SITE HAZARD ASSESSMENT
Worksheet 1: Summary Score Sheet

SITE NAME: Seattle DOT Dexter Parcel **Rank: 2**

Cleanup Site ID: 14785

Facility/Site ID: 81735

Completed on 8/16/2021 for inclusion on the August 2021 Hazardous Sites List.

LOCATION OF SITE

615 Dexter Ave N

Seattle, King County, WA 98109

Tax Parcel ID: 224900-0120

Township 25N, Range 4E, Section 30

Latitude, Longitude: 47.62517, -122.34302

SITE DESCRIPTION

Within Currently Defined Site Boundaries

Based on currently available information, the Seattle DOT Dexter Parcel site (Site) includes the southeast corner of the tax parcel listed above, a portion of the alley south of the parcel, and possibly the northeast corner of the parcel adjacent south (parcel 2249000100).

The 0.56 acre property is located at the southwest corner of the intersection of Roy Street and Dexter Avenue (Figure 1-1) and contains a warehouse used by Copiers Northwest and two paved parking lots. It is zoned for mixed use (Seattle Mixed Lake Union 175/85-280). The City of Seattle provides water, sewer, and stormwater services. The Site (area of contamination) is in the parking lots.

A remedial investigation and feasibility study are currently being conducted at the Site in preparation for cleanup and concurrent redevelopment under a prospective purchaser consent decree.

Contamination at the Site is attributed to releases from underground storage tanks (USTs) when the property was used as a gas station from approximately 1930 to the mid-1940s. In addition, three 1,000-gallon heating oil USTs and one 1,000-gallon bunker oil UST were previously located in the alley. The property was used for a variety of purposes between 1930 and the present (Figure 3-1), but no contamination associated with the other uses has been detected. Additional details on site history are in the remedial investigation (RI) report (Hart Crowser 2021).

Historical Owners and Operators

From	To	Owner/Operator	Site Uses
late 1800s	1930s	Unknown	Residences, possibly with heating oil tanks
1930	mid-1940s	Unknown	Gasoline service station
1935	1950	Seattle Hardwood Floor Co.	Flooring
1940	1955	Colotyle Corporation	Coated wall board manufacturer
1950	1950	Unknown	Plastic mixing and storage facility
1966	1969	Unknown	Paint spray booth and woodworking shop

DEPARTMENT OF ECOLOGY
State of Washington

SITE HAZARD ASSESSMENT
Worksheet 1: Summary Score Sheet

unknown	1997	Unknown	3 heating oil USTs and 1 bunker oil UST
1997	present	Copiers Northwest	Warehouse and parking lot

Area Surrounding the Site

The property is bounded on the west by Aurora Avenue North and across that an office building (Figure 3-1). It is bounded on the north by Roy Street and across that an office building. It is bounded on the east by Dexter Avenue North and across that a vacant lot, which is a MTCA site called Seattle DOT Mercer Parcels (Cleanup Site ID 14784). The property is bounded on the south by a warehouse and parking lot also used by Copiers Northwest and beyond that Mercer Street. The parcel to the south is a MTCA site called 601 Dexter (Cleanup Site ID 15113). Remedial investigations and feasibility studies are being conducted at the Seattle DOT Mercer Parcels site and the 601 Dexter site in preparation for redevelopment.

Across the intersection of Roy Street and Dexter Avenue North to the northeast of the Site is the American Linen site (Cleanup Site ID 12004). A plume of chlorinated solvents originating from the American Linen site has traveled in deep groundwater affecting other properties in the area. Sampling results indicate that the American Linen plume has not impacted the Dexter Parcel site.

The nearest water body is Lake Union, located 1,100 feet northeast of the Site. A 0.55-acre grassy, undeveloped area with no parcel number and no ownership information is located 270 feet south of the Site. During the site visit on August 11, 2021, the area was occupied by a tent encampment, with tents located side by side almost completely covering the ground surface.

SITE CHARACTERIZATION AND/OR REMEDIATION

A Phase I and a Phase II Environmental Site Assessment were conducted for the Site in 2017. A RI was conducted for the Site in 2019 and 2020. The information in this section relies on the RI report (Hart Crowser 2021). For additional details, see the RI report.

