson Avenue South. The Polk Directory lists it as Earl LeBeau's gas station from 1940 through 1948. The site is listed as vacant in 1951 and not listed thereafter. No archival photo of the gas station could be found. Like the Hat N' Boots, this site is also now a part of South Seattle Community College's Georgetown Campus.

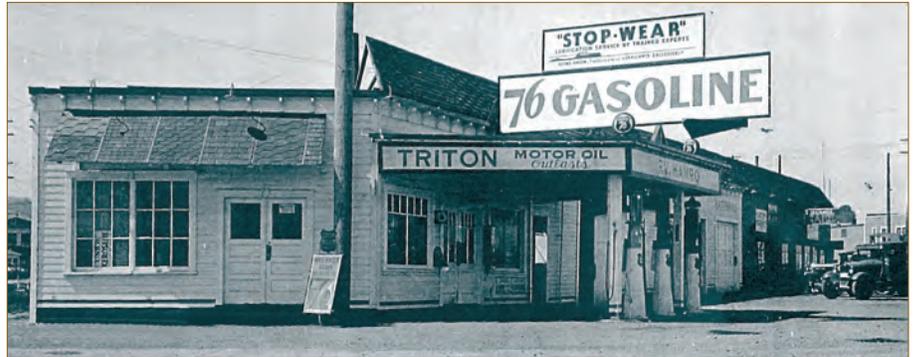


The corner of East Marginal Way and South Corson Avenue today.

Site 32

7047 (or 7051) East Marginal Way
Parcel Number **2734100260**

A Union 76 gas station was established west of East Marginal Way at South Myrtle Street in 1918. It shows up in the Polk Directories at 7051 East Marginal Way until 1951. In 1940 it was the Walter Bourdase gas station, and from 1948 to 1951 it was the T.R. Evans gas station. After the gas station closed in the early 1950s, the property became a restaurant and tavern. The restaurant and tavern buildings are currently empty.



1937 photo of Union 76 gas station at East Marginal Way and South Myrtle Street.



The Site is now a closed restaurant and tavern.

SECTION 1 Historical gas station sites



Site 33 and 34

7100 - 7120 East Marginal Way

South

Parcel Number 2136200005

Several gas stations have occupied this triangular parcel formed by the intersections of East Marginal Way, South Myrtle Street and Ellis Avenue South. The archives contain a photograph of a substantially built Texaco Garage and Gas station taken in 1926. Then there is a photograph of a completely different Associated gasoline station dated 3/7/41. Both of these photos have 7120 East Marginal Way written on them. The Associated station appears in the 1940 Polk Directory as Crawford's Associated, in 1941 as Krugbaum's Associated, in 1943-4 as Schram's Service and from 1948-49 to 1960 Pieren's Associated. In 1965 it becomes Clinton's Flying A Service, then the site is listed as vacant from 1967-1968. In 1969 it reappears as Mike's Phillip 66 and in 1973 it is listed as Bonanza Service. From 1974 the site was principally an auto repair shop and no longer listed as a gas station. Today it is Apex Auto Service.



1926 photo of Texaco Station at 7120 East Marginal Way.



1941 photo of Associated Station at 7120 East Marginal Way.



1941 photo of Associated Station at 7120 East Marginal Way.



Today, the Site is an auto repair shop called Apex Auto Service.

Site 35

7200 East Marginal Way South
Parcel Number 2136200606

Another site that has a long history of gas station use is at the southeast corner of East Marginal way South and Ellis Avenue South. Art Toppano opened Art's Shell gas station and Tourist Camp at this address in the 1930s. He and his family ran the gas station until the 1980s. In 1984 the property was converted to a Mini-Mart with gas and operates today as an ARCO AM/PM franchise. This site is also listed in the MTCA sites list as Site 37.



Art Toppano & Sons Shell Gas and Trailer Court in 1957.



Today, the Site is an ARCO AM/PM MiniMart gas and convenience store.

SECTION 1 Historical gas station sites



Sites 36 and 37

**7300-7302 and 7700
East Marginal Way
Parcel Number 2824049007
(King County International
Airport)**

The last two historical gas stations along East Marginal Way within the city limits of Seattle were located on what are now Boeing operations at the King County International Airport property south of Ellis Avenue.

An archival photograph of Site 36 taken in 1951 shows an open gas station on East Marginal Way South that is likely Vic Markoff Tire, a Mobile gas station listed in the Polk Directories from 1951 to 1966 at 7302 East Marginal Way South. In 1973, Goodyear Tire took over both 7300 and 7302 East Marginal Way. It is not known if Goodyear operated the Mobile Gas Station. No archival photo has turned up of this station. Vic Markoff Tire is listed on the MTCA sites list as Site 39.

Site 37 is a Chevron Station located at 7700 East Marginal Way South. It is listed in the 1942 Polk Directory as R.E. Shaw's gas station. The archival photograph dates from 1947 when it was operated by Vince Barton. From 1953 to 1963, it was Don Campbell's gas station. The station was torn down in the 1960s and the space redeveloped into a parking lot north of the Boeing Employees Credit Union which is now the Boeing Store on East Marginal Way South.



Site 36 was likely Vic Markoff Tire Company in 1951.



Site 36 is now part of Boeing operations at North Boeing Field.



Site 37 further south was Vince Barton's Chevron in this 1947 photograph.



Site 37 is now a parking lot just north of the Boeing Store on East Marginal Way South.

Site 38

**7205 Airport Way South,
or 7210 Perimeter Road**
Parcel Number 2824049007 (KCIA)

On the east side of the King County International Airport near the main passenger terminal there was a Chevron station established in 1947. The 1951 Polk Directory has a listing for Campbell's Airport Service at 7227 Airport Way but the 1961-62 Directory has Campbell's Service & U Drive at 7205 Airport Way South. From 1968 to 1973 it was listed as Joe's Chevron and then disappears from the listings. The site is now a parking lot in front of the Aviator's Store at 7201 Perimeter Road and is listed on the inactive Regulated UST sites list as Site 59.



R.E. Shaw's Chevron was established on the east side of Boeing Field next to the Airport terminal in 1947.



The Site is now parking space in front of The Aviator's Store.

SECTION 2 Historical dry cleaner sites

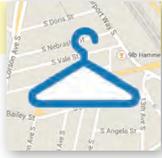
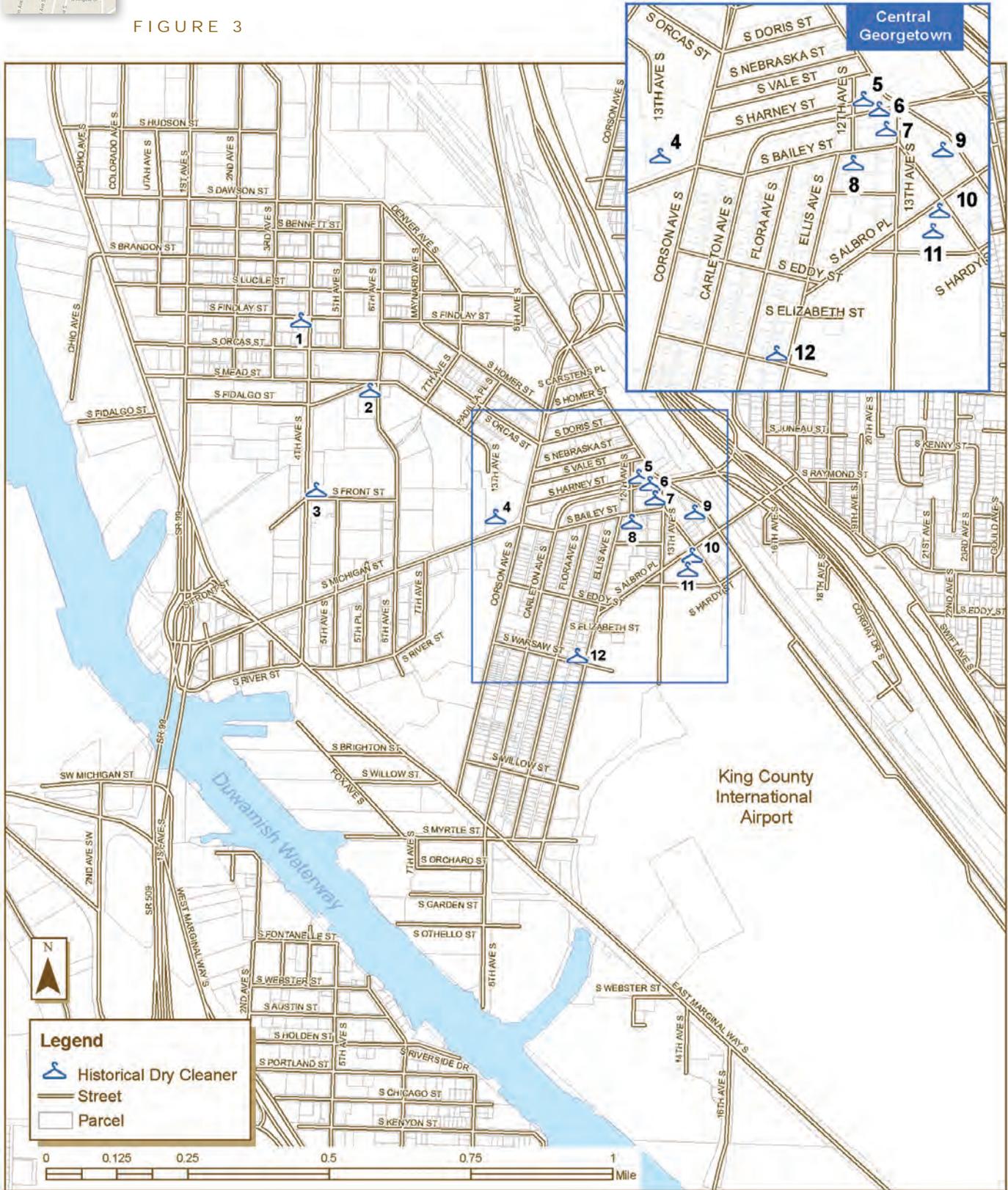


FIGURE 3



SECTION 2 Historical dry cleaner sites

According to the Polk Directories, the earliest dry cleaning shop in Georgetown was established along Airport Way in 1942. Over the next 50 years, a dozen dry cleaners, most of which were located in central Georgetown, came and went.

Dry cleaning, when done on premises, usually involves chemical solvents such as tetrachloroethylene, also known as perchloroethylene (PCE or “perc”). Since the 1930s, PCE has been used by most dry cleaners because it has excellent cleaning power, is stable, nonflammable, and gentle to most garments. However, if PCE is released into the environment, it can create serious soil and groundwater contamination issues. Not all dry cleaners used PCE on-site. Some establishments were merely drop off and pick up points and the actual dry cleaning was done elsewhere. The Polk Directories do not distinguish between on-site cleaners and drop off stores, so all former dry cleaning sites must be considered as potentially having RECs.

Site 1

5603 – 4th Avenue South
Parcel Number 1722801440

A small retail building was constructed at the southwest corner of South Findley Street and Fourth Avenue South in 1949. Polk City Directories listed it as the site of Better Cleaners from 1951 through 1985. It was the longest surviving dry cleaning business in Georgetown. After Better Cleaners closed, the site was vacant for a few years then became a Subway sandwich restaurant in 1989.



1949 photo of small retail building at 4th Avenue South and South Findley Street.



Today, it is Subway Sandwich Shop, formerly Better Cleaners.

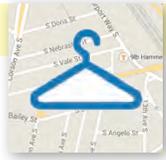
Site 2

5801 – 6th Avenue South
Parcel Number 2738100380

The Polk Directories list Beal Cleaners at this address in 1948-49. In the 1951 Directory, the business is called Ever Ready Cleaners. The business does not appear in the dry cleaner classifieds after 1951 and the street index shows the site as vacant or unlisted until 1968. Today, it is the north end of a parking lot for the Chapman Building at 5811 6th Avenue South which was built as a business park in 1967.



Site of former Ever Ready Cleaners is a parking lot today.



SECTION 2 Historical dry cleaner sites

Site 3

5976 4th Avenue South
Parcel Number 5367204735

The 1948-49 Polk Directory lists this address as the residence of A.J. Williams and in 1953 it is the home of Harold Brenneka. In the 1951 directory it is listed as United Cleaners. The residential building was replaced by a 5,500 square foot industrial office building in 1954. Today it is part of St. Vincent de Paul's Georgetown facility which is listed in the MTCA sites list as Site 14.



The fenced-in area next to today's St. Vincent DePaul Store was the site of United Cleaners for a few years in the early 1950s.

Site 4

5963 Corson Avenue South
Suite 172
Parcel Number 2738100610

By the 1980s, Spic 'N Span Cleaners was a well-established dry cleaning enterprise based in Seattle's International District with a number of branch stores. One of these stores occupied Suite 172 in the Georgetown Center from 1989 to 1994 according to Polk Directory listings. Today this suite is the HiHo Chinese and Vietnamese restaurant.



This Asian restaurant was once the site of Spic 'N Span Cleaners Georgetown Branch.

Site 5

6012 12th Avenue South

Parcel Number **0001800021**

D. D. Manzo operated a dry cleaning business in a rented space in the Julius Horton Building in downtown Georgetown from 1948 until 1960 according to Polk Listings. Today that same space is a pinball arcade called “Flip Flop, Ding Ding.”



D.D. Manzo’s dry cleaning business was in this space from 1948 to 1960.

Site 6

6021 Airport Way South

Parcel Number **0001800021**

Polk Directories for 1942 through 1951 list Globe Cleaners along Airport Way at what is now a parking lot beneath the elevated Michigan Street on-ramp to Interstate 5. In 1953, Globe Cleaners moved to 13th Avenue South as described below.



Globe Cleaners occupied the site of this parking lot from 1942 to 1951.

Site 7

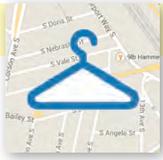
6109 13th Avenue South

Parcel Number **7006200005**

This was the address for Globe Cleaners in the Polk Directories for 1953 to 1956. It is currently an occupied business suite in the Georgetown Pharmacy building.



Globe Cleaners moved to this location in 1953 for three years.



SECTION 2 Historical dry cleaner sites

Site 8

1209 South Bailey Street
Parcel Number 0360000020

Polk Directories for 1957 through 1964 list Airport Cleaners at this address. As can be seen from the historical photo taken in 1959, Airport Cleaners occupied a commercial space in the Central Baptist Church building next door to the new Hammer Auto Rebuild site.



Airport Cleaners can be seen at the far right of this 1959 photo of the new Hammer's Auto Rebuild.



The space is now a commercial office in the Central Baptist Church Building in Georgetown.

Site 9

6233 Airport Way South
Parcel Number 7006200405

The 1947 archival photograph shows a small restaurant or diner called "The Airliner" attached to the north end of Mac's 1 Stop gas station (Historical Gas Station sites list Site 26) on Airport Way South. According to the 1948-49 Polk Directory, the address of "The Airliner" was 6233 Airport Way South, which was the same address of Luster-Glo Cleaners between 1959 and 1978. Sometime after 1978, the Airliner Diner/Luster-Glo Dry Cleaner building was apparently taken over by the gas station and converted into a shop or garage as suggested by the roll-up door in the contemporary photo.



This 1947 archival photo shows the Airliner Diner attached to Mac's One Stop Gas station.



