

**PROPERTY REVIEW**  
**SOUTH PARK MARINA**

**1.0 Background Information**

**Facility Name:** South Park Marina  
**Facility Address of Record:** 8604 Dallas Avenue South  
Seattle, WA  
**Other Parcel Addresses:** 1415 South Thistle Street  
Seattle, WA  
8510 Dallas Avenue South  
Seattle, WA  
8544 Dallas Avenue South  
Seattle, WA  
8603 Dallas Avenue South  
Seattle, WA  
**Property Owner:** South Park Marina Limited Partnership, Guy Crow, Agent  
**Current Use:**

South Park Marina is an active small boat marina and do-it-yourself boat maintenance and repair facility. South Park Marina Limited Partnership was first incorporated on April 1, 1982, with Guy M. Crow as the registered agent. Mr. Crow purchased the property in approximately 1967 and operated the marina as South Park Boat Haven until the name was changed in 1970 (Crow 2004). Two parcels are leased to private businesses. See Figures 1 and 2 for the site location and parcel use.

A recent conversation with Mr. Crow confirms that the marina still operates as it was described in the 1992 permit application (Crow 2004).

The earliest description of the operation is contained in the 1992 application for a NPDES discharge permit filed by South Park Marina LP with the Department of Ecology (Ecology 1993). The north end of the current property was still shown as a mobile home park, the marina buildings were on the south end of the property adjacent to the Malarkey Asphalt facility.

The permit application asks when the facility was constructed. The response given is “unknown – before 1940’s.” South Park Marina offers new boat construction, vessel repair and bottom cleaning for pleasure boats, both power and sail. They estimate that 95 boats per year are worked on at the facility. The marina offers 150 permanent moorages. The repair yard is a 100% self-service yard, i.e., boat owners do their own work or hired someone to do the work; South Park does not offer those services.

Boats are hoisted out of the water by either a 35-ton crane capable of hoisting a 6-ton boat or a trailer capable of handling a 10 ton boat. Boats are cleaned with a high pressure or low pressure

water wash. No abrasive blasting is allowed. Wash water is pumped from a catch basin to a water treatment system to remove suspended particles. The water passes through a series of weirs and then two filters and is reused by the pressure washers. The sludge generated by the pressure washing process is “dried and bagged and put in the garbage.”

Stormwater flows to two catch basins, passes through an oil-water separator, and then discharges to the Duwamish River. The stormwater is sampled monthly and analyzed for metals, oil and grease, and total suspended solids.

When boat owners work on their boats, the boats are covered with a plastic tent to limit fugitive dust. Commonly used paints include rust inhibiting oil based paints and zinc based paints. Thinners, solvents, and acetone are also commonly used as part of the boat refinishing work. A hazardous waste barrel is used to accumulate used paint and other materials. The property owner stated that the barrel is emptied yearly, or whenever it is full. The original permit application cited Safety Kleen in Auburn as their waste disposal firm.

Used oil is also accumulated in a barrel. South Park encourages their customers to recycle their oil at the South Seattle transfer station. When the 55-gallon used oil barrel is full (estimated at one per year), the oil is recycled. The original permit application listed Basin Oil or Frontwater Services as the used oil recyclers.

A battery storage area is used to accumulate old batteries. These are recycled on a monthly basis. The original permit application listed Standard Battery in Seattle as the battery recycler.

As stated above, two of the South Park Marina LP-owned properties are leased to operating businesses. Rick’s Master Marine operates a marine engine repair business on the 1415 Thistle property. Potential contaminants are fuels, oils and solvents associated with engine repairs.

A portion of the 8510 Dallas property is leased to Tire Factory which sells and mounts new tires. No additional automotive repair services are offered by Tire Factory. There is a very low likelihood of soil contamination on this property.

### **Property Information:**

King County records do not list a physical parcel address for 8604 Dallas Avenue South. The marina occupies three King County tax parcels, all owned by South Park Marina Limited Partnership (LP).

**1415 South Thistle Street:** This is a 0.38 acre parcel that was sold by Willard and Rose Marie Crow on February 9, 1993 to South Park Marina LP. The property is zoned commercial and the current use is listed as heavy industrial. King County records cite a property name of Rick’s Master Marine. Rick’s Master Marine leases this parcel from South Park Marina LP and has operated a marine engine repair business since approximately 1987 (Crow 2004)

**8510 Dallas Avenue South:** This is a 1.39 acre parcel that was sold by Willard and Rose Marie Crow on February 9, 1993 to South Park Marina LP. The property is zoned commercial and the current use is listed as a retail store. King County records cite a property name as Tire Factory.