During a 1997 Phase II Environmental Site Assessment, soil samples and a groundwater sample from one monitoring well were analyzed for petroleum and chlorinated solvents. During a 2012 investigation, soil samples were collected from six borings in the roads adjacent to the Site and analyzed for petroleum and metals. During a 2012-2013 investigation, soil and groundwater samples were collected from a well in the road east of the property and analyzed for petroleum and chlorinated solvents. During a 2017 Phase II assessment, ten soil and three grab groundwater samples were collected from the Site and analyzed for petroleum, metals, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). During a 2017-2020 investigation, soil and groundwater samples were collected from three monitoring wells installed in the road northeast of the Site and analyzed for petroleum, VOCs, polycyclic aromatic hydrocarbons (PAHs), metals, and PCBs. During the RI in progress at the time of the SHA, 139 soil samples and groundwater samples from 14 wells were collected throughout the Site and analyzed for petroleum, SVOCs including PAHs, VOCs, PCBs, and metals.

The top 5-10 feet of soil at the Site is generally fill comprised of sand and gravel with variable amounts of silt, cobbles, and brick, concrete, and glass debris. Underlying the fill are glacial deposits consisting primarily of silt and/or clay with varying amounts of sand to depths ranging from 16 to 40 feet. Underlying the silt layer are glacial till and ice contact deposits of dense to very dense silty sand and silty gravel to a depth of 70 feet below ground surface (bgs). Intermittent layers of clean sand and gravel are present within the silt, silty sand, and silty gravel.

There are shallow, discontinuous water-bearing zones in glacial till deposits and a deeper water-bearing zone in glacial outwash deposits. Groundwater is found at approximately 25 feet bgs. The general direction of groundwater flow is east and southeast. Historically, temporary construction dewatering at nearby sites drew down the water table and affected the direction of groundwater flow at the Site. However, recent developments in the neighborhood have not significantly affected the elevation of the water table in the vicinity of the Site.

SITE HAZARD ASSESSMENT
Worksheet 1: Summary Score Sheet

Gasoline-range organics (GRO) is the chemical of concern for soil. GRO exceeds its MTCA Method A soil cleanup level at concentrations up to 1,200 mg/kg at depths ranging between 10 and 25 feet bgs in the southeast corner of the parcel, extending onto the parcel to the south (Figure 7-2).

GRO, diesel-range organics (DRO), and benzene are chemicals of concern for groundwater. GRO and DRO exceed their MTCA Method A ground water cleanup levels and benzene exceeds its MTCA Method B screening level for vapor intrusion in the southeast corner of the parcel, extending onto the parcel to the south (Figure 7-4a). GRO occurs at concentrations up to 6,900 ug/L; DRO, up to 790 ug/L; and benzene, up to 2.9 ug/L.

ADDITIONAL INFORMATION COLLECTED BY THE SITE HAZARD ASSESSOR

On August 11, 2021, Ecology conducted a drive-by site visit for the purposes of the SHA. Conditions were consistent with those described in previous reports. In addition, Ecology is overseeing the preparation of the RI and feasibility study, including site visits in December 2019 and February 2021.

SPECIAL CONSIDERATIONS

Checked boxes indicate routes applicable for Washington Ranking Method (WARM) scoring

☐ **Surface Water**

Not scored due to subsurface release.

☑ **Air**

Vapor intrusion into buildings is not occurring now because there are no buildings overlying the contamination, but it could occur in the future if a new building were constructed over the contamination. Furthermore there are buildings nearby to the west and the southwest of the contamination.

☑ **Groundwater**

Contamination has been detected in groundwater.

Benzene was not scored as a separate chemical of concern for groundwater because the scores for GRO are based on benzene. The scores for DRO are based on naphthalene.

ROUTE SCORES

Surface Water/ Human Health:		Surface Water/ Environment:	
Air/ Human Health:	47.9	Air/ Environment:	1.6
Groundwater/ Human Health:	33.3		

Overall Rank: 2

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State of Washington

SITE HAZARD ASSESSMENT
Worksheet 1: Summary Score Sheet

REFERENCES

1 ESRI Global Annual Evapotranspiration. Accessed July 2021. https://www.arcgis.com/home/webmap/viewer.html?layers=ad3f8cc18fc74e6894ee220acd15020a.

2 Hart Crowser. 2021. Remedial Investigation, Seattle DOT Dexter Parcel, 615 Dexter Avenue North, Seattle, Washington. Public review draft. July 9.

3 King County iMap. Accessed July 2021. https://gismaps.kingcounty.gov/imap/.

4 Missouri Census Data Center. Accessed July 2021. https://mcdc.missouri.edu/applications/caps2010.html.

5 NOAA NCEI Climate Data Online. Accessed July 2021. https://www.ncdc.noaa.gov/cdo-web/.

6 Washington Ranking Method (WARM) Toxicity Database. Available from Priscilla Tomlinson, Washington State Department of Ecology, Northwest Regional Office.