Sometime after 1978, the restaurant/dry cleaner structure was converted to an automobile garage or shop.

Site 10

1311 S. Albro Place
Parcel Number 2824049007
(formerly 700620130)
(King County International Airport)

From 1951 to 1958, Fashion Cleaners was located in a building along with Inez Beauty Shop at the southwest corner of South Albro Place and Stanley Avenue South. The dry cleaning establishment can be seen behind the parked car in the historical photo. This site is now the northeast corner of Ruby Chow Park.



This 1952 archival photo shows Fashion Cleaners at the corner of South Albro Place and Stanley Avenue South.



The lot is now the northeast corner of Ruby Chow Park.

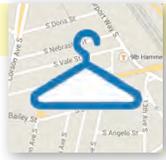
Site 11

6253 14th Avenue South
Parcel Number 2824049007
(King County International Airport)

Polk Directories list this as the address of Well Done Cleaners from 1951 through 1956. There no longer is a 6200 block of 14th Avenue South since it was incorporated into the enlargement of the King County International Airport in the late 1950s. However, by extrapolation, the site apparently would now be part of Ruby Chow Park at the north end of the King County International Airport.



Well Done Cleaners existed from 1951 through 1956.



SECTION 2 Historical dry cleaner sites

Site 12

6525 Ellis Avenue South
Parcel Number 2734101110

As described in the Historical Gas Station list, the Perovich Brothers operated a gas station until 1975 after which the site was either vacant or on short term lease. From 1983 to 1985 this site was listed as Georgetown Cleaners in the Polk Directories. It may have only been a pick up and drop off business with no actual dry cleaning done on site. It has the distinction of being the only site in Georgetown to make the Historical Gas Station (Site 29), Historical Dry Cleaner (Site 12), and MTCA (Site 31) sites lists.

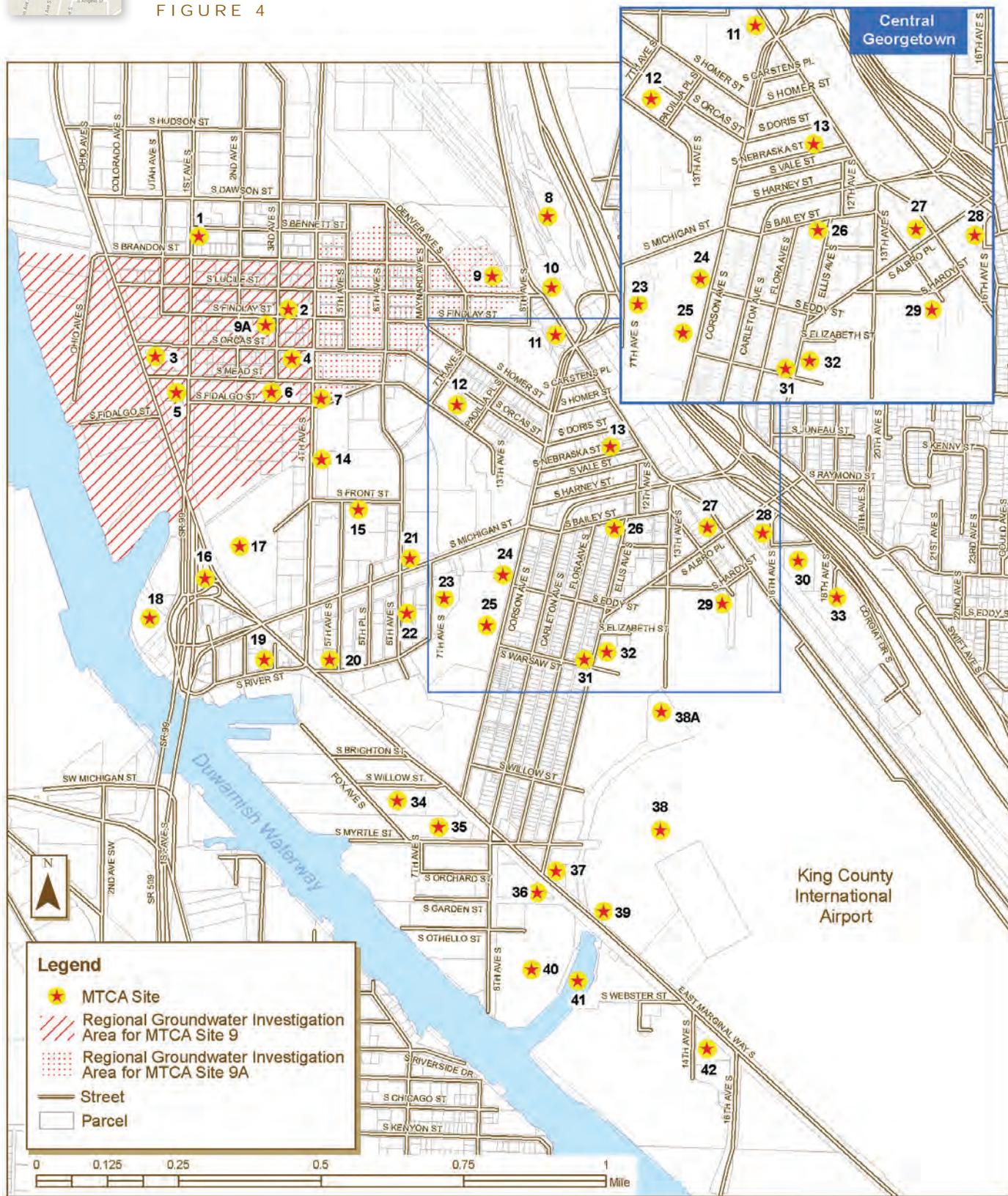


The Perovich Brothers 1925 Gas Station building was rented out to Georgetown Cleaners from 1983 to 1985.



Today, the Site awaits redevelopment into the "Mini Mart City Park."

FIGURE 4





SECTION 3 Model Toxics Control Act (MTCA) sites

As mentioned earlier under Report Organization, this section describes Sites in the Georgetown area that on Ecology's CSCSL and LUST lists. In this report, these are collectively referred to as MTCA Sites.

As with all Sites in this report, each MTCA Site is located on a map (Figure 4) and given a site address, parcel number, Ecology Facility ID, and designation as a CSCSL or LUST Site, or both. If the site has had an Ecology Site Hazard Assessment (SHA) it will be ranked according to the Washington Ranking Method (WARM). A SHA is an assessment to gather information about a site to confirm whether a release of hazardous substances has occurred and enables Ecology to evaluate the relative potential hazard posed by the release. A score of 1 represents the highest level of risk and a score of 5 the lowest. The information below is based on limited reviews of site files at Ecology's Offices in the City of Bellevue and on documents available on the internet through Ecology's ISIS website.

Site number	1	Ecology Facility ID	47157762
Name	BOB'S TEXACO STATION	CSCSL	Yes
Address	5304 1ST AVENUE SOUTH	LUST	Yes
Parcel number	5263301030	WARM Ranking	5

This site was used as a service station beginning in the early 1950s (Historical Gas Stations list Site 1). In May 1995, five USTs were removed along with about 510 cubic yards of PCS which was temporarily stored on site. An environmental contractor constructed two bermed soil treatment pads on site to treat the PCS with nitrogen and phosphorous to enhance natural microbial reduction of the contamination. After seven weeks of treatment, the contamination was reduced so that approximately 50 cubic yards of PCS were below MTCA cleanup levels and could be used to backfill the UST excavation. The remaining 460 cubic yards was disposed of as Class 3 fill at a Port of Seattle facility on Alaskan Way.

Five monitor wells were installed in June 1995 and sampling found groundwater only minimally impacted by contamination. However, according to a SHA published by Ecology in January 2015, one soil sample collected from soil boring SB-3 at a depth of 7.5 feet bgs contained 12,200 mg/kg diesel and diesel was detected in site groundwater at concentrations above the MTCA Method A cleanup level. Ecology also suspects that residual gasoline and BTEX-impacted soil remains at the site. To date, no effort has been made to remediate groundwater or impacted soil.



Davis Shell in 1951 became Bob's Shell then Bob's Texaco from 1986 to 1994.



Today, it is a truck parking lot owned by KL Leasing Co. LLC.

* <https://fortress.wa.gov/ecy/tcpwebreporting/Report.aspx>

Site number 2
 Name ART BRASS PLATING INC.
 Address 5516 3RD AVENUE SOUTH
 Parcel number 5263300240

Ecology Facility ID 88531932
 CSCSL Yes
 LUST No
 WARM Ranking 3

Since 1983, Art Brass Plating (ABP) has been providing metal plating and powder coating services to manufacturers and private parties throughout the United States. In 2005, a subsurface investigation conducted in response to a request for information by Ecology found elevated levels of TCE in soils and groundwater beneath the site. TCE had been used at the site between 1984 and 2004 for degreasing metal. TCE was also found in groundwater up-gradient of the former degreasing source area to the northeast, indicating that solvent contamination is migrating onto the site from that direction. The most likely source of this migrating solvent is Burlington Environmental, which has a plume of TCE in groundwater that has been under investigation since 2000 (see MTCA list Site 9 below).

In September 2008, an AS/SVE system was installed in the TCE source area of the facility. By 2011 this system had reduced solvent contamination 90% to 99% in the former degreasing area and significantly diminished groundwater contamination up to 1,000 feet down gradient. A remedial investigation in 2011 reported that the contamination plume



Art Brass Plating Inc. today.

extends all the way to the LDW, about 2,200 feet away. A SHA released by Ecology in August 2015 reports that in 2014, TCE and its degradation products were found in groundwater in concentrations above their respective MTCA Method A or B cleanup levels. The highest concentrations were found in the western portion of the site at depths near the groundwater table. In addition to groundwater contamination from Burlington Environmental, TCE plumes from Blaser Die Casting (MTCA list Site 4) and Capital Industries (MTCA list Site 6) have the potential to co-mingle with that from ABP. These four sources have been combined into the “West of 4th Avenue Plume” described under Site 9A below.

Site number 3
 Name AIR TEC COMPANY PARCEL C
 Address 71 S ORCAS ST (originally 5701 1st Ave. S.)
 Parcel number 5263301030

Ecology Facility ID 57633623
 CSCSL No
 LUST Yes
 WARM Ranking 4

A 1989 Environmental Assessment was conducted on this site which then comprised the entire block bounded by First Avenue South, South Mead Street, East Marginal Way South, and South Orcas Street and whose address was 5701 1st Avenue South. The assessment identified a number of historical businesses going back to the 1920s that included a gas station (Historical Gas Stations list Site 6), auto wrecking, truck maintenance, a wood preservative manufacture, heating, ventilating, and air conditioning (HVAC) contractors like Air Tec, a restaurant supply company, an import company, and a woodworking business. In the 1970s, four USTs were installed, three of which were removed in 2000 along with a concrete truck maintenance pit. PCS was found by soil sampling in the 1990s and during UST removal activities. An estimated 50-to 60- cubic yards were removed and disposed of offsite in 2000. The remaining site soils were less than Method B cleanup levels for industrial soils as per Ecology’s interim policy then in effect. However, before the site could be considered cleaned up, Ecology requested quarterly groundwater sampling. Five rounds of sampling were conducted in



Air Tech Parcel C is now storage and a parking area.

2001-2002 and found TPH and BTEX concentrations below applicable cleanup levels except for benzene in one well which was slightly above the 5 µg/l standard.

In October 2002, Ecology sent a letter to the site owner offering an NFA letter provided the owner sign a restrictive covenant on the property. At about the same time, however, the property was sub-divided into three parcels and sold. The NFA would apply only to Parcels B and C which comprised the western two thirds of the original property and had addresses of 85 and 71 South Orcas Street respectively. Apparently the new owners declined the covenant and in 2006 the property was dropped from the VCP for lack of any cleanup action.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	4	Ecology Facility ID	7118747
Name	BLASER DIE CASTING COMPANY	CSCSL	Yes
Address	5700 3RD AVENUE SOUTH	LUST	No
Parcel number	1722801495	WARM Ranking	5

Blaser Die Casting has occupied this site since 1962 and conducts die casting operations using zinc metal which is melted and poured into molds. The process uses machine oil and hydraulic lifts. According to its records, Blaser has never used TCE in its operations, nonetheless, Philip Services Corporation identified a TCE source area and a contaminated groundwater plume beneath Blaser's building while conducting soil and groundwater investigations southwest of the Burlington Environmental site (MTCA list Site 9). In January 2008, Blaser removed 1,200 tons of contaminated soil and 7,250 gallons of contaminated groundwater from an excavation at the southwest corner of the building. This action reduced the groundwater concentration of TCE contamination by 90%, but, according to a SHA released in August 2015,



Blaser Die Casting Company today.

TCE, PCE, vinyl chloride, and other VOCs are still present above their respective MTCA Method A cleanup levels. Blaser is included as a source along with Burlington Environmental, Art Brass Plating, and Capital Industries for the West of 4th Avenue Plume, described under Site 9A below.

Site number	5	Ecology Facility ID	62393528
Name	SEATTLE PUBLIC UTILITIES SPOILS YARD	CSCSL	Yes
Address	5821 1ST AVENUE SOUTH	LUST	Yes
Parcel number	1722802372	WARM Ranking	5



Seattle Public Utilities spoils yard on 1st Avenue South.

This site is listed on the Historical Gas Station Site list as Site 7 and as Site 8 on the inactive Regulated UST list (Table 2B) where it is called Fray Equipment Company. According to a site inspection in 2011 there were seven USTs removed in 1989. They contained leaded gasoline, diesel fuel, waste oil, and kerosene. In 2010, a soil sample was collected that had 14,000

mg/kg diesel and 3,700 mg/kg gasoline. No remedial actions have been performed and site soils contain PCS above MTCA Method A cleanup standards. According to a SHA released in June 2015, these soil have the potential to impact groundwater. Seattle Public Utilities is renting the site from Georgetown Properties LLC which owns the site.

SECTION 3 **Model Toxics Control Act (MTCA) sites**

Site number	6	Ecology Facility ID	11598755
Name	CAPITAL INDUSTRIES INC.	CSCSL	Yes
Address	5801 3RD AVENUE SOUTH	LUST	No
Parcel number	1722802255	WARM Ranking	3



Capital Industries Plant 2 today.

Capital Industries, Inc. is a metal fabricator probably best known for manufacturing steel dumpsters for garbage and recycling materials. Capital Industries first located at this site in 1965 and expanded its footprint in stages over a period of 40 years. Today, it has five fabrication plants located between 1st and 4th Avenues South and between South Mead and South Fidalgo Streets.

A chemical and paint storage area and a solvent based parts cleaner were located in Plant 2. Also, hot solvents were used at a degreasing unit located in Plant 4. A small quantity of degreasing solvent was reportedly spilled in this area in 1988 during refilling operations at the degreaser unit.

Plant 2 was destroyed by fire in January 2004 and, between that event and May 2007, groundwater investigations were undertaken that detected

TCE and other HVOCs in excess of screening levels established in accordance with MTCA. In addition, soil vapor monitoring was done that determined HVOCs beneath the slab of the building would not impact air quality in the reconstructed Plant 2. Only one soil sample taken from the Plant 4 area exceeded the screening limits for TCE. Sources of groundwater contamination are believed to be limited to the former Plant 2 storage and paint station area and the degreasing unit area near Plant 4. Groundwater contamination, which interacts with surface water in the LDW was cited for special consideration in a SHA released in August 2015 that ranked the site at 3.

