

REPUBLIC HOTEL PHASE II SITE ASSESSMENT, Seattle, WA

Brownfields Assessment Fact Sheet #2

December 2015 - *draft*

Project Name	Republic Hotel Phase II Environmental Site Assessment
Location	416 – 7 th Avenue South, Seattle, WA
Site Description	The Republic Hotel was built in 1920. It is a 4 story masonry structure with 29,816 gross square feet including a 2500 ft ² unfinished basement that contains an old out of service 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 1980s 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 conducted a Phase II Environmental Site Assessment that included the following tasks:</p> <ol style="list-style-type: none"> 1. Preparation of a Work Plan that included a Field Sampling Plan/Quality Assurance Project Plan (FSP/QAPP) and a Health and Safety Plan for site workers. The QAPP was reviewed and approved by EPA on October 13, 2015. 2. On October 16, 2015, five hand auger bore holes (HA-1 through HA-5) were completed in the basement of the building and two soil samples collected from each. The samples were analyzed for gasoline and diesel range petroleum hydrocarbons; benzene, ethylbenzene, toluene and xylenes (BETX) compounds; and MTCA Method A metals, arsenic, cadmium, chromium, lead and mercury. 3. A Summary Report that was prepared on November 18, 2015 that included details of the sampling results and recommendations regarding environmental conditions of the sampled area. <p>In addition to the above, a Cultural Resource Assessment and an Endangered Species Act Assessment were completed as required by statute where federal assessment funds are expended.</p>

Reason for Assessment	<p>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 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.</p>
Results	<p>The first two borings, HA-1 and HA-2, were completed to depths of 30 and 24 inches respectively in the southwest and west portions of the basement in the vicinity of the old oil tank. Soil samples from these two holes did not contain petroleum or metals above Washington State Model Toxics Control Act (MTCA) unrestricted (Method A) cleanup levels. It was also discovered that the oil tank lies above the concrete floor and was buried in sand with a thin concrete cap.</p> <p>Borings HA-3 and HA-4 were completed in the northwest and northeast corners of the basement respectively. HA-3 was 54 inches deep and HA-4, 26 inches. A petroleum like odor was detected in both these borings and soil samples contained gasoline range hydrocarbon (NWTPH-Gx) concentrations above MTCA Method A unrestricted cleanup levels. In HA-3 soil samples at 12 to 18 inches deep contained 440 mg/kg and in HA-4 there was 260 mg/kg between 20 and 26 inches deep. In addition, benzene levels in these samples were above MTCA cleanup levels as was total xylenes in HA-4.</p> <p>Boring HA-5 was completed in the southeast corner of the basement to a depth of 54 inches and it also had a petroleum odor at 24 to 30 inches deep. Although the soil sample analysis from this interval was less than MTCA cleanup level for TPH-G, it exceeded the cleanup level for benzene.</p>
Conclusions/ Next Steps	<p>Soil sampling did not indicate any consequential contamination from the former heating oil tank, however there does appear to be a plume of gasoline range petroleum contamination in soil underneath the building that exceeds MTCA Method A cleanup levels. The most likely source for this contamination is Seventh Avenue Service, the historical gas station and garage site located immediately north of the Republic Hotel. It would be the responsibility of the owner of Seventh Avenue Service to completely assess and cleanup this plume.</p> <p>The next phase of this project will be to prepare a cost estimate for the removal and disposal of the old storage tank and its cover materials.</p>
Contact Information	<p><u>King County Contact</u>: Lucy Auster, Senior Planner, King County Solid Waste Division, 206-477-5268, lucy.auster@kingcounty.gov.</p>

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