7 Washington State Department of Ecology. 2007. Washington Ranking Method (WARM) Scoring Manual. Https://apps.ecology.wa.gov/publications/documents/90014.pdf.

8 WDOH Office of Drinking Water - Find Water Systems. Accessed July 2021. https://fortress.wa.gov/doh/eh/portal/odw/si/Disclaimer.aspx?Page=FindWaterSystem.aspx.

SITE HAZARD ASSESSMENT
Worksheet 2: Route Documentation

SITE NAME: Seattle DOT Dexter Parcel

Cleanup Site ID: 14785

Facility/Site ID: 81735

1. SURFACE WATER ROUTE

List those substances to be considered for scoring:

None

Explain the basis for choice of substances to be used in scoring:

List those management units to be considered for scoring:

Explain basis for choice of unit to be used in scoring:

2. AIR ROUTE

List those substances to be considered for scoring:

GRO
DRO

Explain the basis for choice of substances to be used in scoring:

Volatile chemicals detected in soil

List those management units to be considered for scoring:

Soil

Explain basis for choice of unit to be used in scoring:

Soil contamination is shallower than groundwater contamination

3. GROUNDWATER ROUTE

List those substances to be considered for scoring:

GRO
DRO

Explain the basis for choice of substances to be used in scoring:

Detected in groundwater

List those management units to be considered for scoring:

Groundwater

Explain basis for choice of unit to be used in scoring:

Data available for groundwater

Worksheet 4
Surface Water Route

CSID: 14785

Site: Seattle DOT Dexter Parcel

Not scored.

Worksheet 5
Air Route

CSID: 14785

Site: Seattle DOT Dexter Parcel

1.0 SUBSTANCE CHARACTERISTICS

1.1 Introduction

No scoring in Section 1.1.

1.2 Human Toxicity

Substance	Amb. Air Stnd. Value (ug/m^3)	Score	Acute Toxicity Value (mg/m^3)	Score	Chronic Toxicity Value (mg/kg/day)	Score	Carcinogenicity Adj. CPFi (risk/mg/kg-day)	Score
GRO	0.0345	10	31947	3	8.57E-03	8	2.73E-02	5
DRO	0.0294	10	--	X	8.57E-04	10	5.95E-02	5

Maximum score:	10		
Bonus points:	2	Human Toxicity Score:	12
Source:	WARM Toxicity Database	Range:	1-12

1.3 Mobility

Gaseous Mobility

Substance	Vapor Pressure Value (mm Hg)	Score	Henry's Law Value (atm-m3/ mol)	Score
GRO	9.50E+01	4	5.56E-03	4
DRO	8.20E-02	3	4.83E-04	3

Maximum score:	4
Source:	WARM Toxicity Database

Particulate Mobility

Soil type:	Not scored; surface covered by pavement		
Erodibility factor:			
Climatic factor:			
Mobility value:		Mobility Score:	4
Source:		Range:	0-4

1.4 Human Toxicity/Mobility

Source:	WARM Scoring Manual	Human Tox/Mobil Score:	24
		Range:	1-24

1.5 Environmental Toxicity/Mobility

Substance	Acute Value (mg/m^3)	Score
Gasoline (benzene)	3.19E+04	3
Diesel (naphth.)	--	X

Maximum score	3	Environmental Toxicity Score:	3
Source:	WARM Toxicity Database	Range:	1-10
		Environmental Tox/Mobil Score:	6
		Range:	1-24

1.6 Substance Quantity

Quantity:	300 cu yd		
Basis:	Soil in 40x67 foot area, 3 feet thick		
Source:	RI Figure 7-2	Substance Quantity Score:	6
		Range:	1-10

2.1 Containment

Description:	Cover > 2 ft thick; no vapor collection system		
Basis:	RI Figure 7-5	Containment Score:	5
		Range:	0-10

SUBSTANCE PARAMETER CALCULATIONS

Human Health Pathway

SUBh (Human Tox/Mobil + 5) x (Containment +1) + Substance Quantity **180.0**

Environmental Pathway

SUBe (Environ. Tox/Mobil + 5) x (Containment +1) + Substance Quantity **72.0**

3.0 TARGETS

3.1 Nearest Population

Description:	Building southeast of plume		
Distance (ft):	24 ft	Nearest Population Score:	10
Source:	RI Table 7-4	Range:	0-10