Capital Industries is included with Art Brass Plating, Blaser Die Casting, and Burlington Environmental as a PLP in the West of 4th Plume described under Site 9A below.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	7	Ecology Facility ID	6878135
Name	KETTELLS	CSCSL	Yes
Address	5800 4TH AVENUE SOUTH	LUST	Yes
Parcel number	2738100255	WARM Ranking	Not Ranked

In 1946, F.B. Wray built an auto body shop and car sales building at the corner of 4th Avenue South and South Mead Street. By 1948 he had sold the business to the Kettells family who converted the building into a grocery store known as Kettells Corner Grocery. Kettells later added a restaurant and eventually the business was exclusively a restaurant that lasted until 2010 when it closed. It reopened in 2013 as a "Gentleman's Club" called Kittens.

Adjacent to this site was a gas station (Historical Gas Station list Site 8) and garage. In August 2005, seven borings were drilled, three of which encountered PCS in close proximity to an old 3,000 gallon UST. One boring was in the right of way of 4th Avenue South and encountered soil that contained 4,900 mg/kg diesel and 290 mg/kg gasoline. In May 2006 a 12,000 gallon UST and a 3,000 gallon UST were removed by excavation from the site. Both contained gasoline. Soil beneath the smaller tank was contaminated with petroleum above MTCA cleanup levels. The UST contractor excavated 359 tons of PCS for offsite disposal and sampled the rest of the excavation to verify cleanup to less than MTCA Method A clean up levels.

Ecology reviewed the environmental assessment reports in June 2013 and found that the cleanup



Auto body shop and car sales building in 1947.



Kettells Corner Restaurant and Grocery in the 1980s.



The site as Kittens Gentleman's Club today.

did not meet the substantive requirements of MTCA because the groundwater and off-site soil contamination indicated by sampling had not been addressed.

SECTION 3 **Model Toxics Control Act (MTCA) sites**

Site number	8	Ecology Facility ID	61915635
Name	OLYMPIC FOUNDRY	CSCSL	Yes
Address	4848-5000 AIRPORT WAY SOUTH	LUST	No
Parcel number	3869401080	WARM Ranking	Not Ranked



Olympic Foundry and adjacent Union Pacific rail yard today.

The EPA and Ecology research found evidence of possible historical lead smelting operations on the Olympic Foundry property by a company known as Morris P. Kirk & Sons at 5014 Airport Way. An early notice letter was sent to Olympic in April 2012 notifying them that their property was being listed on the CSCSL pending an assessment for possible lead contamination. In September 2014, Ecology sent Olympic a letter notifying them that there would be an SHA of their site to investigate whether any

soil contamination is present as a consequence of this alleged smelting activity.

Polk City Directories for the years 1950 through 1975 list Morris Kirk & Sons at 3614 Airport Way from 1951 through 1964, and from 1965 through 1974 at 666 South Homer Street in Georgetown, which is now a parking lot and the location of the flying trapeze tent belonging to the non-profit School of Acrobatics and New Circus Arts (SANCA).



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	9	Ecology Facility ID	47779679
Name	BURLINGTON ENVIRONMENTAL	CSCSL	Yes
Address	734 SOUTH LUCILE STREET	LUST	No
Parcel number	1722800206	WARM Ranking	4

Solvent distillation and recycling operations began at this site by Preservative Paint Company under the name of Chemical Processors, Inc. (Chempro) in the 1970s. Chempro was acquired by Burlington Northern, Inc. in 1988 and in August 1991 EPA and Ecology issued a ten year permit to Chempro to treat and store hazardous wastes under the Resource Conservation and Recovery Act (RCRA) of 1976. Chempro became a part of Burlington Resources and was renamed Burlington Environmental Inc. (BEI) in 1992. A few years later, BEI was acquired by Philip Services Corporation (PSC) who continued operating the facility until the hazardous waste permit expired in 2001. PSC decided to cease operations rather than apply for a new operating permit. Today the site is an empty lot operated by PSC under their new name, Stericycle Environmental Solutions Inc.

In the 1990s, PSC installed a number of groundwater monitoring wells mostly on, or adjacent to, their own property. Sampling of these wells confirmed that groundwater was contaminated by TCE and petroleum-related substances like benzene. In the late 1990s PSC additionally investigated groundwater contamination to the west and southwest of its property in the direction of groundwater flow. As a result of "stepping out" in this fashion, PSC discovered that groundwater was contaminated in certain locations and at particular depths as far west as the LDW, almost a mile from the facility.

Because site groundwater contamination was detected at the water table and because some of the contaminants like TCE were volatile compounds, EPA, Ecology, the Washington State Department of Health, and PSC recognized it was possible that vapors from this contamination could potentially affect indoor air quality. Therefore, PSC implemented a vapor intrusion program known as the Inhalation Pathway Interim Measure (IPIM) program which utilized water table groundwater measurements and indoor air measurements to assess the potential for vapor intrusion in homes and commercial buildings overlying contaminated shallow groundwater. A number of vapor intrusion mitigation systems were installed as a result of this program.

According to PSC's 2014 annual public notice, PSC has been operating a groundwater recovery and treatment system since 2004 to minimize further migration of groundwater from the facility following installation of an



Preservative Paint Site in 1958.



Chemical Processors facility in the 1980s.



Today, the former hazardous waste treatment, storage, and disposal (TSD) facility is completely gone.

underground barrier wall around the property. In addition, in November 2011, they excavated contaminated soil from the adjacent Union Pacific Railroad property and installed SVE wells. Ongoing activities include continued operation of the SVE system, operation and monitoring of the onsite groundwater pump and treat system, and indoor air monitoring as needed.

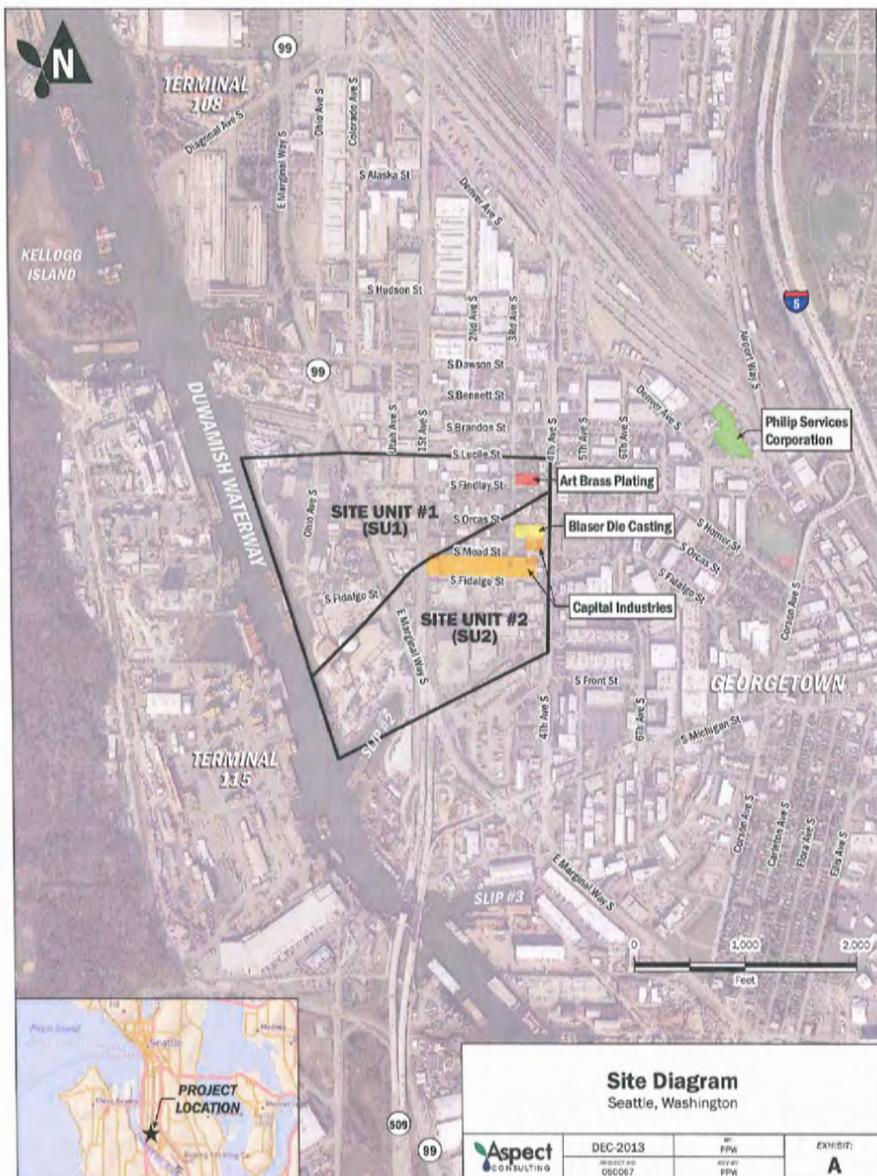
Ecology's SHA released in September 2015 states that an RI/FS has been completed and that most of the actions contained in an engineering report submitted under an agreed order in 2010 have been implemented. Nonetheless, groundwater samples collected in 2011 contained TCE and vinyl chloride above MTCA Method A cleanup levels and that the impacted groundwater has been documented to discharge to the LDW.

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	9A	Ecology Facility ID	47779679
Name	WEST OF 4TH PLUME	CSCSL	Yes
Address	734 SOUTH LUCILE STREET	LUST	No
Parcel number	1722800206	WARM Ranking	Not Ranked

As mentioned above, reconnaissance “step out” groundwater sampling by Philip Services Corporation (PSC) west of the Burlington Environmental site began in the late 1990s to track the limits of solvent and petroleum contamination migrating towards the LDW. Largely as a consequence of this sampling, three additional sources were identified west of 4th Avenue South that have contributed contaminants of concern to the groundwater. These sites are: Art Brass Plating (MTCA list Site 2), Blaser Die Casting (MTCA list Site 4) and Capital Industries (MTCA list Site 6). Together with PSC Environmental Services, these three businesses comprise the West of 4th (W4) Group that signed an agreed order with Ecology in 2014 to prepare a Feasibility Study and draft Cleanup Action Plan for the West of 4th Avenue Plume. As indicated on the site diagram at right, the W4 site consists of an area bounded on the west by the LDW, on the north by South Lucile Street, on the east by 4th Avenue South, and on the southeast by a line drawn from 4th Avenue South midway between Fidalgo and Front Streets southwesterly to the mouth of Slip 2 on the LDW. The main COCs are PCE, TCE, DCEs, Vinyl Chloride and 1,4-Dioxane.

A draft Conceptual Model of the site developed by a consultant in October 2014 describes the geology as consisting of three units: 1) an older alluvium of deltaic and estuarial sediments overlain by; 2) younger alluvium of channel and floodplain deposits and which are capped by; 3) fill materials of gravel, sand, and miscellaneous debris. Groundwater sampling intervals within the site area generally correspond to the geology. Samples taken more than 40 feet below ground surface are deemed to be from the Intermediate Level and those collected between 20-and 40-feet deep are from the



West of 4th Site diagram

Shallow Interval. Samples collected above 20 feet deep are from the Water Table Interval. This model, and a list of Critical Assumptions for the W4 area are integral to a Feasibility Study that will ultimately be used to prepare the Draft Cleanup Action Plan. Documents relevant to this site can be found on the internet.*

* <http://clients.aspectconsulting.com/W4/>



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	10	Ecology Facility ID	2163
Name	KELLY MOORE PAINT COMPANY	CSCSL	Yes
Address	5410 AIRPORT WAY SOUTH	LUST	Yes
Parcel number	3868400270	WARM Ranking	5

The only files available to review at Ecology in September 2014 consisted of UST decommissioning and tank tightness reports from 1997 to 2009. No site contamination information was available. However, Ecology's website indicates that the site was first listed as a LUST site in 1997 and an SHA was conducted in August 1997. The site entered the VCP in 2010 and in late 2013 a proposed remedial action plan based upon monitored natural attenuation (MNA) was submitted to Ecology. According to Ecology's opinion letter, dated February 19, 2014 (available on line through Ecology's website), the principal contaminants in soil and groundwater are gasoline range hydrocarbons, lube oil, naphthalene, carcinogenic polyaromatic hydrocarbons, toluene, ethylbenzene, xylene, arsenic, chromium, and lead. In Ecology's opinion the site has not been sufficiently characterized to permit monitored natural attenuation as a remedy. Additional site characterization and data are needed to prepare a cleanup plan that will meet the minimum requirements of MTCA for a no further action determination.

In late January and early February 2015, the Kelley Moore buildings were demolished to make way for a new warehouse to be used, in part, by next door Elysian Brewing to refrigerate and stage their products.



Kelley Moore Paint Co. (formerly Preservative Paint) Site in 1957.



Kelley Moore Site in 2014.



Kelley Moore Site being demolished in February 2015.

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	11	Ecology Facility ID	2161
Name	PIONEER ENAMEL MANUFACTURING	CSCSL	Yes
Address	5531 AIRPORT WAY SOUTH	LUST	No
Parcel number	3868400190	WARM Ranking	4

Pioneer Enamel manufactured products using a water-base sinter glass porcelain finish with metallic coloring agents. In 1990, someone reported to Ecology that Pioneer was dumping waste water on the ground behind their building. Ecology investigated and collected soil samples that contained excessive levels of cadmium, chromium, lead, and zinc. The site was listed on the CSCSL in 1990. In October 1997, the property owner contacted Ecology and said that he was unaware of the contamination



Former Pioneer Enamel Site on Airport Way South in 2015.

issue until a prospective purchaser told him that funding was unavailable because site was listed on CSCSL. There is nothing in the file to indicate that the contamination was ever cleaned up.

Site number	12	Ecology Facility ID	27585467
Name	KING COUNTY ORCAS STREET FACILITY	CSCSL	Yes
Address	701 SOUTH ORCAS STREET	LUST	NFA
Parcel number	1722800985	WARM Ranking	5

This site, also known as the PNB Building, is currently operated as a King County motor pool maintenance facility. It had three USTs and related piping removed in late November 1990. The USTs included one 8,000 gallon gasoline tank, one 5,000 gasoline tank, and one 300 gallon heating oil tank. There was evidence that the soil was contaminated, so about 200 cubic yards of PCS was excavated and stockpiled on site. Soil samples from the excavation were taken, some of which exceeded cleanup levels for TPH. In March 1991, an additional 25 cubic yards of soil were removed from the ground and added to the stockpile. When the newly excavated pit was sampled, the residual soil was found to meet MTCA cleanup levels. However, the groundwater in the excavation was contaminated with xylenes, TPH-G, and lead. The 225 cubic yards of contaminated soil was sent off site for disposal in a Class D landfill at Arlington, Oregon.



King County Orcas Street Facility, also known as the PNB Building, as it looks today.

Three groundwater monitoring wells were installed in July 1991. Samples were collected and analyzed for BETX and lead. The BETX compounds were not detected but one sample from MW 2 contained 31.8 parts per billion (ppb) lead. In October 1991, all three monitor wells were sampled again, and this time, no lead or BETX compounds were detected.

