



## SeaTac Development

SHARP Report — Part 1 of 2

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| • SHARP first assessment |                                    | v2024.04.03 | Ecology Info |                |
|--------------------------|------------------------------------|-------------|--------------|----------------|
| • SHARP rating           | Low                                |             | ERTS         | na             |
| • SHARP date             | 4/10/2024                          |             | CSID         | 5994           |
| • EJFlagged?             | SHARP it                           |             | FSID         | 38258847       |
| • LD confidence level    | low                                |             | VCP          | NW1824, NW0712 |
| • Cleanup milestone      | post-cleanup controls & monitoring |             | UST ID       | 4279           |
| • Assessor               | Vance Atkins                       |             | LUST ID      | na             |

This section is blank if this is the first SHARP

| Assessment Media | Scores | Confidence | Additional Factors       |   |
|------------------|--------|------------|--------------------------|---|
| Indoor air       | D4     | high       | multiple chemical types  | ⊗ |
| Groundwater      | C4     | high       | risk to off-site people  | ⊗ |
| Surface water    | D4     | high       | climate change impacts   | ⊗ |
| Sediment         | D4     | high       | plant/animal tissue data | ⊗ |
| Soil             | D4     | high       |                          |   |

### Location and land use info

16025-16223 International Blvd, SeaTac, King County, 98188

Parcel(s) 9409400135, 9409400140, 2823049052, 9409400126, 9409400115, S 160th St  
ROW, Port of Seattle property N of S 160th St

Responsible unit NWRO

Land use Commercial

### Sources reviewed

2024, Groundwater Sampling Report, Landau

2010. RIFS, Golder Associates



## SeaTac Development

| Primary census tract | Associated census tracts |
|----------------------|--------------------------|
| 53033028402          | SHARP it                 |

| Local demographics comments | <a href="#">Go to top</a> |
|-----------------------------|---------------------------|
| no comments                 |                           |

| Source/source area description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <a href="#">Go to top</a> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p>The Site showed the first development in the 1940s. Since the 1960s, the MasterPark Facility property was mainly a construction staging area that supported the construction of Interstate 5. The currently existing Loudon property (adjacent north parcel) buildings were constructed in the 1960s. More recently a number of small manufacturing and warehousing facilities operated at the MasterPark Facility property including public parking. The current use of the MasterPark Facility is a paved parking lot with a single administrative building supporting the business. The release or releases were identified as former USTs located in the northern portion of the Site. Limited soil contamination was identified at &gt;25 feet below grade, and groundwater contamination was identified in the regional alluvial aquifer at depths of &gt;50 feet.</p> |                           |

| Soil comments | <a href="#">Go to top</a> |
|---------------|---------------------------|
| no comments   |                           |



## SeaTac Development

### Groundwater comments

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Groundwater is generally approx 50 feet below ground surface in the parking lot portion of the Site. Flow is the west/southwest. Groundwater <MTCA cleanup levels except one well at north edge of site parcel with periodic exceedances, currently monitoring for compliance through MNA.

### Surface water comments

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no comments

### Sediment comments

[Go to top](#)

no comments

### Indoor air comments

[Go to top](#)

no comments

### Additional factors comments

[Go to top](#)

no comments



## SeaTac Development

### Site contamination and cleanup history

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An in situ air sparging and soil vapor extraction (IAS/SVE) system was operated at the Site from approximately May to July 2013, and December 2013 through July 2017 to remediate petroleum hydrocarbon-impacted groundwater. After the IAS/SVE system was deactivated in July 2017, performance groundwater monitoring was conducted on a semiannual basis from November 2017 through July 2019 to monitor changes in the petroleum hydrocarbon concentrations over time.

The results of the performance groundwater monitoring showed that petroleum hydrocarbon concentrations in the groundwater beneath the northern and northwestern parts of the subject property remained above the MTCA cleanup levels by July 2019. To reduce the remaining petroleum hydrocarbon concentrations in groundwater, the IAS/SVE system was operated from September 2019 through July, 2020, when it was deactivated prior to the July 2020 performance groundwater monitoring event. Based on the results of the January and July 2020 performance groundwater monitoring events, it appeared that the IAS/SVE system had effectively reduced the petroleum hydrocarbon concentrations in the groundwater beneath the subject property to levels that should naturally attenuate to below cleanup levels within a reasonable time frame. Confirmational groundwater monitoring has been conducted at the Site since October 2020. The Site is in general compliance with respect to MTCA cleanup levels with the exception of one well at the northern edge of the site. Ongoing monitoring is occurring for petroleum hydrocarbons and MNA constituents at that well and surrounding wells. The site is maintained under a restrictive covenant to retain an impervious surface.



## SeaTac Development

### Overflow - Site contamination and cleanup history

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No overflow

# SeaTac Development

04/10/2024

SHARP First Assessment

Low SHARP Rating

## SHARP Report — Part 2 of 2

Conceptual site model



### Assessment scores by environmental medium