3.2 Nearest Sensitive Environment

Description:	Lake Union		
Distance (ft):	960 ft	Nearest Sensitive Environment Score:	7
Source:	King County iMap	Range:	0-7

3.3 Population within One-Half Mile

Number:	6,053	Population within Half Mile Score:	75.0
Source:	Missouri Census Data Center	Range:	0-75

TARGET PARAMETER CALCULATIONS

Human Health Pathway

TARh=Nearest Population + Population within Half Mile | 85.0

Environmental Pathway

TARe Nearest Sensitive Environment | 7.0

4.0 RELEASE

Evid. of release?	No; no visual evidence and no air sampling		
Source:	RI	Release Score (REL):	0.0
		Range:	0 or 5

AIR ROUTE CALCULATIONS

Human Health Pathway

AIRh =(SUBh x 60/329) x {REL + (TARh x 35/85} / 24 | 47.9

Environmental Pathway

AIRe =(SUBe x 60/329) x {REL + (TARe x 35/85} / 24 | 1.6

Range: 0-100

Worksheet 6
Groundwater Route

CSID: 14785

Site: Seattle DOT Dexter Parcel

1.0 SUBSTANCE CHARACTERISTICS

1.1 Human toxicity

	Drink. Wat. Stnd		Acute Toxicity		Chronic Toxicity		Carcinogenicity	
Substance	Value (ug/L)	Score	Value (mg/kg)	Score	Value (mg/kg/day)	Score	Adj. CPFo (risk/mg/kg-day)	Score
GRO	5	8	3,306	3	4.00E-03	3	5.50E-02	5
DRO	--	X	490	5	2.00E-02	1	--	X

Maximum score: 8
Bonus points: 0
Source: WARM Toxicity Database

Human Toxicity Score: 8
Range: 1-12

1.2 Mobility

Substance	Solubility Value (mg/L)	Score
GRO	1.75E+03	3
DRO	3.10E+01	1

Maximum value: 3
Source: WARM Toxicity Database

Mobility Score: 3
Range: 1-3

1.3 Substance quantity

Quantity: 300 cu yd
Basis: Ground water in 60 ft x 42 ft area, assumed 3 feet thick
Source: RI Figure 7-5

Substance Quantity Score: 6
Range: 1-10

2.1 Containment

Description: Contaminated ground water
Source: RI

Containment Score: 10
Range: 0-10

SUBSTANCE PARAMETER CALCULATION

SUB = (Human Toxicity + Mobility + 3) x (Containment + 1) + Substance Quantity | 160.0

2.0 MIGRATION POTENTIAL

2.2 Net precipitation

Amount (in.):	22	Net Precipitation Score:	3
Source:	NOAA NCEI Climate Data Online	Range:	0-5
	ESRI Global Annual Evapotranspiration		

2.3 Subsurface Hydraulic Conductivity

Description:	Hydraulic conductivity measured at 1E-5 cm/sec		
Source:	RI	Hydraulic Conductivity Score:	3
		Range:	1-4

2.4 Vertical Depth to Aquifer

Depth (ft):	0	Depth to Aquifer Score:	8
Source:	Contamination detected in aquifer	Range:	1-8

MIGRATION PARAMETER CALCULATION

MIG = Depth to Aquifer + Net Precipitation + Hydraulic Conductivity | 14.0

3.0 TARGETS

3.1 Aquifer Usage

Description:	Ground water not used but useable		
Source:	King County iMap	Aquifer Use Score:	2
	WDOH Office of Drinking Water-Find Water Systems	Range:	1-10

3.2 Distance to Nearest Drinking Water Well

Distance (ft):	>10,000	Well Distance Score:	0
Source:	King County iMap	Range:	0-5
	WDOH Office of Drinking Water-Find Water Systems		

3.3 Population Served by Drinking Water Wells within Two Miles — Population Served Score: 0.0

No. of people:	0	Range:	0-100
Source:	WDOH Office of Drinking Water-Find Water Systems		