On May 3, 2012 Ecology sent a letter to the property owner of the PNB Building stating that based upon file information Ecology had determined that no further remedial action is necessary at the property to clean up contamination associated with the LUST and the site was given an NFA (NFA list Site 6) as it pertains to the leaking UST. At the same time however, soil sampling done prior to a repaving project revealed contamination from lead and mercury above MTCA Method A cleanup levels. A SHA released in August 2015 reports that about 1,300 tons of soil was excavated and disposed of offsite. Post excavation sampling, consisting of 34 samples, found lead above MTCA Method A cleanup levels at two locations. Groundwater has not been characterized at the site to determine if the localized metals contamination has had any impacts.



SECTION 3

Model Toxics Control Act (MTCA) sites

Site number	13	Ecology Facility ID	745462
Name	SONN PROPERTY	CSCSL	Yes
Address	950 SOUTH NEBRASKA STREET	LUST	No
Parcel number	5354200045	WARM Ranking	Not ranked

A note in Ecology files indicates that in June 2004, a neighboring property owner reported this site to Ecology as a “bootleg wrecking yard” and that the shoulder of the road was “soaked” with oil. A subsequent inspection in August 2004 found no visible soil contamination. The property was reported to be leased to a Mr. Perkins who “collects old appliances, auto parts, construction equipment, furniture, empty barrels, and just about anything else for resale.” There was a fire at the site



Former Sonn Property on Nebraska Street in 2015.

on September 1, 2005 that burned a large amount of plastic and products containing petroleum materials. On May 23, 2014 a letter was sent to the current site owner, Jules Maes Building LLC, advising that an SHA is planned for the site.

Site number	14	Ecology Facility ID	2450
Name	SAHLBERG EQUIPMENT	CSCSL	Yes
Address	5950 4TH AVENUE SOUTH	LUST	No
Parcel number	5367204735	WARM Ranking	4

Sahlberg Equipment, a wholesaler/retailer of heavy equipment, occupied this site from the mid-1950s until the 1990s when it was sold to St. Vincent DePaul. An environmental assessment conducted in June 1993 by a consultant as part of St. Vincent DePaul’s due diligence identified a machine shop, unpaved drum storage areas, and possible USTs as environmental concerns. Previous environmental work included installing monitor wells, excavating contaminated soils from a drum storage area, and soil and groundwater sampling. The report indicated that petroleum contaminated soil resulted from using oil as dust suppressant. Ecology’s SHA released in January 2015 states that the most recent data from 1993 indicates groundwater is contaminated by diesel, oil, and chlorobenzene above their respective MTCA Method A or B cleanup levels. This groundwater could potentially interact with surface waters of the LDW and the site is ranked at 4. There may also have been a dry cleaner nearby (Historical Dry Cleaner list Site 3).



1955 archival photo of Jack Stahlberg Equipment Company.



Today, it is the Georgetown St. Vincent DePaul store and food bank.

SECTION 3 **Model Toxics Control Act (MTCA) sites**

Site number	15	Ecology Facility ID	39352815
Name	WESTERN PARCEL EXPRESS	CSCSL	No
Address	525 SOUTH FRONT STREET	LUST	Yes
Parcel number	5367200820	WARM Ranking	4



Former Western Parcels Express Site, now Northwest Wholesale Florist.

In May 1988, Western Parcel Express (WPE) installed and operated one 6,000 gallon gasoline UST and one 10,000 diesel UST for refueling its truck fleet and an oil/water separator for the maintenance shop. In March 1999 the two USTs, separator, and all ancillary piping and pumps were removed. A release was discovered at one end of the gasoline tank and 326 tons of PCS and 1,500 gallons of contaminated groundwater were removed. In February 2000, three monitor wells were installed near to the UST site. One boring found low concentrations of BETX and PCS but groundwater had contamination above MTCA Method A cleanup levels. The remaining PCS was beneath the building which precluded removal action. Follow-up sampling in May 2000 determined that groundwater contamination was decreasing to below MTCA levels except for one sample. Ecology issued an NFA in February 2002 with a restrictive covenant that required quarterly

monitoring. At the end of the first four quarters of sampling, two of the wells reported concentrations that apparently did not meet cleanup standards.

In April 2010 Ecology conducted a periodic review of the site and determined that the groundwater monitoring data did not demonstrated that cleanup levels for petroleum hydrocarbons have been met and that the contamination which remains is now above Method A and B cleanup levels. In a letter dated September 16, 2010, Ecology advised the site owner that the NFA will likely be rescinded and, in June 2011, the site was reclassified as “cleanup started.” Ecology’s SHA released in June 2015 ranked the site at 4 based in part upon gasoline and BETX levels in groundwater above MTCA Method A cleanup levels and the presence of PCS beneath the building onsite.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	16	Ecology Facility ID	2337
Name	FRANK'S USED CARS	CSCSL	Yes
Address	6305 EAST MARGINAL WAY SOUTH	LUST	No
Parcel number	5367203745	WARM Ranking	4

An Ecology inspection in February 1991 found soil contamination from years of auto wrecking and repair shop and related site activities. Contaminants of concern were principally petroleum hydrocarbons, metals, and solvents. Since the site was close to the Duwamish River, additional concerns were raised about contaminated runoff water. A consultant study in 1993 found that the upper three feet of the southern portion of the site was contaminated by heavy oil, cadmium, and lead. A groundwater sample was clean, however. The last record in the file is dated March 1993 and regards a phone conversation between an Ecology representative and the site owner on possible soil cleanup options. There are no reports of any remedial action being conducted. Ecology released a SHA in June 2015 that cited cadmium, lead, and BTEX in shallow soil above MTCA Method A cleanup levels as having a potential impact on water quality in groundwater and in the surface water of the Lower Duwamish Waterway. Furthermore, groundwater at the site has not been fully characterized.



The Site as it appeared in the early 1950s.



Frank's Used Cars in February 1991. (Dept. of Ecology photo)



The Site as it appears today.

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	17	Ecology Facility ID	54757868
Name	CONSOLIDATED FREIGHTWAYS SEATTLE	CSCSL	Yes
Address	6050 EAST MARGINAL WAY SOUTH	LUST	Yes
Parcel number	5367204646	WARM Ranking	4



Offices of Consolidated Freightways Seattle Terminal in 1958.



Buildings were removed around 2002 and the Site is now vacant.

This 13.7 acre site is a landmark property in Georgetown. For years it was the Seattle terminal and shops of Consolidated Freightways which went out of business in 2002. The site is now vacant. In April 1988, three USTs were removed from the maintenance shop area. Two tanks had contained diesel and one had contained motor oil. In addition, a 10,000 gallon gasoline tank was removed, but its location is uncertain. Two months later, two 3,000 gallon waste oil tanks were removed. Soil samples and groundwater from the excavations contained diesel and oil above MTCA Method A cleanup levels. Approximately 250-300 cubic yards of PCS were treated on site to reduce contamination. Five monitor wells were installed and monitored until 1990. TPH was not detected above the reporting limit of 10 mg/L, however current MTCA cleanup levels are less than the 10 mg/L reporting limit used.

In 1997, a product line to the maintenance shop from one of two 20,000 gallon diesel tanks still in use leaked which resulted in soil and groundwater contamination. The two tanks were removed in July 1998 and 818 tons of PCS and 450 gallons of contaminated groundwater

taken off site for disposal. In 1999, 13 additional borings were installed and completed as temporary monitor wells to assess groundwater conditions. Seven of the groundwater samples detected concentrations of oil above MTCA Method A cleanup levels.

The site entered Ecology's VCP in February 2000 and the consultant requested an opinion letter for closure (i.e. an NFA) which was denied in April 2000. The site was terminated from the VCP in May 2007 for lack of an updated status of cleanup.

Ecology released a SHA in June 2015 that ranked the site at 4 based upon the likelihood of residual diesel and oil impacted soil onsite and the presence of diesel and oil in groundwater above MTCA Method A cleanup levels that have the potential to impact surface water in the LDW.

A proposal to construct a major logistics center on the Site was filed with the City of Seattle by Prologis, Inc. in February 2015. The center is to be called Georgetown Crossroads.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	18	Ecology Facility ID	21945598
Name	DUWAMISH MARINE CENTER	CSCSL	Yes
Address	6365 1ST AVENUE SOUTH	LUST	No
Parcel number	5367204565	WARM Ranking	1



Seattle Machinery Co. was the principal tenant as shown in this 1960s era photo.



Today, the facility is occupied by Samson Tug and Barge Co.

From the early 1900s through 2010, the LDW shoreline fronting this site has been artificially changed by filling and dredging sediments from the river. Dredged material from the river has contaminated the site with PCBs and cPAHs. The site has been used industrially for over a century. These uses included tool manufacturing, metal working, junk yard operations (1960s-70s), construction material storage, barge loading, and marine related storage. Various petroleum products have been used and stored on site. In 2000, a 200 gallon AST with diesel and a 500 gallon AST with waste oil were seen on site along with many drums of lubricating oil.

A number of soil and groundwater studies have been done since 2000. These have found soils contaminated with diesel, heavy oil, metals and PCBs. Groundwater samples contained diesel and heavy oil contamination, and dissolved metals exceeding state cleanup levels. Additional sampling has found cPAHs, and SVOCs.

An SHA in January 2012 ranked the site at the state's most hazardous level. The scoring noted arsenic, cadmium, chromium, mercury, lead, diesel, PCBs and cPAHs as threats to surface water and air. Arsenic, mercury lead, diesel, PCBs, and cPAH are present above MTCA Method A and B cleanup levels and are principal threats to groundwater.

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	19	Ecology Facility ID	44383713 37289288 6704154
Name	BIG JOHNS TRUCK REPAIR CARMODY PROPERTY TRUCK REPAIR RIVERSIDE INDUSTRIAL PARK	CSCSL	Yes Yes Yes
Address	950 SOUTH NEBRASKA STREET 220 SOUTH RIVER STREET	LUST	No Yes No
Parcel number	53672022200	WARM Ranking	Not ranked



The main shop and truck repair facility at Riverside Industrial Park today.

It is unclear why this facility has three separate ID numbers, but according to files at Ecology, in October 1998, two 1,000 gallon USTs (gasoline and diesel) previously closed in place were removed along with an associated fuel dispenser island and an out of service 1,000 gallon heating oil tank. Also removed were miscellaneous sumps, floor drains, etc. related to the truck repair facility.

Contamination related to the USTs and piping was found. About 425 cubic yards (683 tons) of soil contaminated with gasoline, BETX, diesel, and motor oil were taken off site for disposal along with 2,500 gallons of contaminated groundwater. An undetermined amount of PCS was left behind because removing it might threaten the structural integrity of the shop building.

Several months later, four monitor wells were installed and groundwater samples collected and analyzed. Water

from three of the wells was clean, but a sample from MW 1, located within the excavation area, had TPH-G and BETX compounds in excess of MTCA cleanup levels.

Periodic groundwater sampling was done for several years, but it wasn't until October 2011 that additional soil removal and follow-up quarterly groundwater monitoring was proposed by the owner of Riverside Industrial Park. In October 2012, three additional monitor wells were installed under the VCP and sampled for four consecutive quarters through July 2013. The results reportedly were all less than MTCA Method A cleanup levels. As of November 2014, Ecology is in the process of preparing an opinion on a feasibility program to complete cleanup.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	20	Ecology Facility ID	10817
Name	MASTERMARK EQUINOX	CSCSL	Yes
Address	6555 5TH AVENUE SOUTH	LUST	No
Parcel number	5367201985	WARM Ranking	Not ranked



Northeast corner of the Mastermark building today.

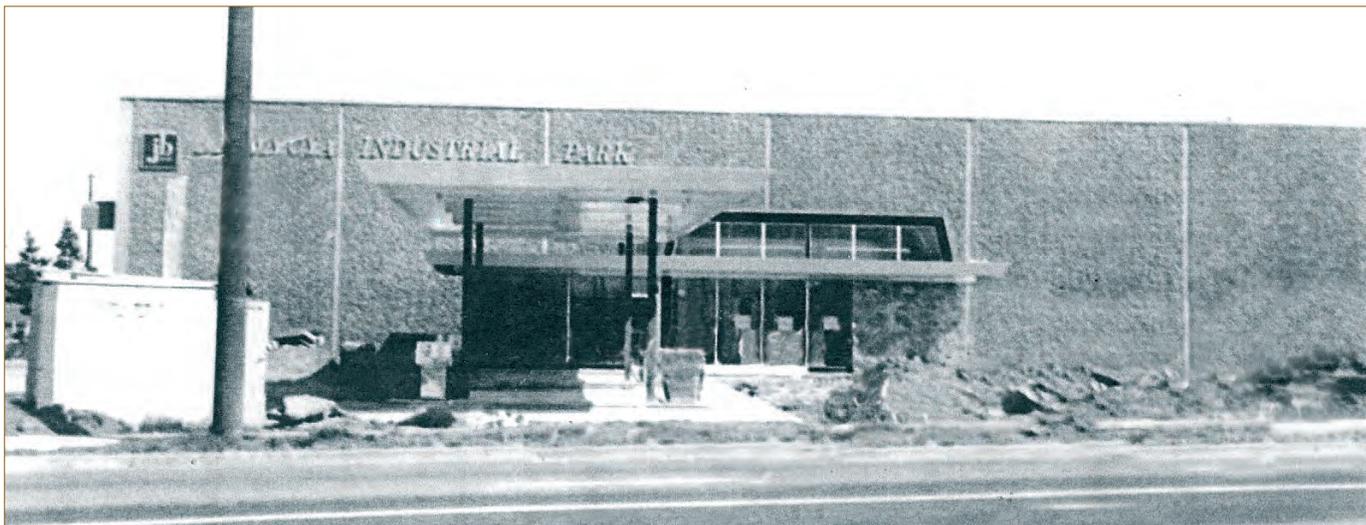
This property was residential until 1941 when the current building was constructed and used primarily as a machine shop until 1970, when Mastermark acquired the site. Mastermark manufactured rubber stamps, seals, plates, etc. until 2000 when it moved to a new location. Equinox Studios occupied the site in 2006 and purchased the property in 2011. The building is currently used as studio space by various artists.

Soil sampling conducted in 2010 and 2011 found diesel range petroleum contamination of unknown origin beneath the city's 5th Avenue South right-of-way at the northeast corner of the building. Vinyl chloride above MTCA Method A cleanup levels was found in groundwater beneath the building. No specific source for the vinyl chloride has been identified, and it is assumed to be related to solvents used by

the machine shop. In 2012 and 2013 a cleanup action was implemented that consisted of injecting oxidizers and edible oil into the groundwater to encourage natural degradation of the vinyl chloride to less than MTCA Method A cleanup levels. Monitor well samples collected over four successive quarters in 2013 and 2014 indicated that vinyl chloride levels had been reduced to concentrations below MTCA Method A cleanup levels (0.2 µg/l) and in July 2014, consultants for Equinox requested that Ecology issue an NFA for the site. Ecology agreed that no further remedial action was required to clean up the vinyl chloride, however diesel contamination still needs to be addressed and the cleanup to date constitutes only an "interim action" for the Site as a whole.

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	21	Ecology Facility ID	19688471
Name	SHELL OIL PRODUCTS US SAP 121430	CSCSL	Yes
Address	600 SOUTH MICHIGAN STREET	LUST	Yes
Parcel number	5367201160	WARM Ranking	Not ranked



The original 1968 gas station was Benaroya Texaco.



Today, it is a modern Shell station and convenience store.

