



Morningside Acres

File: 12408 Morningside Acres 20240429

SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	644931
• SHARP date	4/29/2024		CSID	12408
• EJFlagged?	⊘ - No Override		FSID	4321; 8101
• LD confidence level	low		VCP	NW3345
• Cleanup milestone	remedial investigation		UST ID	620146
• SHARPster	David Unruh		LUST ID	8259

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	A1	medium	multiple chemical types ✓
Groundwater	C2	medium	risk to off-site people ✓
Surface water	D4	high	climate change impacts ⊘
Sediment	D4	high	plant/animal tissue data ⊘
Soil	C2	high	

Location and land use info	
5001 to 5021 Rainier Ave S, Seattle, King County, 98118	
Parcel(s)	5649600135; 5649600133; 5649600130
Responsible unit	NWRO
Land use	commercial

Sources reviewed
December 19, 2023, Property NFA Likely Opinion, Ecology
November 14, 2023, RI/FS/dCAP, Farallon Consulting
May 23, 2023, Opinion Letter, Ecology
December 12, 2022, Further Action Opinion, Ecology
September 24, 2019, TCE Risk Evaluation Memo, Ecology
September 5, 2019, VI Assessment, Farallon Consulting
October 31, 2013, Initial Investigation Field Report, Ecology
June 26, 2006, Limited Phase II ESA, Kleinfelder, Inc.



Primary census tract	Associated census tracts
53033010302	SHARP it

Local demographics comments	Go to top
no comments	

Source/source area description	Go to top
<p>Releases at the Site include chlorinated solvents and petroleum hydrocarbons (TPH). Chlorinated solvents have been released at the central and southern parcels (5015 and 5021 Rainier Ave S, respectively) from a floor drain in the basement of the southern building. A small "fuel oil" underground storage tank (UST) appears to be the source of TPH at the southern parcel.</p> <p>TPH including gasoline- (TPH-G), diesel- and oil-range (TPH-D+O), and benzene have been released to soil and groundwater at the northern parcel (5001 Rainier Ave S). These releases appear to be associated with historical service station infrastructure including USTs and pump islands. A limited release of 1,1,2-TCA and EDC is also present in groundwater at the northern parcel. The source of this release has not been identified.</p>	

Soil comments	Go to top
Shallowest soil data in vicinity of former pump islands and USTs on north parcel is 5 feet bgs.	

Groundwater comments

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Eastern extent of contaminated groundwater not defined beneath Rainier Ave S ROW.

Surface water comments

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no comments

Sediment comments

[Go to top](#)

no comments

Indoor air comments

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VI Assessment conducted in 2019 indicates that TCE and vinyl chloride are present below indoor air cleanup levels in the 5021 building. Concentrations of cis-1,2-DCE were above the Method B cleanup level for unrestricted use in one location in a storage area on the ground floor.

Additional factors comments

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no comments

Site contamination and cleanup history

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Contaminated soil was identified at the Site in 2006 during a Phase II Environmental Site Assessment. Additional investigations conducted from that time to the present have identified the extent of soil and groundwater contamination to the north, south, and west of the Site. Additional investigations are planned for the summer of 2024 to identify the eastern extent of contamination below the Rainier Ave S right-of-way.

To date, no remedial actions have occurred at the Site. The Site is currently in the process of negotiating a PPCD with Ecology to execute a cleanup action which was developed under the VCP. Based on review of the 2023 RI/FS/dCAP, Ecology determined that the preferred cleanup actions identified in this report would likely address soil, groundwater, and soil gas contamination within the property boundary and possibly throughout the site, pending further investigation.

Overflow - Site contamination and cleanup history

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No overflow

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First SHARP

Medium SHARP Rating

SHARP Report — Part 2 of 2

Conceptual site model

04/29/2024



Assessment scores by environmental medium