3.4 Area Irrigated by Wells within Two Miles — Area Irrigated Score: 0.0

Area (acres):	0	Range:	0-50
Source:	King County iMap		

TARGET PARAMETER CALCULATION

2.0

TAR = Aquifer Use + Well Distance + Population Served + Area Irrigated

4.0 RELEASE

Evid. of release? Yes; detections in aquifer

Release Score (REL): 5.0

Source: RI

Range: 0 or 5

GROUND WATER ROUTE CALCULATION

33.3

GW = (SUB x 40/208) x {(MIG x 25/17) + REL + (TAR x 30/165)} / 24

Range: 0-100

Washington Ranking Method
Route Scoring Summary and Ranking Calculation

CSID: **14785**

Site: **Seattle DOT Dexter Parcel**

Human Health Route Scores

Pathway	Score	Quintile
Surface water	0.0	0
Air	47.9	5
Groundwater	33.3	3

Quintile	Value
High (H)	5
Middle (M)	3
Low (L)	0

Human Health Pathway Quintiles - based off February 2021 HSL

Quintile	Surface Water		Air		Groundwater	
1	<=	7.3	<=	8.6	<=	24.1
2	7.4	14.7	8.7	16.4	24.2	33.2
3	14.8	21.1	16.5	25.8	33.3	40.4
4	21.1	29.7	25.9	40.2	40.5	49.7
5	>=	29.8	>=	40.3	>=	49.8

$(H^2 + 2M + L) / 8$

Human Health Priority Bin Score: 3.9

Environmental Route Scores

Pathway	Score	Quintile
Surface water	0.0	0
Air	1.6	3

Quintile	Value
High (H)	3
Low (L)	0

Environmental Pathway Quintiles - based off Febrauary 2021 HSL

Quintile	Surface Water		Air	
1	<=	11.3	<=	1.2
2	11.4	24.1	1.3	1.5
3	24.2	32.5	1.6	13.8
4	32.6	49.6	13.9	26.5
5	>=	49.7	>=	26.6