This Shell gas station was built 1968 (see Historical Gas Station list Site 17) with five steel USTs that were replaced with fiberglass tanks in 1986. The USTs and pump islands were found to be sources of soil contamination and in 1994, about 90 cubic yards of PCS were removed. Seven soil borings and six MWs have been installed on site, and multiple soil and groundwater sampling events have occurred in the past 20 years. Localized soil contamination is present around dispenser islands and groundwater samples have periodically contained TPH-G, TPH-D, and/or BETX above Method A

cleanup levels. It is believed that the petroleum releases occurred prior to 1994 and, other than the 90 cubic yards of PCS removed in 1994, no soil or groundwater cleanup has been done.

In 2011, Ecology was asked for an NFA based upon the limited amount of contamination on site and the fact that groundwater is not used for drinking. Ecology rendered an opinion that the site needs further remedial action to meet the substantive requirements of MTCA for cleanup.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	22	Ecology Facility ID	2084
Name	EMERALD TOOL INC.	CSCSL	Yes
Address	6332 6TH AVENUE SOUTH	LUST	No
Parcel number	5367201445	WARM Ranking	5

Ecology file review in November 2014 found no records available and the site currently inactive. The CSCSL report indicates that in 1996 there was some kind of release of halogenated organics and metals that resulted in soil contamination. Apparently a site hazard assessment was conducted in 1996 and the site was listed on the Hazardous Sites List in 1997.



Emerald Tool Co. site today.

Site number	23	Ecology Facility ID	73263954
Name	PENINSULA TRUCK LINES	CSCSL	Yes
Address	6314 7th AVENUE SOUTH	LUST	Yes
Parcel number	5367201295	WARM Ranking	5

In February 1993, two 8,000 gallon diesel USTs, one 500 gallon waste oil UST, and one 350 gallon motor oil UST were removed from the site. Approximately 485 cubic yards of PCS were excavated from the area of the diesel and motor oil USTs and 15 cubic yards from the waste oil tank site. The contaminated soil was taken off site for disposal at the Roosevelt Regional Landfill in Klickitat County. Soil samples were collected after excavation and most were below MTCA cleanup levels, except for those from a 2-3 foot layer adjacent to the northwest corner of the shop at a depth of six feet. This layer contains an estimated 65-105 cubic yards, and hand auger samples collected from it varied from less than 11 mg/kg to 14,000 mg/kg WTPH-D. According to the consultants, removal of this additional petroleum-contaminated soil from this area was not possible without compromising the integrity of the shop building. Four groundwater MWs were sampled in July and October 1993 and December



Peninsula Truck Lines transit warehouse in 1967.



Today, the Site is landscape materials storage for Sawdust Supply Company.

1994. All were found to have less than 1 mg/l diesel contamination and less than MTCA cleanup levels for BETX, TPH-gas, and heavy oil. Nonetheless, in May 2002, Ecology notified the site owner that the Peninsula site needs more cleanup and groundwater monitoring to be considered cleaned up.

A SHA was released in August 2014 that ranked the site at 5 due to the remaining PCS beneath the building and its potential to impact groundwater.

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number 24
Name SCOUGAL RUBBER COMPANY
Address 6239 CORSON AVENUE SOUTH
Parcel number 2024049044

Ecology Facility ID 93637295
CSCSL Yes
LUST Yes
WARM Ranking Not ranked

Scougal manufactures molded rubber products for industrial and commercial applications. In 1989, five 500 gallon USTs containing solvents were removed. Cleanup efforts began in June 1995 to reduce levels of petroleum, benzene, and solvents in soil and groundwater. These efforts have included soil excavation and operation of an AS/SVE system from 1993-1995. In 2006, additional excavation and chemical oxidation remedies proposed by Pacific Groundwater



Scougal Rubber Company plant today.

Group apparently had achieved significant reductions by 2013, due in part to installation of an ozone remediation system in spring 2009. However, soil and groundwater sampling indicate residual hotspots remain, and remediation efforts are continuing.

Site number 25
Name WASHINGTON STATE DOT - CORSON
Address 6431 CORSON AVENUE SOUTH
Parcel number 2924049062

Ecology Facility ID 82347852
CSCSL Yes
LUST Yes
WARM Ranking Not ranked



Washington State Department of Transportation gas station in 1955.



The same Site in 2014.

Available Ecology files contain reports of various hazardous waste inspections over the years, with minor and correctable issues regarding hazardous waste storage and compliance. The only report of a leaking UST is in the tank tightness file which describes a UST replacement project in 1991 in which three USTs were removed from the north side of the facility's fueling station and replaced with new ones. The removed tanks

included two 5,000 gallon tanks for unleaded gasoline and one 3,000 gallon tank for diesel. Soil samples were taken from bore holes drilled prior to UST removal and from stockpiles of material removed during tank removal. Several samples indicated PCS above MTCA cleanup standards and this soil was removed off site to be land farmed. Groundwater samples were slightly above MTCA cleanup levels but were not remediated.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	26	Ecology Facility ID	2825755
Name	UNOCAL 0907 ENSR International	CSCSL	Yes
Address	1121 SOUTH BAILEY STREET	LUST	Yes
Parcel number	2734101265	WARM Ranking	4



Miller Brothers Union Oil Service Station in 1939.

The Site is now a parking lot for the Tacoma Screw Products, Inc. store.



The parking lot for Tacoma Screw Products in Georgetown was a gas station from the 1930s to the late 1970s (Historical Gas Station list Site 21). There was also another gas station across Bailey Street just east of the current Bank of America building from the 1940s to the early 1970s (Historical Gas Station list Site 22). No USTs were known to be present on the property by 1997 and there are no records as to when they were removed.

In May 2000, nine soil borings were made of which five had TPH-G in excess of MTCA Method A cleanup levels. In June 2001, six MWs were installed and in

December 2002 an SVE system was installed which operated until September 2003. Oxygen compounds were injected into the groundwater in May 2003 to enhance biodegradation of the petroleum contaminants. A request for an NFA in August 2008 was denied by Ecology since the SVE system did not meet MTCA requirements. Ecology's SHA released in February 2015 scored the site at 4 due to the presence of petroleum hydrocarbons and arsenic in groundwater.

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	27	Ecology Facility ID	6924961
Name	MIKES TEXACO STATION	CSCSL	Yes
Address	6235 AIRPORT WAY SOUTH	LUST	Yes
Parcel number	7006200405	WARM Ranking	Not ranked

This historical gas station (Historical Gas Station list Site 26) had one waste oil UST removed in 1991. Petroleum contaminated soil was identified on site and removed for disposal by Marine Vacuum Services. The MVS report said low levels of PCS remain under the station building which apparently were scheduled to be removed in October 1991. A follow-up report says there was one "hot" soil sample of 2,200 TPH taken near the street [Airport Way]. There are no formal reports in the file about any UST work. In March 26, 2013 Ecology sent a letter to 'Property Owner' advising that the site is on the CSCSL and requested a status update.



The recently remodeled Mike's Richfield Service in 1968.



Today, the former gas station building is empty.

Site number	28	Ecology Facility ID	2216
Name	MARINE VACUUM SERVICE	CSCSL	Yes
Address	1516 SOUTH GRAHAM STREET	LUST	No
Parcel number	7549802807	WARM Ranking	3

Marine Vacuum Services (MVS) provides onsite cleaning services for industrial tanks and marine vessel tanks and bilges. In 1987 an Ecology inspection noted heavy soil contamination in several locations. In March 1988, two abandoned USTs were removed, one of which was found to have leaked petroleum and PAH. A remedial investigation was conducted that consisted of drilling eight soil borings and installing three monitor wells. A site hazard assessment was conducted in 1990, and in January 1991 another Ecology inspection



Marine Vacuum Service Plant in 2015.

identified an outdoor waste pile with mixed regulated wastes. In November 1999 additional compliance issues included petroleum stained soil, sheen on surface water, etc. A compliance visit in November 2005 found no issues.

There are no records of remedial activity on the site.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	29	Ecology Facility ID	44648718
Name	SHULTZ DISTRIBUTING - AVIATION FUEL STORAGE	CSCSL	Yes
Address	1495 SOUTH HARDY STREET	LUST	Yes
Parcel number	2824049007	WARM Ranking	Not ranked



Aviation gas storage Site at the northeast corner of King County International Airport.

This site is the primary fuel storage area for King County International Airport and was operated by Aviation Fuel Company from 1993 to 2001 when there were ten USTs; three held aviation gas and seven stored Jet-A fuel. In August 2012, there were eleven USTs undergoing routine pressure testing for leaks. UST 10, containing unleaded gasoline, did not pass the test. Ecology issued a Notice of Required Action for the release of Hazardous Substances that required Shultz to characterize and remediate any release of product from tank 10.

An investigation that included installation of eight MWs found gasoline and diesel range contamination

above MTCA cleanup levels. Most notably, one soil sample found Jet-A fuel at 302,000 mg/kg beneath the water table at 13.5 feet below surface in MW 2. MW 2 also had about ¼ inch of floating product. An additional thirteen borings were drilled at the site in May 2013 to depths of about 20 feet to further assess site conditions. One boring detected elevated levels of kerosene, and several other borings found moderate levels of gasoline and diesel range hydrocarbons. This work apparently has delineated the extent of contamination both of soil and groundwater, and quarterly groundwater monitoring continues.

SECTION 3 **Model Toxics Control Act (MTCA) sites**

Site number	30	Ecology Facility ID	2153
Name	NORTH COAST CHEMICAL COMPANY	CSCSL	Yes
Address	1615 SOUTH GRAHAM STREET	LUST	No
Parcel number	0001800058	WARM Ranking	1

North Coast Chemical Company operated a soap manufacturing business at this site beginning in 1919. Eventually the business diversified into the manufacturing of industrial cleaning compounds and lubricants. The manufacturing facility was destroyed by fire in 1954 and rebuilt in 1956. By the late 1980s, North Coast was using over 600 chemicals to manufacture about 300 products, primarily dry and liquid detergents, cleaners, bleach, petroleum based solvents, and ammonium hydroxide. North Coast also produced nitrate fertilizers, fabric cleaning products, carburetor cleaners, and parts degreasers. The classes of chemicals used on the site included acids, bases, petroleum based, and to a lesser degree, chlorinated solvents, mineral and vegetable oils, waxes, and surfactants.

North Coast ceased operations in 1991. Most of the buildings and other structures were demolished in 1999 and 2000. The site has been leased to Ultra Block, Inc. since 2000 and used for the manufacture of ecology blocks from surplus concrete.

In March and June 2000, 145 cubic yards of PCS and about 325 cubic yards of PCE contaminated soil were excavated and disposed of offsite. Over the next ten years, a number of soil borings were installed to sample and characterize groundwater. In 2009, groundwater



The North Coast Chemical & Soap Works manufacturing plant in 1937.



Today, the Site is UltraBlock's concrete block manufacturing facility.

sampling indicated that gasoline, benzene, vinyl chloride, TCE, and PCE were above MTCA Method A cleanup levels and various daughter products exceeded Method B cleanup levels. The latest groundwater sampling between 2010 and 2013 indicates that the situation has not basically changed. In their SHA of February 2015, Ecology cites the shallow HVOC and petroleum contaminated groundwater as likely to impact surface water exiting the site a potentially reaching the LDW.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	31	Ecology Facility ID	64987158
Name	A&T PUMP / MINI-MART CITY PARK	CSCSL	Yes
Address	6525 ELLIS AVENUE SOUTH	LUST	Yes
Parcel number	2734101110	WARM Ranking	3

The Perovich family operated a gasoline station on this site between about 1926 and 1975 (Historical Gas Station list Site 29). The property may have also been used for fuel oil sales and, for a brief time in the 1980s, rented to a dry cleaner (Historical Dry Cleaner list Site 12).

In 2008-2009, the King County Brownfields Program conducted Phase I and Phase II ESAs on this site. Borehole sampling results for soil and groundwater indicated the presence of gasoline and diesel contamination above MTCA Method A cleanup levels. A second Phase II ESA was conducted by an EPA contractor in 2011 that basically confirmed these findings, and additionally, found evidence of contamination from PCE, a common dry cleaning solvent. Another assessment in 2012 confirmed that there are no more USTs on the site.

In April 2013, a non-profit organization, Mini Mart City Park, acquired the site. Spearheaded by artist collaborative SuttonBeresCuller (SBC), the plan is to transform and re-purpose the former gas station into a pocket park, public sculpture, and community center.

Ecology conducted a SHA in 2015 that scored the site at 3 chiefly on the basis of gasoline, diesel, and BETX in groundwater above MTCA Method A cleanup levels.



Perovich Brothers gas station in 1925.



Today, the Site awaits redevelopment into the "Mini Mart City Park."

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	32	Ecology Facility ID	2051
Name	KING COUNTY AIRPORT— MAINTENANCE SHOP	CSCSL	Yes
Address	1615 SOUTH GRAHAM STREET	LUST	Yes
Parcel number	2824049007	WARM Ranking	4

A report of releases of petroleum from a leaking UST was received at Ecology in March 1988 and another release was reported in December 1992. In October 1992, two USTs were removed from the site and about 1,000 cubic yards of contaminated soil taken to another part of the airport property for aeration to levels less than MTCA cleanup levels. Soil samples collected from the floor and sidewalls of the excavation contained gasoline and BETX at concentrations above MTCA Method A cleanup levels and a water sample from a tank pit was similarly impacted. In February 1994, a 1,000 gallon diesel UST was removed and about 100 cubic yards of soil stockpiled. Soil samples from the floor and sidewalls of the



The fueling area at King County Airport Maintenance Shop today.

tank excavation and stockpile were sampled. One of the sidewall samples and the stockpile sample contained diesel-range hydrocarbons over MTCA Method A cleanup levels. A groundwater sample from the excavation was collected and it also contained diesel range petroleum hydrocarbons exceeding MTCA Method A cleanup levels.

No final cleanup report was received by Ecology. A SHA was released in July 2015 that scored the site at 4 based upon petroleum impacted soils and groundwater above MTCA Method A cleanup levels and the lack of adequate characterization of groundwater at the site.

Site number	33	Ecology Facility ID	51647545
Name	PUGET SOUND ENERGY – URSULA PLACE UST	CSCSL	Yes
Address	6500 URSULA PLACE SOUTH	LUST	Yes
Parcel number	0001800033	WARM Ranking	4

A 12,000 gallon UST containing unleaded gasoline was removed by excavation in November 1997 by Glacier Environmental. According to the SHA dated June 3, 2015, PCS and groundwater sheen were noted from 4 to 10 feet bgs and a small amount of free product was observed beneath the UST at about 12 feet bgs. Soil beneath the product dispenser islands was also impacted. Soil sampling confirmed that gasoline range hydrocarbons and BETX exceeded MTCA Method A cleanup levels. The excavation was enlarged to recover all PCS indicated by field screening but no verification sidewall or floor soil samples were taken. Approximately 350 cubic yards of PCS was removed and disposed at an offsite landfill. In May 1998, three MWs were installed in the vicinity of the UST area.



Puget Sound Energy's Ursula Place facility today.

Groundwater samples from the three wells did not detect gasoline, diesel, heavy oil hydrocarbons, or BETX compounds. However, Ecology noted that the placement of these wells may not have completely characterized groundwater downgradient from the former release area. Consequently, Ecology ranked this Site at 4 due to the possibility that PCS potentially remains on site beneath the former dispenser islands and that groundwater is incompletely characterized.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	34	Ecology Facility ID	2282
Name	FOX AVENUE BUILDING	CSCSL	Yes
Address	6900 FOX AVENUE SOUTH	LUST	Yes
Parcel number	0001800087	WARM Ranking	1



Great Western Chemical's warehouse in 1959.



