

## **Property Review**

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# **Rainier Ice and Cold Storage**

**6004 Airport Way S.  
Seattle, WA 98108**

Prepared for

Toxics Cleanup Program  
Northwest Regional Office  
Washington State Department of Ecology  
Bellevue, Washington

Prepared by



Science Applications International Corporation  
18912 North Creek Parkway, Suite 101  
Bothell, WA 98011

October 2006

**General Facility Information**

Facility Name: Rainier Ice & Cold Storage

Alternate Names: Rainier Cold Storage; Rainier Cold Storage, Inc.; Rainier Cold Storage and Ice; Rainier Cold Center & Corporate Office; Rainier Cold and Ice Storage

Facility Physical Address: 6004 Airport Way S.  
Seattle, WA 98108

Facility Mailing Address: Same

Facility Telephone Number: 206-762-8800

Facility Owner: Rainier Ice & Cold Storage  
6004 Airport Way S.  
Seattle, WA 98108-2716

Facility Operator: Same

Property Owner: RICS 1985 Limited Partnership (purchased 12/11/1985 from Rainier Ice & Cold Storage, Inc.)

Site Drainage: Sanitary sewer

**Current Facility Information**

NPDES Stormwater Permit Number: SO3001507 (possibly for the Terminal 25 facility)  
Hazardous Waste Handler ID Number: WAH000013433  
UST Site ID: 6526

This 5.6-acre site has been used as a refrigerated warehouse and storage facility. It is unclear from the documents reviewed whether Rainier Ice & Cold Storage is currently conducting cold storage operations at this location; according to the company's web site, their cold storage location is currently at Rainier Port, Terminal 25. (Note: The Rainier Cold Storage building at Terminal 25 was severely damaged during the Nisqually earthquake in 2001; the Terminal 25 site was leased in 2003 to SCS Refrigerated Services by the Port of Seattle. The Port reportedly planned to demolish the Rainier Cold Storage building to make way for a new facility [[http://www.portofseattle.org/news/press/2003/08\\_13\\_2003\\_53.shtml](http://www.portofseattle.org/news/press/2003/08_13_2003_53.shtml)].)

The Airport Way site includes the company's corporate headquarters as well as the Rainier Cold Center, the real estate portion of Rainier Ice & Cold Storage. It consists of a light industrial center that leases space to small and medium-sized businesses, including work spaces, dry storage space, and fenced yard space ([www.rainiercold.com](http://www.rainiercold.com)). According to King County records, there are four buildings located on the site. No information on current tenants was available.

The site area is primarily commercial/industrial although some apartments are located in the site vicinity. It is bounded by Airport Way S. on the west, I-5 on the east, Carleton Ave. S. on the south, and Corson Ave. S. on the north (Figure 1). Surrounding properties include the Union

Pacific Railroad right-of-way, the Georgetown Tire Company, and a variety of light industrial and commercial facilities.

According to City of Seattle maps, site drainage is to the sanitary sewer. Although the facility apparently has a stormwater discharge permit (SO3001507), this may be associated with the Terminal 25 facility). Based on City of Seattle maps, this site clearly does not discharge to Slip 4.

## **Inspections**

The facility has not been inspected by the Seattle Public Utilities & King County joint inspection team.

## **Past Site Use**

According to the facility's web site, Rainier Ice & Cold Storage is located on a historic brewery site between 5600 and 6010 Airport Way S.

According to Ecology's UST Database,<sup>1</sup> two underground storage tanks were formerly located at this site. The date of installation is listed as December 31, 1964; their status is listed as "closure in process." Tank #1 contained leaded gasoline and had a capacity of 111 to 1,100 gallons. Tank #2 contained heating fuel; no information on tank capacity was available.

No other information on past site use was identified.

Archived documents for Rainier Ice & Cold Storage deal primarily with the company's fish processing plant, which was in operation from at least 1975 through 1985 at the Port of Seattle's Terminal 25. It discharged an average of 8,000 to 12,000 gallons of wastewater daily to the municipal sewer system.

## **Spills and Releases**

No spills or releases have been identified from this property. Rainier Ice & Cold Storage was found to be in violation of its NPDES permit for its Terminal 25 facility in 1975. A Metro waste discharge permit was issued to Rainier Ice & Cold Storage in 1979 for disposal of wastewater from the Terminal 25 facility; this permit was renewed in 1985.

## **Environmental Sampling and Remediation**

No information on environmental sampling or remediation was available for this property. File documents pertain to the company's Terminal 25 facility.

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<sup>1</sup> Ecology Facility/Site Database

**Potential for Sediment Recontamination**

Based on past and current activities at this site, no chemicals of concern for sediment recontamination were identified. In addition, no pathways for contaminant transport to sediment from this facility were identified; according to storm drainage system maps, drainage from this site does not flow to Slip 4. There is therefore no risk of Slip 4 sediment recontamination associated with this property.

<b>Facility Name</b>	Rainier Ice & Cold Storage
<b>Current Use</b>	Warehouse/storage, light industrial office park
<b>Chemicals of Concern for Sediment Recontamination</b>	None
<b>Pathways to Sediments</b>	None
<b>Data Gaps</b>	None identified

**Documents Reviewed:**

- [1] November 12, 1975 – Letter from Larry Peterson, Metro to Jack McGoldrick, Rainier Ice & Cold Storage Municipality of Metropolitan Seattle. Re: Metro sampling of wastes from fish processing operations.
- [2] December 10, 1975 – Letter from Ted Trepanier, Ecology, to Jack McGoldrick, Rainier Ice & Cold Storage. Re: State waste discharge application.
- [3] September 10, 1976 – Letter from Larry Peterson, Metro, to R.P. Rittenburg, Rainier Ice & Cold Storage. Re: Sampling for new program to assess industrial user charges.
- [4] October 3, 1978 – Letter from Larry Petersen, Metro, to Jack McGoldrick, Rainier Ice & Cold Storage. Re: Recent inspection of facility.
- [5] November 1, 1978 – Municipality of Metropolitan Seattle Industrial Waste Discharge Permit Application Form for Rainier Ice & Cold Storage, Inc., Terminal 25 facility.
- [6] November 1, 1978 – Letter from Jack McGoldrick, Rainier Ice & Cold Storage, to Municipality of Metropolitan Seattle. Re: Filling of holes completed.
- [7] January 5, 1979 – Letter from Larry Peterson, Metro, to Jack McGoldrick, Rainier Ice & Cold Storage. Re: Draft of Industrial Waste Discharge Permit No. 7143 for review (Terminal 25 location).
- [8] July 30, 1979 – Letter from Robert McCormick, Ecology, to Neil Peterson, Metro. Re: Ecology approves issuance of the industrial waste discharge permit #7143.
- [9] April 4, 1985 – Letter from Bruce Burrow, Metro, to Garry Brugger, Ecology. Re: Draft copy of waste discharge permit renewal for Rainier Ice & Cold Storage (Terminal 25 facility).
- [10] April 24, 1985 – Letter from Douglas Hilderbrand, Metro, to Robert Rittenburg, Rainier Ice & Cold Storage.

Figure 1  
Site Location – Rainier Ice & Cold Storage