$(H^2 + 2L) / 7$

Environmental Priority Bin Score: 1.3

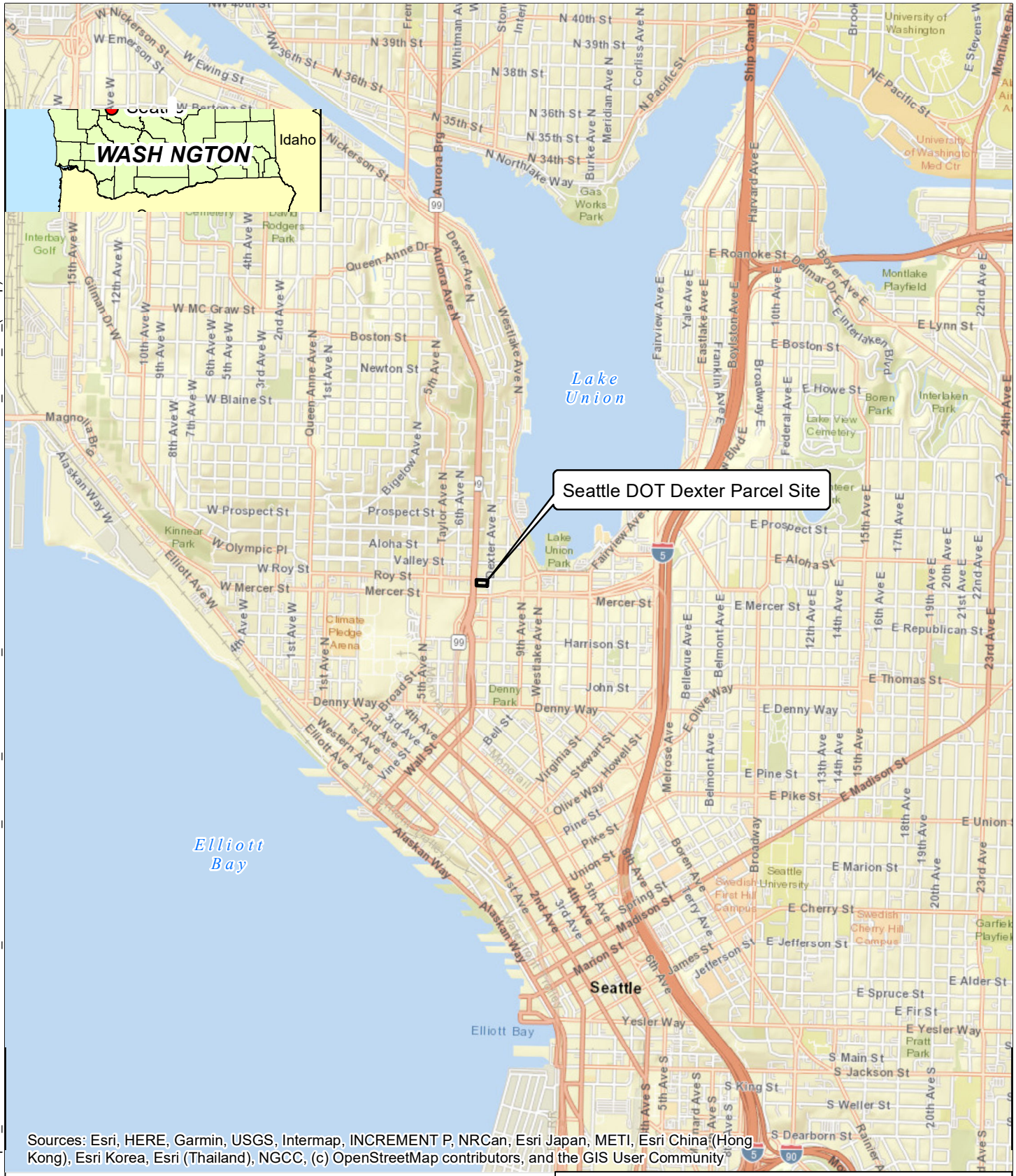
FINAL MATRIX RANKING

Human Health Priority	Environmental Priority 5	4	3	2	1	n/a
5	1	1	1	1	1	1
4	1	2	2	2	3	2
3	1	2	3	4	4	3
2	2	3	4	4	5	3
1	2	3	4	5	5	5
n/a	3	4	5	5	5	NFA