The building is still in use by a distributor of industrial chemicals—a company named Cascade Columbia Distribution Co.

This site has a history as a chemical distribution facility (Great Western Chemical) where nearly 40 years of handling and storage of chemical materials on site resulted in contamination of soil and groundwater by solvents, PCP, and petroleum products. Investigations of soil have also found 25 different VOCs, 24 SVOCs, 2 metals, phenols, etc. Since 2003, efforts have been underway to clean up groundwater using a variety of methods including in situ chemical oxidation and SVE technologies. Under an agreed order, a thermal treatment and SVE system began operating on the

site in the summer of 2012 to clean up soils to levels that are protective of indoor air quality. According to Ecology Publication 14-09-337 Lower Duwamish Waterway Source Control Status Report January through December 2013* (page 11-4), the Fox Avenue thermal treatment program was completed in September 2013 and achieved the soil remediation level of 10 ppm for average PCE plus TCE.

* http://www.ecy.wa.gov/programs/tcp/sites_brochure/lower_duwamish/source_control/sc.html

SECTION 3 **Model Toxics Control Act (MTCA) sites**

Site number	35	Ecology Facility ID	9809
Name	WHITEHEAD TYEE PROPERTY	CSCSL	Yes
Address	730 SOUTH MYRTLE	LUST	No
Parcel number	2734100270	WARM Ranking	Not ranked



Former Tyee Lumber Site on South Myrtle Street today.

The former Tyee Lumber property lies immediately south of the Fox Avenue property. According to a 2011 Floyd & Snyder RI/FS for the Fox Avenue site, the Tyee sawmill which operated from the 1920s until the late 1960s had a dip tank for treating lumber with PCP. The dip tank was located adjacent to Myrtle Street and was partially below grade. Dip tank operations continued until 1982. A 300 gallon Penta UST was removed from the area in 1986.

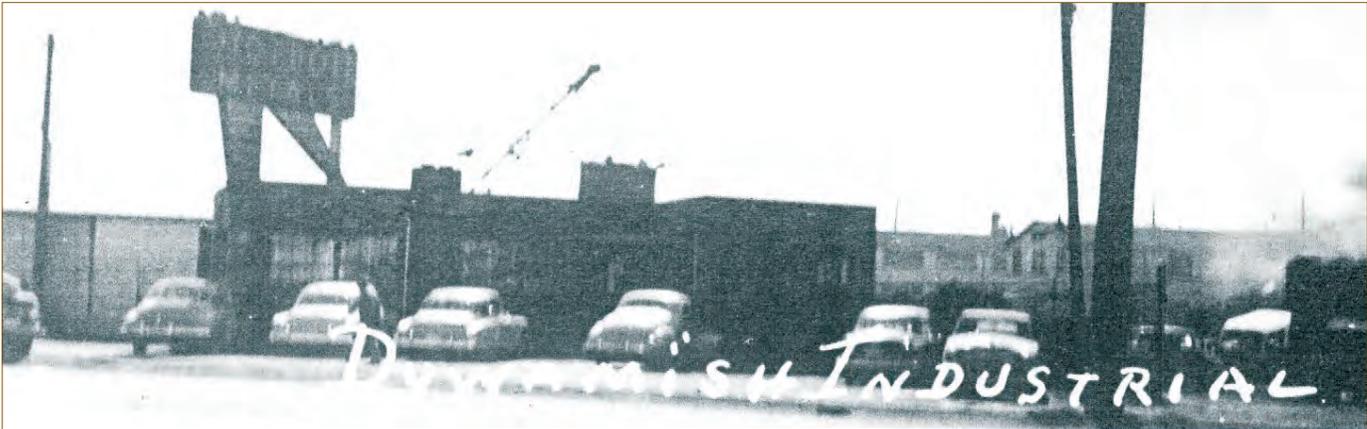
Groundwater sampling in the vicinity of the old dip tank has found Penta up to 11,500 µg/l from monitor well B38. As a consequence of this discovery, the property owner was sent an early notice letter in April 2013.

The site today is used for truck parking and container storage.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	36	Ecology Facility ID	2057
Name	STERNOFF METALS COMPANY	CSCSL	Yes
Address	7116 EAST MARGINAL WAY SOUTH	LUST	No
Parcel number	2136200075	WARM Ranking	5



Sternoff Metals Company site in 1953.



Today, the Site is used as a waste recycling facility.

This site was operated as a metals salvage yard for 40 years after World War II. According to one remedial investigation report, a number of test pits, hand bored drill holes, and a couple of monitor wells were installed in the 1980s that found soil contaminated with up to 75 ppm PCBs within the upper foot and TPH at 25,000 ppm at 2 feet below ground surface (bgs). Metals, particularly lead, cadmium, and copper were present in all the samples in amounts ranging from trace to greater than 100,000 ppm. Groundwater was reported at 11 feet bgs in the monitor wells. Groundwater samples were found to contain 2 ppb PCBs and trace metals. They were not analyzed for petroleum hydrocarbons. Water from storm drains contained 4 ppb PCBs but storm drain sediment analyses are not reported.

Further sampling in the early 1990s found that storm and floor drain samples contained PCBs, lead, mercury, and TPH in excess of MTCA Method A cleanup levels. Soil samples from eleven of sixteen borings found that soil between 1.5- and 3.5-foot bgs

contain lead, mercury, PCBs, and TPH above MTCA cleanup levels. Soils from 3.5- to 9.0-foot bgs contained some TPH and lead above MTCA cleanup, but PCBs were less than 10 ppm and the highest mercury analysis was 0.52 ppm. Between 9- and 15-foot bgs, soils contained only TPH contamination above MTCA levels. Groundwater samples contained lead, chromium, and TPH in excess of regulated levels.

In the mid-1990s, the site was leased by a company called Remedco who installed a thermal desorption unit to clean up petroleum contaminated soils imported from other sites throughout the area. Remedco went out of business in 1998 leaving a large pile of partially treated or untreated PCS on the site. A new owner made a number of attempts to clean up the PCS pile using a variety of bioremediation techniques over five years before selling the site to a soil recycling company in 2004. Some of the PCS was allegedly taken off site and used at motocross racing events around Seattle. The site currently is being used by CDL Recycle which sorts, separates, and stores recycled materials collected from the public.

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	37	Ecology Facility ID	63713485
Name	ARCO #5218	CSCSL	Yes
Address	7200 EAST MARGINAL WAY SOUTH	LUST	Yes
Parcel number	2136200606	WARM Ranking	Not ranked



Art Toppano & Sons Shell Gas and Trailer Court in 1957.

This was an historical gas station site (Historical Gas Station list Site 35) that was redeveloped by ARCO into a retail AM/PM Mini Mart with gas in 1984. During an upgrade in 1993, a release was reported when soil samples taken from pipe trenches were above MTCA Method A cleanup levels. Four MWs were installed in 1993 and three were installed in 1994.

Soil and groundwater were found to be impacted by petroleum. An air sparging system was installed in 1995 and a pilot test indicated it would be an effective remedy, but a full system was not deployed. In April and May 2002, three 12,000 gallon USTs were replaced by two 20,000 gallon fiberglass tanks. During this replacement, an unknown quantity of PCS was removed. According to a Remedial Action Plan dated February 2011, an AS/SVE system was proposed to be employed to clean up the site. Apparently this system was installed in late 2011 but there is no information on its performance.



Contemporary ARCO gas station and AM/PM MiniMart.

Quarterly groundwater monitoring continued through 2013 indicates that gasoline range organics (GRO), ethylbenzene, and total xylenes remain above MTCA Method A cleanup levels in the first, second, and fourth quarters. GRO was the only exceedance in the third quarter and lead was above Method A in the fourth quarter. Quarterly monitoring continues.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	38	Ecology Facility ID	2050
Name	NORTH BOEING FIELD (NBF) GEORGETOWN STEAM PLANT (GTSP)	CSCSL	Yes
Address	7116 EAST MARGINAL WAY SOUTH and 6700 13TH AVENUE SOUTH	LUST	No
Parcel numbers	2824049007 & 7006700570	WARM Ranking	5

The North Boeing Field-Georgetown Steam Plant (NBF-GTSP) site totals about 120 acres of industrialized land east of South Ellis Street and north of East Marginal Way. North Boeing Field consists of 113 acres between East Marginal Way and the King County International Airport (KCIA) and is entirely developed with industrial buildings, aircraft parking, taxiways, and related facilities. The Georgetown Steam Plant is on a seven acre parcel at the northwest corner of KCIA. Up until 2009, both the GTSP and NBF areas drained to the Duwamish River via a 2,450 foot long concrete and wood structure known as the Georgetown Flume. This structure conveyed stormwater and industrial wastewater to the head of Slip 4, a part of the LDW.

In 1982, EPA sampling found elevated levels of PCBs, PAHs, and metals in the sediments of Slip 4. Samples of sediment in the Georgetown Flume contained PCBs as high as 520 mg/kg and in September 1999, the NBF-GTSP site was added to the CSCSL.

Since the 1980s, many sampling programs and a number of remedial actions have been completed to identify and reduce contamination in the NBF-GTSP area. At the GTSP PCB contaminated soils were excavated in 1985, 2005, 2006, and 2011. In 2009, about 25- to 30-cubic yards of PCB contaminated solids were removed from portions of the Georgetown Flume before the structure was removed. The flume was replaced by a high HDPE and PVC storm drain system to convey stormwater from nine input sites both on and off the GTSP-NBF site to Slip 4.

Ecology is currently conducting an RI/FS to define the extent of remaining contamination, characterize the site, and develop alternative cleanup actions. The goal is to assure that all releases of PCBs, PAHs, metals, petroleum, VOCs, and SVOCs to soils and groundwater are remediated in accordance with MTCA to eliminate, as far as practicable, the threat of further contamination of LDW sediments.



North Boeing Field and Georgetown Steam Plant Area.
Image source: Dept. of Ecology webpage*

* <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4765>

SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	38A	Ecology Facility ID	63485131
Name	SEATTLE CITY LIGHT GEORGETOWN STEAM PLANT	CSCSL	Yes
Address	1131 SOUTH ELIZABETH STREET	LUST	Yes
Parcel number	7006700570	WARM Ranking	Not ranked

As mentioned above, the Georgetown Steam Plant is on a seven acre parcel at the northwest corner of the King County International Airport and was built in 1906 on what was a then an oxbow of the Duwamish River. It operated until the 1960s then was on cold standby until it was officially retired in 1977. Cleanup of historical releases from USTs at the Georgetown Steam Plant began in June of 1995. In April 2000, the site was reported to be cleaned up. However, Ecology’s review of the cleanup file determined that the requirements of MTCA had not been met and the site was reclassified in July 2011. Besides petroleum, the



The Georgetown Steam Plant as it appeared in 1938 (left) and how it looks today (right).

contaminants of concern are benzene, PCBs, and PAHs. A site hazard assessment is planned.

The site is now a museum operated by Seattle City Light open to the public the second Saturday of every month from 10:00 AM to 2:00 PM, with free guided tours at 11:00 AM and 1:00 PM.

Site number	39	Ecology Facility ID	4256186
Name	VIC MARKOFF TIRE COMPANY	CSCSL	Yes
Address	7300 – EAST MARGINAL WAY SOUTH	LUST	Yes
Parcel number	2824049007 & 7006700570	Warm Ranking	Not ranked

This site was a former gasoline station (Historical Gas Station list Site 36) and tire shop next to North Boeing Field Building 7-027. The property is owned by King County and has been leased to Boeing since 1986. Elevated levels of gasoline, BETX, TCE, and vinyl chloride have been found in groundwater from monitor wells and PCS is suspected as well. According to 1993 UST closure report, two 10,000 gallon gasoline USTs, one 10,000 gallon diesel, one 1,000 stove oil, and one 1,000 gallon white gas UST were removed in September 1987.

The former gas station site is now part of Boeing’s operations along East Marginal Way.



Vic Markoff Tire Company gas station in 1951.



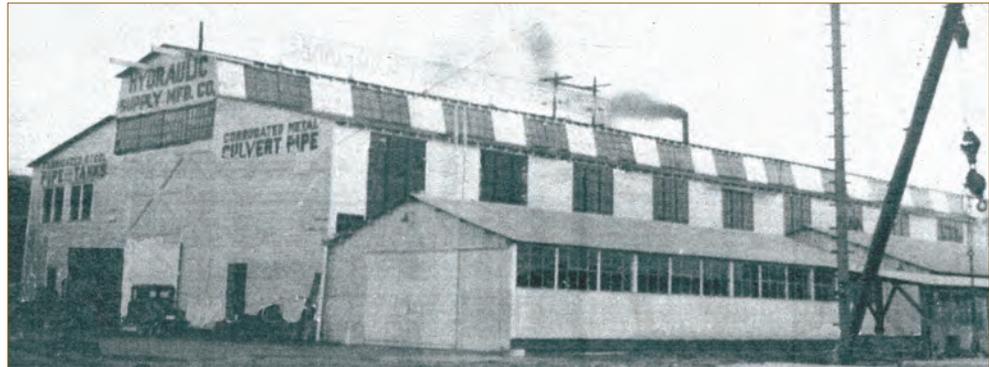
Today, the Site houses Boeing Operations buildings along East Marginal Way South.



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	40	Ecology Facility ID	1940187
Name	CROWLEY MARINE SERVICES INC.	CSCSL	Yes
Address	7400 8TH AVENUE SOUTH	LUST	No
Parcel number	2136200641	WARM Ranking	2

In the early 1900s, the site was residential, however beginning in the 1920s and continuing up to the 1980s a variety of industrial activities occurred that included: pipe and chain manufacturing; hydraulic equipment parts manufacturing; sawmill, lumber yard, and creosote treatment; concrete manufacturing; machinery and scrap iron storage; and underground petroleum and gas storage. By 1985, all industrial buildings on the south side of the property adjacent to Slip 4 had been removed and the area paved. The property was purchased by Crowley in 1992 which owned it until 2008. It is currently owned by DeNovo Seattle Inc. LLC.



The Hydraulic Supply Manufacturing Company warehouse built in 1918 shown in this 1930s era photograph. It was torn down in 1970.



Today, the Site is undergoing redevelopment by DeNovo Seattle Inc.

Soil and groundwater at the site is contaminated by metals such as copper and arsenic, PCBs, and cPAHs. The property owner is conducting an RI/FS to define the nature and extent of contamination at the site to determine if it is contributing to sediment contamination in the LDW and also to evaluate and choose measures to prevent such releases from occurring on the site and to examine possible cleanup alternatives.

According to Ecology's Site Web Page,* "[An] Interim Cleanup Action [has been] proposed for removal of contaminated soil from an area to construct a concrete slab and rail lines. During the SEPA (State Environmental Policy Act) Public Comment Period, Ecology received a letter from

the Washington State Department of Archaeology and Historic Preservation (DAHP) identifying the project area as having a very high potential for archaeological resources. Ecology determined that the SEPA review information provided by the property owner was not complete and withdrew the DNS (Determination of Non-Significance).

As of October 2014, the property owner was resuming work on the site RI/FS.