Tire Factory, a retail tire business, has leased the property from South Park Marina LP since approximately 1980.

**8544 Dallas Avenue South:** This is a 1.96 acre parcel that was sold by Willard and Rose Marie Crow on February 9, 1993 to South Park Marina LP. King County list the property as zoned for commercial and the current use is listed as a marina.

**8603 Dallas Avenue South:** This is a 0.21 acre parcel that was sold by Willard and Rose Marie Crow on February 9, 1993 to South Park Marina LP. King County lists the property as zoned for commercial and the current use is listed as associated parking.

### **Past Use:**

A review of historical aerial photographs (Windward 2003) shows that a boat dock is evident in a 1946 photograph. The dock and shore-side facilities continued to grow in the photographs reviewed for 1956, 1960, 1969, 1974 and 1980. This area has been used as a small boat moorage and repair location since approximately 1946.

Since no records were provided for operation of the marina from approximately 1940 until the 1992 NPDES application, it must be assumed that similar activities occurred. One key element, the recycling and treatment of the pressure wash water, did not exist until 1992. One can also assume that the site was not paved until later in the operation. Soil was likely contaminated with metal based paints, thinners, solvents, gasoline, diesel, lubricating oil, and fiberglass resin components. No soil sampling data is available.

Surrounding land uses are as follows:

- The Duwamish River fronts the eastern edge of the property.
- Properties across Dallas Avenue to the west are primarily single family residential (1440 South Cloverdale; 8529, 8525, 8523 and 8519 Dallas Avenue South), with one exception. 8500 14<sup>th</sup> Avenue South is a dry cleaning business
- The former Malarkey Asphalt Company operated on property directly to the south. This property is currently owned by the Port of Seattle and is zoned commercial with a current use listed as a warehouse.
- Across 16<sup>th</sup> Avenue to the north is a single family residential parcel (1401 South Thistle Street) and a warehouse building (1400 South Thistle Street)

## **2.0 Site Map**

A Site Map is attached to this Property Review.

## **3.0 Chemical/Waste Handling at the Site**

### *Chemicals Used/Stored at the Site*

The 1992 NPDES permit application listed the following chemicals as being used or stored at the site:

- waste oil
- rust inhibiting oil based paint
- zinc based paint
- vinyl anti-fouling paint
- thinners
- acetone
- waste paint
- fiberglass resin
- used batteries
- solvents

Since the property has been used as a marina and boat repair facility since the 1940's there is a high likelihood that many of the chemicals listed above could be detected in a soil or shallow groundwater sampling program. Other petroleum contaminants which are likely to have been used at the site would include fuels (gasoline and diesel) and other lubricants (gear oil, grease, etc.).

**Waste Products Generated or Stored at the Site**

According to Ecology 1993, the following wastes were generated or stored at the site:

➤ waste paint	➤ used oil
➤ thinners	➤ used batteries
➤ solvents	➤ fiberglass resin
➤ acetone	➤ pressure wash sludge

**Volumes of Chemicals Used and Wastes Generated Per Year, Maximum On-Site**

Ecology 1993 contained information on volumes of waste generated.

- The 55-gallon hazardous waste storage drum was “emptied once per year or when full.” These wastes were most likely waste paint and paint thinners.
- The 55-gallon waste oil drum was also recycled once per year.
- Used batteries were recycled on a monthly basis, although the records don't indicate how many batteries were involved. In a recent telephone conversation, Mr. Crow said that approximately 5-7 batteries are currently recycled per month.

**Chemical or Waste Treatment Systems**

Two treatment processes operate at the Basin Oil facility. The first process involves the high- and low-pressure water wash used to clean boat hulls. The closed loop system includes a sump to collect runoff water. The collected water is pumped through two tanks with weirs to capture any suspended solids. The water is then routed through two filters, one with a 10 micron filter and the other with a 2 micron filter to remove any fines remaining. Treated water is then re-used for pressure washing.

The only other treatment process at the facility is the oil-water separator that treats stormwater prior to discharge. The paved area of the property is sloped so stormwater runs toward two catch basins. Water is pumped from the catch basins to the oil/water separator. The oil/water separator is a gravity based overflow/underflow system that holds any floating oil in one chamber and allows water to underflow a divider and discharge. The stormwater from the site discharges directly to the Duwamish River.

### ***Chemical/Waste Storage or Disposal Areas***

Used oil and hazardous wastes are accumulated in specially marked drums. Used batteries are accumulated at a designated battery storage area.