n/a - not applicable

NFA - no further action

Site Rank: 2



0 0.25 0.5 1 Miles

N

Seattle DOT Dexter Parcel Site
Seattle, Washington

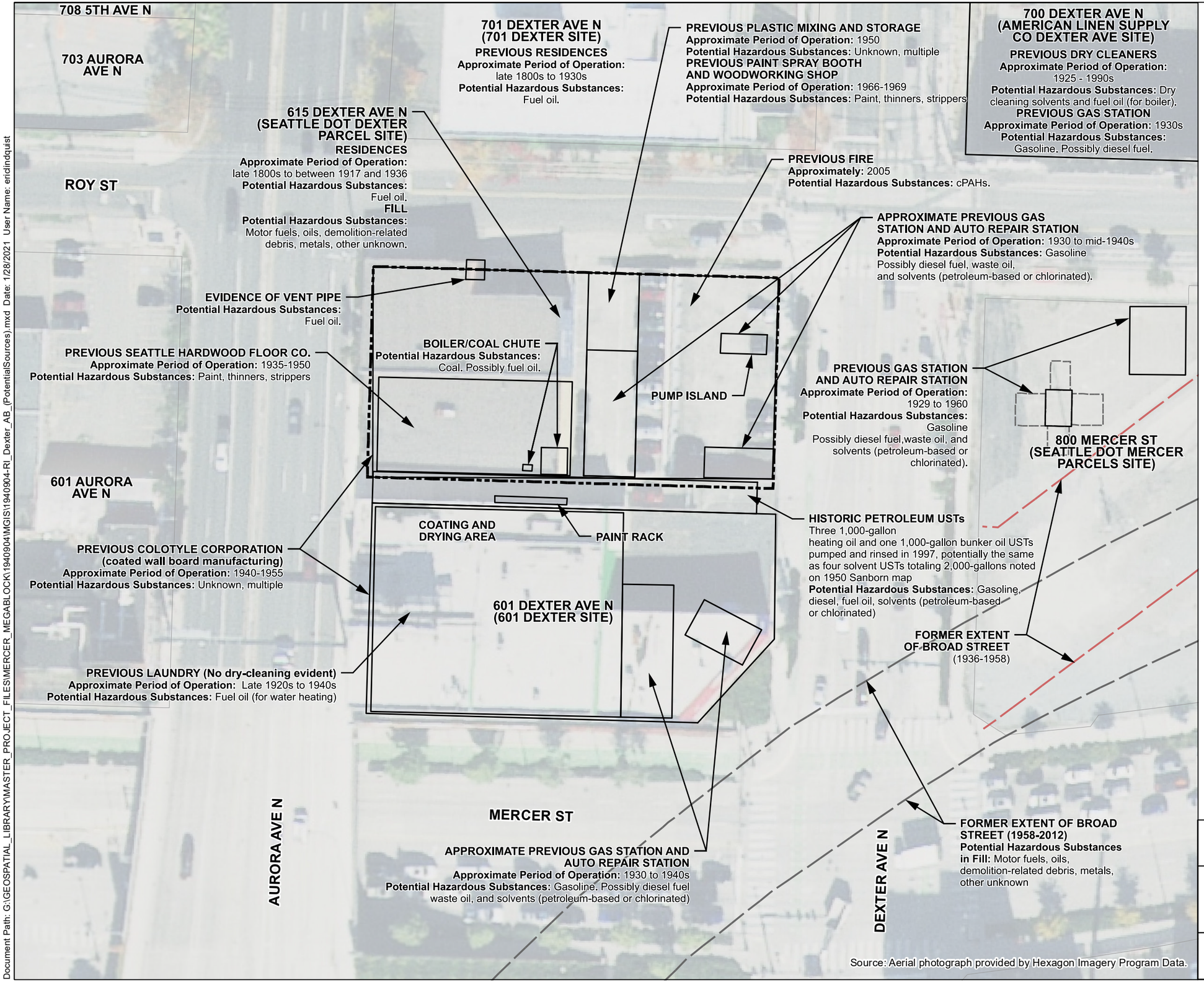
Vicinity Map

19409-04 05/21

HARTCROWSER
A division of Haley & Aldrich

Figure
1-1

Document Path: \\haleyaldrich.com\share\pdx_data\Geomatics\GEOSPATIAL_LIBRARY\MASTER_PROJECT_FILES\MERCER_MEGABLOCK\1940904\MGIS\1940904-RI_Dexter_AC_(VMap).mxd Date: 4/29/2021 User Name: mschweitzer



Legend

- Other Parcel Boundary
- Property Boundary

cPAHs = Carcinogenic polycylic aromatic hydrocarbons

UST = Underground Storage Tank

N

0 25 50 100 Feet

Note: Feature locations are approximate.

Seattle DOT Dexter Parcel Site
Seattle, Washington

Potential Historical Contaminant Sources

19409-04 05/21

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Figure 3-1

Document Path: G:\GEOSPATIAL_LIBRARY\MASTER_PROJECT_FILES\MERCER_MEGABLOCK\1940904\MGIS\1940904-RI_Dexter_AB_(PotentialSources).mxd Date: 1/28/2021 User Name: eridlindquist

DMW-1S	03/05/2019 5 ft el 50.94	03/05/2019 10 ft el 45.94	03/05/2019 12.5 ft el 43.44	03/05/2019 15 ft el 40.94	03/05/2019 20 ft el 35.94
Gasoline Range Organics	5 U	29	1200	67	5 U

DMW-2S	03/02/2020 5 ft el 51.03	03/02/2020 10 ft el 46.03	03/02/2020 15 ft el 41.03	03/02/2020 20 ft el 36.03	03/02/2020 25 ft el 31.03
Gasoline Range Organics	5 U	83	5 U	5 U	5 U

21417-GP4	04/21/2017 12 ft el 43.82	04/21/2017 15 ft el 40.82
Gasoline Range Organics	14.6	269

ROY ST

AURORA AVE N

DEXTER AVE N

21417-GP1 EL 69.5
DPP-1 EL 68.8
DPP-5 EL 66.3
DPP-3 EL 56.0
BB-10 EL 57.4
21417-GP2 EL 66.5
DGW-2 EL 66.3
DPP-6 EL 55.9
DMW-3IA EL 56.1
DMW-7S EL 58.3
DMW-2S EL 56.0
DMW-8S EL 58.6
DGW-1 EL 56.0
DMW-1S EL 55.9
21417-GP4 EL 55.8
DPP-4 EL 66.3
DPP-2 EL 66.2
DGW-3 EL 56.1
GP-9 EL 58.0
DMW-14S EL 70.3
DGW-4 EL 69.9
DMW-5IA EL 69.5
21417-GP7 EL 66.5
DMW-13S EL 66.3
21417-GP6 EL 66.1
DMW-12S EL 66.0
21417-GP5 EL 66.2
HC-1 EL 62.3
DMW-4S EL 61.8
DMW-9S EL 58.9
HC-2 EL 62.5
HC-5 EL 60.7
GP-8 EL 58.3
MW-1 EL 61.7
DMW-11S EL 61.1
DMW-10S EL 59.5
HC-3 EL 62.4
HC-4 EL 60.2
GP-7 EL 58.5

LEGEND

GRO IN SOIL (mg/kg)

- ≥ 300
- ≥ 60 TO 300
- ≥ 30 TO 60
- ND/0 TO < 30 (PROTECTIVE OF GROUNDWATER SCREENING LEVEL)
- NO DATA

SAMPLE DEPTH INTERVALS

- ≤ 5 FT BELOW GROUND SURFACE (BGS)
- 5 TO 10
- 10 TO 15
- 15 TO 20
- 20 TO 25
- > 25
- PROPERTY BOUNDARY
- FORMER BROAD STREET AND 8TH AVENUE N, THROUGH 1950s
- FORMER BROAD STREET 1958-2012