* <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2520>

SECTION 3 **Model Toxics Control Act (MTCA) sites**

Site number	41	Ecology Facility ID	29959714
Name	DUWAMISH RIVER SLIP 4	CSCSL	Yes
Address	SLIP 4 DUWAMISH RIVER	LUST	No
Parcel number	2924049110	WARM Ranking	0 *



*Slip 4, part of a former oxbow bend in the Duwamish River, has been cleaned up as a Lower Duwamish Waterway Superfund Cleanup Early Action Area.***

About 3.6 acres of sediments at the bottom of Slip 4 were contaminated with PCBs and made a part of the LDW Superfund site. The contamination came from a number of sources, most notable of which was the Georgetown Flume that drained the NBF-GTSP (Site 38 discussed above). In 2006, EPA selected an Early Action cleanup plan that required sediments with the highest contamination to be removed and remaining sediments “capped” in place. However, EPA determined that the upland sources of contamination were not adequately controlled and posed a threat of re-contaminating the “cleaned up” waterway. After removal actions at NBF-GTSP had been completed in 2011, cleanup construction at Slip 4 began and included:

- Dredging and removal of approximately 9,800 cubic yards of bottom sediment and bank soils,

- Capping of approximately 3.6 acres to isolate sediments not removed,
- Removal and disposal of an estimated 130 tons of creosote-treated timbers and piles and other debris,
- Removal and recycling of an estimated 3,278 tons of concrete and 78 tons of steel from a pier, and
- Excavating the banks in a manner so as to create stable slopes and expand habitat.

The work was completed in February 2012 and resulted in a net gain of over an acre of shallow and riparian habitat for threatened Puget Sound Chinook and Coastal/Puget Sound bull trout.

* 0 = Ranked separately under the federal Hazard Ranking System (HRS). Site is on the federal National Priorities List (NPL) or is a sub-site or operable unit of an NPL Site.

** <http://yosemite.epa.gov/r10/cleanup.nsf/ldw/slip+4+early+action+area>



SECTION 3 Model Toxics Control Act (MTCA) sites

Site number	42	Ecology Facility ID	2081
Name	AIRCO	CSCSL	Yes
Address	7700 14TH AVENUE SOUTH	LUST	No
Parcel number	2924049045	WARM Ranking	3

The Air Reduction Sales Company (AIRCO) site has been used for decades to manufacture acetylene and other industrial gasses for the manufacturing industry. Acetylene is produced by reacting calcium carbide with water and leaves a residue of calcium hydroxide, a caustic solid, as waste product. Several lime ponds that store this caustic waste have existed on this property. In 1996 a former lime pond south of the plant was closed and converted into a parking lot. This lime pond had been listed on the CSCL and received an NFA following its closure.

In 1998, fourteen soil borings were drilled in the area of the remaining active lime pond on the north side of the plant building. Soil and groundwater samples from these borings

contained levels of arsenic above MTCA Method A cleanup levels. Additional groundwater sampling found arsenic exceeding MTCA Method B levels as well.

In 2001, the prior owner/operator, BOC Gasses, closed a lime pond on the north side of the plant by transporting a little under 6,000 tons of calcium carbide lime to a farm in Oregon where it was put to agricultural use. The lime pond area was backfilled with clean fill under the assumption that groundwater would regain its normal pH within two years. In early 2002, BOC asked Ecology for an NFA for the northern lime pond which was denied and in 2006 the NFA for the southern pond site was rescinded. A SHA was conducted in late 2014 and the site scored at 3 due to arsenic in groundwater above MTCA Method A and B cleanup levels.



The AIRCO Site as it appeared in 1924.



The AIRCO Site today.

SECTION 4 No Further Action (NFA) sites

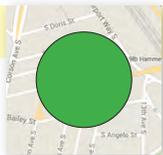
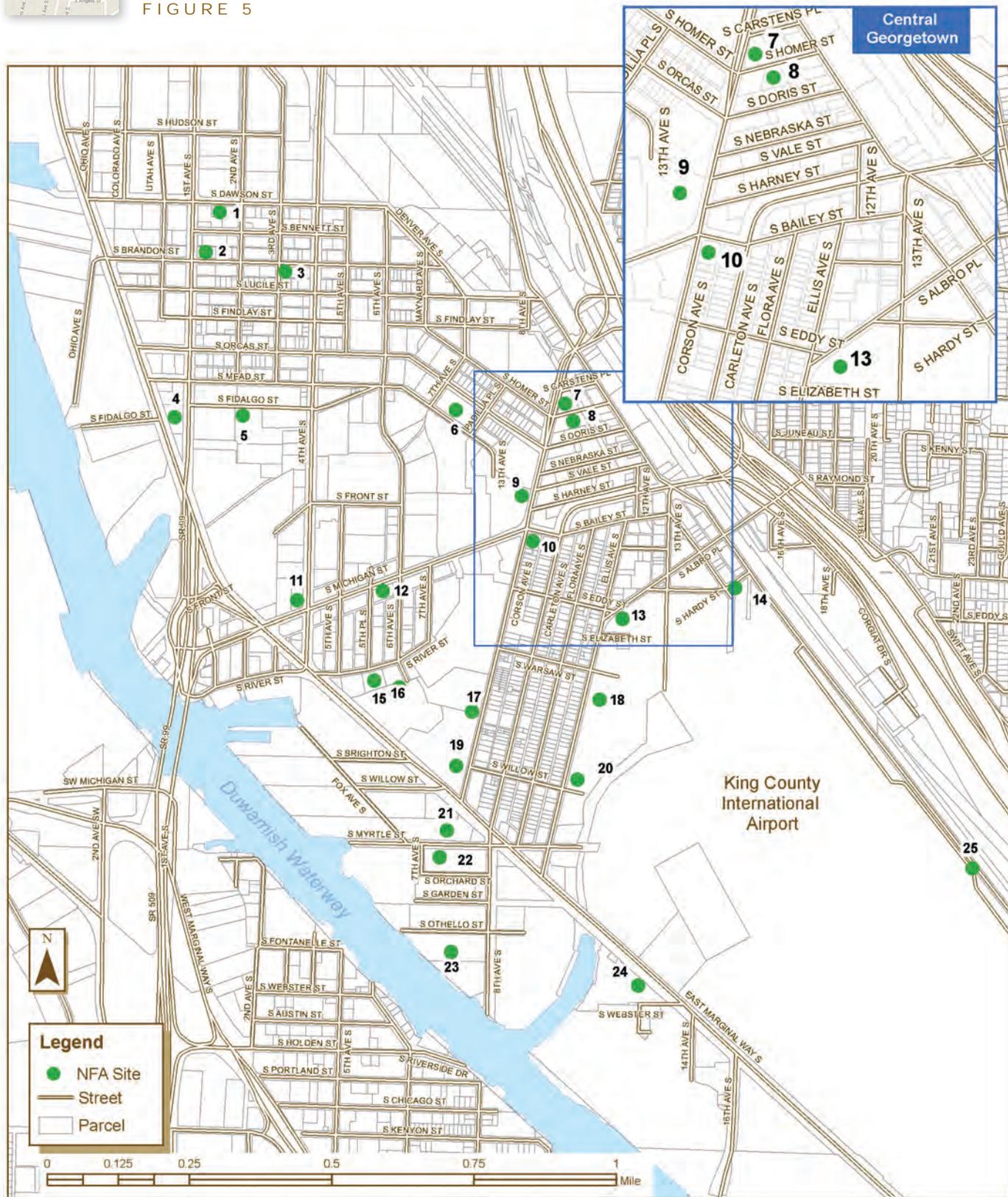


FIGURE 5





SECTION 4 No Further Action (NFA) sites

When a MTCA site has been remediated, Ecology may conduct an analysis of whether the remedial action meets the substantive requirements of MTCA for site cleanup. This action is currently done under Ecology's Voluntary Cleanup Program (VCP). If Ecology determines that the substantive requirements, which govern the sufficiency of the cleanup, have been met, they may issue an advisory opinion that "no further action" is required. This opinion is generally known as a No Further Action determination or NFA. In the past, NFAs have also been determined by an initial inspection or a Site Hazard Assessment (SHA) that establishes whether or not a release poses a threat to human health and the environment and also by Ecology's review of cleanup documents submitted under the Independent Remedial Action Program (IRAP).

If the cleanup is not permanent, then institutional controls are required to meet the substantive requirements of MTCA. Such controls prohibit or limit activities on a property that may interfere with the integrity of engineered controls or result in exposure to hazardous substances. Except under certain specified circumstances, such controls must be executed through an environmental covenant on the affected property. This may require deed restrictions of the types of facilities that can be built on the site and/or use of groundwater.

There are 24 NFA sites currently listed in Georgetown. Their locations are shown on Figure 5 and are listed in Table 1.

SECTION 4 No Further Action (NFA) sites

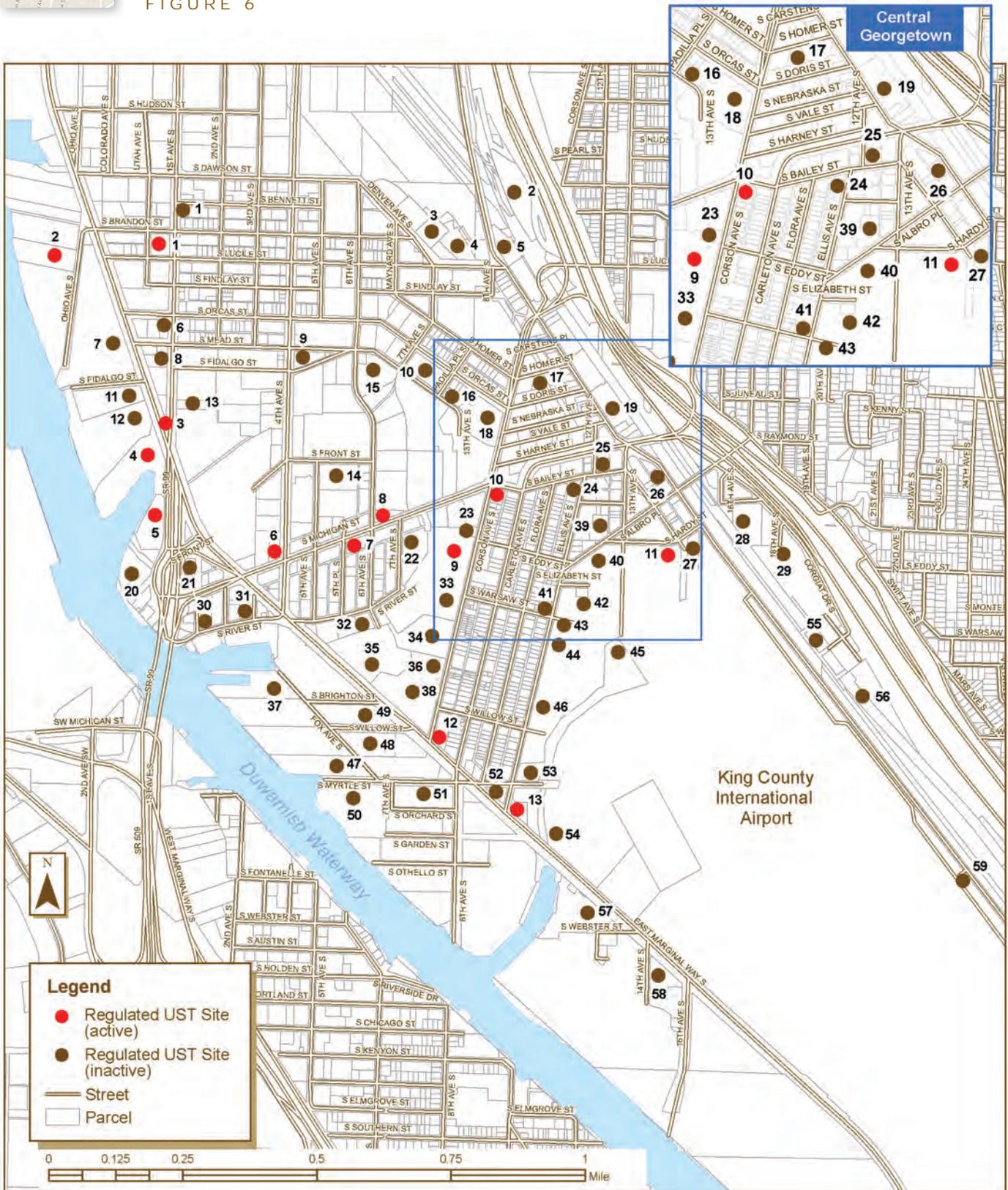
TABLE 1

Map #	Parcel Number	Site Name	Address	Ecology Facility ID	NFA Date	Basis for NFA (See key below)	Environmental Covenants	Current Business Name
1	5263300910	PROLIANCE INTERNATIONAL INC	115 S DAWSON ST	91919568	10/2/2006	VCP	No	Masons Supply
2	5263300880	DRIVE LINE SERVICES OF SEATTLE INC	108 S BRANDON ST	2521	11/29/1994	IRAP	No	Artco Signs
3	5263300280	ACE RADIATOR	311 S BRANDON ST	59441643	12/30/2002	SHA	No	Drivelines NW
4	1924049078	OTT REAL ESTATE PROPERTY	5903 1ST AV S	17634	5/22/1996	IRAP	No	Jack in the Box
5	2024049054	MOBILE CRANE CO INC	5900 2ND AVE S	96851494	5/10/2002	VCP	No	Western Bridge
6	1722800985	PNB BUILDING	701 S ORCAS ST & 5815 PADILLA PL S	27585467	10/3/2011	II	No	King County Fleet Administration
7	1416300130	SEATTLE COMMERCIAL FINISHING	5700 CORSON AV S	2309	7/10/1998	SHA	No	Warehouse
8	3466800040	BAXTER RUTHERFORD	911 S HOMER ST	4738343	10/3/2011	II	No	Baxter Rutherford
9	2738100620	GEORGETOWN CENTER	800 S MICHIGAN	96679259	12/20/2004	VCP	Yes	Georgetown Center
10	2734100125	SHELL STATION 121450	6200 CORSON AVE SW	11354986	12/29/2011	VCP	No	Shell Station 121450
11	5367200446	RIVERETZ'S AUTO CARE	6185 4TH AVE S	55698119	10/3/2011	II	No	Riveretz's Auto Care
12	5367201570	GAS N WASH	551 S MICHIGAN ST	64981477	6/28/2004	VCP	No	76 Food Mart Gas/Car Wash
13	2824049007	ROSSO NURSERY - SEATTLE	6404 ELLIS AVE S	76388258	10/3/2011	II	No	KCIA Empty Lot
14	2824049007	ZELLERBACH PAPER COMPANY	6301 AIRPORT WAY S	17791926	10/3/2011	II	No	NE Corner of KCIA
15	5367203991	VIOX MCDOWELL SITE	551 S RIVER ST	2260	5/8/2002	VCP	No	Warehouse
16	5367203975	VIOX CORP	6701 6TH AVE S	3856995	8/2/2001	VCP	No	3M / Ceradyne Inc.
17	0001800170	BEN'S TRUCK PARTS INC SEATTLE	6655 CORSON AVE S	74169521	11/19/2002	IRAP	Yes	WA DOT Maintenance yard
18	2824049007	WA STATE MOTOR POOL	6650 ELLIS AVE S	63579524	10/3/2011	II	No	WA ANG Motor Pool
19	0001800137	INLAND TRANSPORTATION CO	6737 CORSON AVE S	2134	11/23/1992	SHA	No	Parking lot for SSCC
20	2824049007	WA AIR NATIONAL GUARD-N BOEING FIELD	6736 ELLIS AVE S	3796155	10/18/2005	ECOL-SUP	No	WA Air National Guard
21	2734100270	MYRTLE STREET PROPERTY	606 S MYRTLE ST	12153465	6/4/1998	VCP	No	Truck parking
22	2136200525	PERKINS LOT	719 S MYRTLE ST	43114188	7/10/2006	SHA	No	Café D'Arte Coffee Roasting Plant
23	2136200681	PUGET SOUND TRUCK SEATTLE	7303 8TH AVE. S.	41684823	10/3/2011	II	No	Clean Scapes, Inc.
24	2924049043	EVERGREEN MARINE LEASING PARCEL E	7343 E MARGINAL WAY S	2462	10/21/1997	IRAP	No	Emerald Services
25	2824049007	AMERICAN AVIONICS	7023 PERIMETER RD S	39659753	11/20/2001	VCP	No	Reliable Aviation Services