### ***Type, Quantity and Destination of Wastes Removed from the Site***

The original NPDES permit application (Ecology 1993) listed the following destinations for wastes generated at the Marina.

- Hazardous waste was transported and disposed by Safety Kleen. These wastes consisted of a 55-gallon drum of waste paints and thinners disposed of annually.
- Used oil was described as being picked up and treated by Basin Oil Company. The quantity was listed as 55-gallons annually.
- Used batteries were recycled to Standard Battery in Seattle. Recent information indicates that 5-7 batteries are recycled monthly.

### ***Spills or Releases***

The files examined for this property review do not describe any spills or releases.

### ***Hazardous Substances Used, Stored, or Released by Prior Owners/Operators***

No information on hazardous substances used, stored, or released by prior owners/operators was available.

## **4.0 Permit Information**

File documents list only a NPDES permit for stormwater discharge to the Duwamish River. Permit Number WAG-030004-5 was issued on February 5, 1993. The permit was to expire on November 4, 1997. Files examined also include a December 4, 2002 letter from the Department of Ecology to South Park Marina which declared that a permit extension application was received for the permit which was to expire on December 8, 2002. The letter stated that the application review would not be completed until June 2003 and the permittee was allowed to continue operation under the terms of the expired permit.

## **5.0 Sampling/Cleanup Information**

No formal site investigations have occurred on the South Park Marina properties.

The primary purpose of this property review was to determine the possibility of contaminants to be released from the South Park Marina property and recontaminate areas on the Lower Duwamish Waterway that will be dredged, in particular the Port of Seattle's Terminal 117 property. While PCBs are of primary concern, other contaminants that may partition into sediments such as PAHs are also of interest. The used oils generated at the facility likely contain cPAHs as oil constituents or as breakdown products as the oil is consumed. It is highly likely that these used oils have contaminated site soils.

Since no sampling has been performed on the South Park Marina property, there is no concrete evidence of PCBs being present on the property. Based on the limited background information reviewed, there is also nothing to suggest that PCBs have ever been present on the site. Furthermore, the South Park Marina is downstream of the Port of Seattle Terminal 117 property and there is very little likelihood that contaminants could migrate from South Park to T-117.

It is highly recommended that a limited soil and groundwater investigation be conducted on all of the South Park Marina properties. As stated earlier, a marina and boat repair activities have been conducted on this property since the 1940's. There is a high likelihood that the site soils and shallow groundwater have been impacted by these operations.

As stated earlier, two of the South Park Marina LP-owned properties are leased to operating businesses. Rick's Master Marine operates a marine engine repair business on the 1415 Thistle property. Potential contaminants are fuels, oils and solvents associated with engine repairs. As with the marina proper, used oils containing cPAHs have likely contaminated site soils.

A portion of the 8510 Dallas property is leased to Tire Factory which sells and mounts new tires. No additional automotive repair services are offered by Tire Factory. There is a very low likelihood of soil contamination caused by this business on this portion of the South Park Marina-owned properties.

## **6.0 References**

Crow 2004. Personal Communication (telephone conversation) between Guy M. Crow, South Park Marina property owner and Douglas Pearman, SAIC. June 24, 2004.

Ecology 1993. General Industrial Stormwater Permit NPDES Permit No. WAG-03004-5. February 5, 1993. Letter and permit from J. Glynn to Guy Crow, South Park Marina. Department of Ecology, Bellevue, WA.

Ecology 2001. Water Compliance Inspection Report, General Industrial Stormwater Permit NPDES permit no. WAG-03004-5, South Park Marina. October 3, 2001 Department of Ecology, Bellevue, WA.

South Park 1998. Discharge Monitoring Reports, 1998. General Industrial Stormwater Permit NPDES, Permit No. WAG-03004-5, South Park Marina.

South Park 2001. Discharge Monitoring Reports, 1999 - 2001. General Industrial Stormwater Permit, NPDES Permit No. WAG-03004-5, South Park Marina.

South Park 2003. Discharge Monitoring Reports, 2002 - 2003. General Industrial Stormwater Permit, NPDES Permit no. WAG-03004-5, South Park Marina.

Windward 2003. Lower Duwamish Superfund Site, Terminal 117 Early Action Area. Task 1: Summary of Existing Information and Data Needs Analysis. Prepared for the Port of Seattle. Windward Environmental LLC; Dalton, Olmstead & Fuglevand, Inc.; and Onsite Enterprises, Inc. Seattle WA. September 26, 2003.