SCREENING LEVELS FOR GASOLINE RANGE ORGANICS (GRO)		
ZONE	DIRECT CONTACT	PROTECTIVE OF GW
Vadose (0 to 25 ft bgs)	1500	30
Saturated (>25 ft bgs)	1500	30

SCREENING LEVELS PROVIDED BY ECOLOGY (NOVEMBER 17, 2020)

DEPTH IN FEET BELOW GROUND SURFACE (BGS)

ELEVATION IN FEET (NAVD 88)

U = NON-DETECT AT DETECTION LIMIT AS INDICATED
J = ESTIMATED VALUE
- = ANALYTE WAS NOT ANALYZED
/ = MULTIPLE RESULTS INDICATE THAT A FIELD DUPLICATE WAS TAKEN

AERIAL IMAGERY SOURCE: NEARMAP, AUGUST 28, 2020

0 15 30 60 Feet

N

Seattle DOT Dexter Parcel Site
Seattle, Washington

GRO Distribution in Soil

19409-04 05/21

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Figure **7-2**

DMW-1S	03/25/2019 17 - 27 ft el 38.94 to 28.94	03/18/2020 17 - 27 ft el 38.94 to 28.94
Gasoline Range Organics	350/300	1800

ROY ST

AURORA AVE N

DEXTER AVE N

MW-305
MW-306
MW-307
21417-GP1
DPP-3
DMW-6
21417-GP3
DMW-3IA
DGW-2
DMW-7S
DGW-1
DMW-2S
DMW-8S
DMW-1S
21417-GP4
DGW-3
DGW-4
DMW-13S
DMW-12S
DMW-14S
DMW-5IA
HC-1
DMW-4S
DMW-9S
DMW-11S
DMW-10S
HC-4

21417-GP4	04/21/2017 10 - 15 ft el 45.82 to 40.82
Gasoline Range Organics	4830

HC-1	04/11/2019 21.5 - 31.5 ft el 40.83 to 30.83
Gasoline Range Organics	6900

LEGEND

- SOIL BORING, ANALYZED BUT WITHOUT EXCEEDANCE
- SOIL BORING, WITH EXCEEDANCE
- MONITORING WELL, ANALYZED BUT WITHOUT EXCEEDANCE
- MONITORING WELL, WITH EXCEEDANCE
- SHADED-BACK LOCATIONS ARE AT A DIFFERENT ELEVATION THAN THE EXCEEDANCES AND WERE NOT USED TO DEFINE TO EXTENT OF CONTAMINATION
- APPROXIMTE DISTRIBUTION OF GRO, DRO, AND BENZENE EXCEEDANCES IN GROUNDWATER
- PROPERTY BOUNDARY
- FORMER BROAD STREET AND 8TH AVENUE N, THROUGH 1950s
- FORMER BROAD STREET 1958-2012

SCREENING LEVELS FOR GRO GROUNDWATER		
CONSTITUENT	PROTECTIVE OF DRINKING WATER	PROTECTIVE OF INDOOR AIR
Gasoline Range Organics	800	-

DATA SHOWN IS FROM 2017-2020

RED TEXT INDICATES EXCEEDANCE OF PROTECTIVE OF DRINKING WATER OR PROTECTIVE OF INDOOR AIR SCREENING LEVELS AND EXCEEDS NATURAL BACKGROUND

CONCENTRATIONS IN MICROGRAMS PER LITER (µg/L)

SCREENING LEVELS PROVIDED BY ECOLOGY (NOVEMBER 17, 2020)

DEPTH IN FEET BELOW GROUND SURFACE (BGS)

ELEVATION IN FEET (NAVD 88)

U = NON-DETECT AT DETECTION LIMIT AS INDICATED
J = ESTIMATED VALUE
- = ANALYTE WAS NOT ANALYZED
/ = MULTIPLE RESULTS INDICATE THAT A FIELD DUPLICATE WAS TAKEN

AERIAL IMAGERY SOURCE: NEARMAP, AUGUST 28, 2020

N

0 15 30 60 Feet

Seattle DOT Dexter Parcel Site
Seattle, Washington

GRO Distribution in Groundwater

19409-04 05/21

HARTCROWSER
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Figure
7-4a

Figure 1. Dexter Parcel, looking west, February 2021.

Figure 2. Dexter Parcel, looking west-southwest, December 2019.