

King County Brownfields Program



REPUBLIC HOTEL PHASE II SITE ASSESSMENT, Seattle, WA

Brownfields Assessment Fact Sheet #1

October 2015 - draft

Project Name	Republic Hotel Phase II Environmental Site Assessment (ESA)
Location	416 – 7 th Avenue South, Seattle, WA
Site Description	The Republic Hotel was built in 1920. It is a four story masonry structure with 29,816 gross square feet, including a 2,500 square foot unfinished basement that contains an old out of service underground storage tank (UST) that once stored fuel for the building's furnace.
Site History	The building has been used as a hotel and rooming house for many years. The current owners purchased the building in 1951 when the basement oil tank was in service. The furnace was switched to natural gas sometime in the 1970s and the UST was abandoned. The UST has not been removed and the site has never been assessed for possible oil contamination. Additionally, there is a historical gas station site located next door and up gradient to the site that has documented petroleum contamination in soil that may have impacted the hotel site.
King County Brownfields Program	The King County Solid Waste Division has received grant funds from the U.S. Environmental Protection Agency (EPA) to conduct environmental assessment on contaminated Brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessments on behalf of public and nonprofit entities. For more information on the Brownfields Program visit the website at your.kingcounty.gov/solidwaste/brownfields/index.asp .
Assessment Description	<p>King County's consultant Hart Crowser will conduct a Phase II Environmental Site Assessment that will include the following tasks:</p> <ol style="list-style-type: none"> 1. Preparation of a Work Plan that will include a field sampling plan/Quality Assurance Project Plan (QAPP) and a Health and Safety Plan for site workers. The QAPP will be reviewed and approved by EPA before work begins. 2. Hand auger soil sampling in the basement. Up to six holes will be bored into the soil beneath the basement floor and two soil samples collected from each. The samples will be analyzed for gasoline and diesel range petroleum hydrocarbons; benzene, ethylbenzene, toluene and xylenes (BETX) compounds; and Washington State Department of Ecology Model Toxics Control Act (MTCA) Method A metals, arsenic, cadmium, chromium, lead and mercury. 3. Preparation of a Summary Report that will include details of the sampling results and recommendations regarding environmental conditions of the sampled area. <p>In addition to the above, the site will undergo a Cultural Resource Assessment and an Endangered Species Act Assessment as required by statute where federal assessment funds are expended.</p>

Reason for Assessment	The Republic Hotel is considered to be a Historic Building in Seattle’s Chinatown International District. As such, it cannot be torn down to redevelop the site. The Seattle Chinatown International District Preservation and Development Authority (SCIDPDA), a non-profit organization, is considering the purchase and refurbishment of the building for low income housing and requires the assessment to be completed as part of its prospective purchaser due diligence process.
Results	Results of the assessment will be reported in future Fact Sheet(s) upon completion of the project.
Conclusions/ Next Steps	Conclusions and next steps will be reported in future Fact Sheet(s)
Contact Information	<p><u>SCIDpda Contact:</u> Paul Mar, Director of Real Estate Development, Seattle Chinatown International District Preservation and Development Authority, (206) 624-8929, PaulM@scidpda.org.</p> <p><u>King County Contact:</u> Lucy Auster, Senior Planner, King County Solid Waste Division, 206-477-5268, lucy.auster@kingcounty.gov.</p>

This notice will be provided in alternative formats upon request.
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