Key

SHA	NFA after Site Hazard Assessment (SHA)	II	NFA following an Initial Investigation (II)
VCP	NFA after Voluntary Cleanup Program (VCP) review	ECOL-SUP	NFA following an Ecology-supervised cleanup
IRAP	NFA after Independent Remedial Action Program (IRAP) review		

FIGURE 6

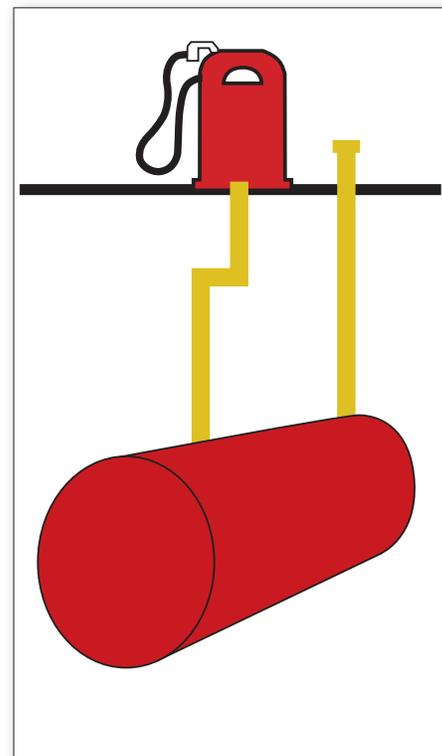


In 1990 and 1991, Ecology adopted regulations (chapter 173-360 WAC) establishing a state underground storage tank (UST) program pursuant to the Legislature's direction. In 1993, the program was one of the first in the country to be approved by the U.S. Environmental Protection Agency and established that state, rather than federal, UST regulations would apply in Washington.

Under section 173-360-200 all owners or operators of UST systems (which include not just the tanks but also all connected piping and pumps) must register their systems with Ecology. If they subsequently remove or close a UST system, they must also notify Ecology 30 days in advance of closure and file a Site Closure and Assessment Notice within 30 days following closure.

Ecology maintains a database of sites with registered UST systems. Within the Georgetown inventory area there are 13 active sites and 59 inactive sites. The active systems are listed on Table 2A and the inactive sites are listed on table 2B.

Both active and inactive sites are shown on Figure 6.



*Illustration source:
University of Kentucky website**

* http://www.bae.uky.edu/awqpt/images/BMPs/Fuel_Storage.gif



SECTION 5 Regulated Underground Storage Tank - Active sites

TABLE 2A

Map #	Parcel #	Ecology Facility ID	Site Name	Address	Operational USTs	Tank Size	Product(s)
1	5263301085	73466467	RENTAL SERVICE CORPORATION	5421 1ST AVE S	2	1,000-2,000 gallons	Unleaded gas, diesel
2	1924049043	37836248	J A JACK & SONS INC	5427 OHIO AVE S	1	10,000-20,000 gallons	Diesel
3	1924049069	1792892	CHEVRON 90636	5940 E MARGINAL WAY S	3	5,000-10,000 gallons	Unleaded gas
4	1924049075	95534411	CALPORTLAND	5975 E MARGINAL WAY S	2	5,000-10,000 gallons and 10,000-20,000 gallons	Unleaded gas, diesel
5	5367204505	5023482	GENERAL BIODIESEL SEATTLE	6333 1ST AVE S	1	n.a.	Alcohol blended gas
6	5367200446	55698119	WINTERS INVESTMENT LIMITED PARTNERSHIP	6185 4TH AVE S	0	5,000-10,000 gallons (temporarily closed)	Unleaded gas, leaded gas, waste oil
7	5367201570	64981477	MICHIGAN STREET 76	551 S MICHIGAN ST	4	10,000-20,000 gallons	Unleaded gas, diesel
8	5367201160	19688471	BENAROYA SHELL FOOD MART	600 MICHIGAN S	4	10,000-20,000 gallons and 500-1,000 gallons	Unleaded gas, diesel Heating oil
9	2924049062	82347852	DISTRICT HEADQUARTERS SITE	6431 CORSON AVE S	3	5,000-10,000 gallons	Unleaded gas, leaded gas, diesel
10	2734100125	11354986	GEORGE TOWN SHELL	6200 CORSON AVE S	4	10,000-20,000 gallons	Unleaded gas, diesel
11	2824049007	44648718	AVIATION FUEL STORAGE	1495 S HARDY ST	8	20,000-30,000 gallons	Aviation fuel, unleaded gas
12	8159100110	64775371	CENTURYLINK QC	7000 E MARGINAL WAY S	1	2,000-5,000 gallons	Diesel
13	2136200606	63713485	MARGINAL WAY ARCO	7200 E MARGINAL WAY S	3	20,000-30,000 gallons	Unleaded gas, diesel



SECTION 5 Regulated Underground Storage Tanks - Inactive sites

TABLE 2B

Map #	Parcel #	Ecology Facility ID	Site Name	Address	Status	Products(s)
1	5263300865	47157762	BOBS TEXACO SERVICE	5304 1ST AVE SO	Removed	Unleaded gas, diesel, leaded gas, waste oil
2	0001800166	61915635	OLYMPIC FOUNDRY INC	5200 AIRPORT WAY S	Removed	Unleaded gas, leaded gas, waste oil
3	5084400150	98441868	AMALGAMATED SUGAR CO	5400 DENVER AVE S	Removed	Unleaded gas, heating fuel
4	1722800206	47779679	CHEMICAL PROCESSORS INC	734 S LUCILE ST	Closed in place	Unknown
5	3868400270	2163	KELLY-MOORE PAINT CO	5410 AIRPORT WAY S	Removed and closed in place	Hazardous substances
6	1722802460	57633623	AIR TEC COMPANY	5701 1ST AVE S	Removed	Leaded gas
7	1722802315	94925241	INCON PACKAGING	5801 E MARGINAL WAY S	Removed and closed in place	Heating fuel, leaded gas, waste oil
8	1722802372	62393528	FRAY EQUIPMENT COMPANY INC	5821 1ST AVE S	Removed	Leaded gas, diesel, kerosene, waste oil
9	2738100255	6878135	KETTELLS	5800 4th Ave S	Removed	Unleaded gas
10	1722800985	27585467	PNB BUILDING	707 S ORCAS ST	Removed	Leaded gas, hazardous substances
11	1924049092	2253	JAMES HARDIE GYPSUM	5931 E MARGINAL WAY S	Removed	Heating fuel, unleaded gas
12	1924049091	2226	LONGVIEW FIBRE COMPANY	5901 E MARGINAL WAY S	Removed	Heating fuel
13	2024049048	96937296	BECKWITH & KUFFEL	5930 1ST AVE S	Removed	Unleaded gas, waste oil
14	5367200820	39352815	AIR DATA EXPRESS INC	525 S FRONT ST	Removed	Unleaded gas, diesel
15	2738100425	56533162	WESTMAR SERVICES INC	5930 6TH AVE S	Removed	Leaded gas, diesel
16	2738100175	33942516	WESTERN UNION TEL CO	808 S FILDAGO ST	Removed	Unknown
17	3466800040	4738343	BAXTER RUTHERFORD	911 S HOMER ST	Removed	Unleaded gas
18	2738100610	51945779	GEORGETOWN GULL 1228	5959 CORSON AVENUE S	Removed	Unleaded gas
19	7925100010	65877631	RAINIER ICE & COLD STORAGE	6004 AIRPORT WAY S	Closure in process	Leaded gas, heating fuel
20	5367204560	65697348	RAY BURGESS CO	6361 1ST AVE S	Closure in process	Leaded gas
21	5367201295	73263954	PTL PARTNERSHIP	6314 7TH S	Removed	Waste oil
22	2024049044	93637295	SCOUGAL RUBBER CORPORATION	6239 CORSON AVE S	Removed	unknown
23	2734101265	2825755	UNOCAL 0907 ENSR INTNTL	1121 S BAILEY ST	Removed	Leaded gas
24	0001800020	68985258	GRIFFIN FUEL COMPANY	1210 SO BAILEY	Closed in place	Leaded gas, unleaded gas
25	7006200405	6924961	MIKES MOBIL SERVICE	6235 AIRPORT WY SO	Removed	Leaded gas, unleaded gas
26	2824049007	17791926	ZELLERBACH PAPER COMPANY	6301 AIRPORT WAY S	Removed	Leaded gas
27	0001800058	2153	NORTH COAST CHEMICAL	6300 17TH AVE S	Removed	Diesel, kerosene
28	0001800161	51647545	PUGET SOUND ENERGY SEATTLE	6349 18TH AVE S	Removed	Unleaded gas
29	5367202270	68427684	V VAN DYKE INC	150 S RIVER ST	Removed	Unleaded gas, waste oil
30	5367200025	24471658	SEATTLE TRUCK REPAIR INC	6401 OCCIDENTAL AVE S	Removed	Unleaded gas



SECTION 5 Regulated Underground Storage Tanks - Inactive sites

TABLE 2B *continued*

Map #	Parcel #	Ecology Facility ID	Site Name	Address	Status	Products(s)
31	5367202200	37289288	WF CARMODY	220 S RIVER ST	Closed in place	unknown
32	0001800104	22653378	NORTHLAND SERVICES INC	6701 FOX AVE S	Removed	Leaded gas
33	5367203965	62732399	VIOX CORPORATION	6701 6TH AVE S	Closed in place	Leaded gas
34	0001800170	74169521	BENS TRUCK PARTS	6655 CORSON AVE S	Removed	Leaded gas
35	0001800137	55473184	NORTHWEST SERVICE INC	6715 CORSON AVENUE S	Removed	Unknown
36	0001800137	2134	ARROW TRANSPORTATION COMPANY	6737 CORSON AVE S	Removed	Waste oil
37	3467800005	1565848	DR PEPPER BOTTLING CO	1136 ALBRO PL S	Removed	Unleaded gas, leaded gas
38	2824049007	76388258	JULIUS ROSSO WHOLESALE NURSERY CO	6404 ELLIS AVE S	Removed	Leaded gas
39	2734101110	64987158	A & T PUMP [PEROVICH]	6525 ELLIS AVE S	Removed	Waste oil
40	2824049007	2051	KING COUNTY AIRPORT MAINTENANCE	6518 ELLIS AVE	Removed	Leaded gas, unleaded gas, diesel, waste oil
41	2824049007	63485131	GEORGETOWN STEAMPLANT	1131 SOUTH ELIZABETH	Removed	Heating fuel
42	2824049007	63579524	MOTOR POOL	6650 ELLIS AVE S	Removed	Unleaded gas
43	2824049007	4522442	SEATTLE AUTOMATED FLIGHT SERVICES STATION (SEAFFS)	6526 ELLIS AVE S	Removed	Diesel
44	2824049007	3796155	WASHINGTON ANG 143 CCSQ	6736 ELLIS AVE S	Removed	Diesel, waste oil
45	0001800087	2282	GREATWESTERN CHEMICAL	6900 FOX AVE S	Removed and closed in place	Hazardous substances
46	0001800159	95498891	EMERSON GM DIESEL	6851 E MARGINAL WAY S	Removed	Unknown
47	0001800137	61845527	WA DNR SEATTLE	6800 E MARGINAL WAY S	Removed	Unleaded gas, leaded gas, diesel
48	0001800137	11887871	SOUTH SEATTLE COMMUNITY COLLEGE	6800 EAST MARGINAL WAY S	Removed and closed in place	Heating fuel, waste oil
49	0001800091	17577864	SEATTLE BOILER WORKS INC	500 S MYRTLE ST	unknown	Unknown
50	2136200706	94727791	MANSON CONSTRUCTION CO	601 S MYRTLE ST	Closed in place	Heating fuel
51	2136200525	43114188	NELSON TRUCKING CO LEASEWAY CORPORATION	719 S MYRTLE ST	Removed	Waste oil
52	2136200005	65141181	BUDGET PROPERTIES	7120 E MARGINAL WAY	Removed	Unleaded gas, leaded gas
53	0001800018	72625161	SEATTLE FIRE STATION 27	1000 S MYRTLE ST	Removed	Diesel
54	1753700330	2817992	GIBSON CO	1900 S CORGIAT DR	Removed	Unleaded gas
55	0005200056	62411353	CDT OIL CO INC	6600 URSULA PL S	Closed in place	Waste oil
56	2824049007	4256186	VIC MARKOV TIRE CO	7300 E MARGINAL WY S	Removed	Leaded gas, aviation fuel
57	2924049043	2462	EVERGREEN MARINE LEASING	7343 E MARGINAL WAY	Closed in place	Unknown
58	2924049112	79234425	BOC GASES DIV OF BOC GROUP INC	7700 14TH S	Removed and closed in place	Hazardous substances and diesel
59	2824049007	20958	KCIA Standard Gas Station	7200 Perimeter Rd S	unknown	Leaded gas

Georgetown Inventory Errata

MTCA site identified since completion of the final report:

Site number	NA	Ecology Facility ID	20958
Name	KCIA STANDARD GAS STATION	CSCSL	Yes
Address	7200 PERIMETER ROAD SOUTH	LUST	Yes
Parcel number	2824049007	WARM Ranking	4

This site is located at the same site as Historical Gas Station Site 38. According to Ecology's August 2015 SHA, the site operated as a gas station from 1940 through about 1970. It was placed on the LUST list in 2012 following a Phase II ESA conducted in preparation for redevelopment of the site. As part of the ESA, twelve borings were advanced on the site which found soil samples in five of the borings with gasoline contamination above MTCA Method A cleanup levels. Groundwater samples also contained gasoline range petroleum and benzene concentrations above MTCA Method A cleanup levels. Additional bore holes were installed with similar results. In 2012 and 2013, approximately 2,800 tons of PCS was excavated and disposed of off-site. In addition, the excavation was de-watered as necessary and about 188,500 gallons of treated water were discharged to the sanitary sewer. Cleanup confirmation samples were taken from the floor and walls of the excavation and out of 42 post-excavation samples, only four contained petroleum range organics above MTCA Method A cleanup levels. The excavation was backfilled with clean soil containing 10,200 pounds of oxygen release compound to enhance biodegradation of residual petroleum hydrocarbons. Groundwater sampling was conducted in October 2013 and March 2014 and the samples were found to contain gasoline and/or diesel concentrations below MTCA Method A cleanup levels.