

## Interbay Lofts



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	06/28/2024		CSID	3373
• EJFlagged?	⊘ - No Override		FSID	85657897
• LD confidence level	low		VCP	NW0591; NW1880;
• Cleanup milestone	cleanup implementation		UST ID	620390
• SHARPster	David Unruh		LUST ID	8030

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	C3	low	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	B1	medium		

### Location and land use info

1631 & 1641 15th Ave W, Seattle, King County, 98119

Primary parcel 7666201617

Land use commercial

Responsible unit NWRO

### Sources reviewed

SoundEarth Strategies, Groundwater Monitoring Report, December 19, 2023

Ecology, NFA at a Property Associated with a Site: Interbay Lofts Property, April 30, 2018

SoundEarth, Operation, Maintenance, and Contingency Plan for Remediation Systems, February 20, 2018

SoundEarth, Supplemental Post-Cleanup Investigation Report, July 14, 2016

SoundEarth, Cleanup Action Report, December 18, 2014

Sound Environmental Strategies, Interim Remedial Action Summary, August 4, 2008

Applied Geotechnology Inc., Focused Contamination Assessment, Smith Estate Property, February 19, 1991

Primary census tract	Associated census tracts
53033005804	SHARP it

**Local demographics comments**

no comments

**Source/source area description**

Soil at the Site is contaminated with gasoline- (TPH-G), diesel- and oil-range (TPH-D+O) petroleum hydrocarbons, benzene, toluene, ethylbenzene, xylenes (collectively BTEX), total carcinogenic polycyclic aromatic hydrocarbons (cPAHs), arsenic, cadmium, lead, and mercury above their respective Method A cleanup levels. Groundwater samples collected from the Site contained TPH-G, TPH-D+O, benzene, methyl tert-butyl ether (MTBE), and arsenic above their respective Method A cleanup levels. Investigations at the Site indicate that sources of contamination include contaminated fill, a former service station on 1631 & 1645 15th Ave W (the Property), and a former service station on the north-adjacent property.

**Soil comments**

Limited data is available for portions of the Site outside of 1631 & 1641 15th Ave W.

**Groundwater comments**

Groundwater samples collected on the Property in from 2019 to 2023 indicate that TPH-G, TPH-D+O, BTEX, and MTBE are not present above the Method A cleanup levels. Arsenic remains above the cleanup level on the Property. Groundwater samples from off-Property monitoring wells have not been collected since 2007.

**Surface water comments**

no comments

**Sediment comments**

no comments

**Indoor air comments**

Soil vapor and indoor air samples have not been collected at the Site. Off-Property groundwater samples collected in 2007 indicate that groundwater may still contain TPH-G and benzene.

**Additional factors comments**

The Site lies within the base flood elevation projection of relative sea level rise.

**Site history**[Go to top](#)

The Site was first developed in the 1920's with a service station, a wrecking yard, and an automotive parts storage warehouse. The warehouse building also operated as an electrical shop and sheet metal shop. A coal and wood fuel storage business was also located on the Property. The wrecking yard was redeveloped with a metal storage business in the mid-1960's.

Site investigations were conducted from 1991 to 2007 before remedial actions began. A total of 28 borings and test pits and five monitoring wells were installed during this interval. Groundwater samples collected from monitoring wells installed in the 15th Ave S right-of-way (ROW) showed groundwater contaminated with TPH-G, TPH-D+O, and BTEX extends into the ROW east of the Site. Brown Bear 5516 (FSID 38468198; CSID 6001) is listed as "Cleanup Started" in Ecology's database. Groundwater samples collected from monitoring wells installed in the 15th Ave W ROW indicate that there is a potential for contaminated groundwater from this site to have migrated to the vicinity of the Interbay Lofts site.

In 2008, an excavation was advanced on the Property to remove shallow soil contaminated with cPAHs and metals. Soils were excavated from the western half of the property to a maximum depth of 5 feet below ground surface (bgs). An area in the eastern portion of the Property was excavated to a maximum depth of 8 feet bgs to remove soils contaminated with TPH-G, TPH-D, and BTEX. A total of 3,000 tons of contaminated soils were excavated from the Property and transported off site for disposal at a permitted facility. Confirmation samples collected from the limits of the excavation showed that concentrations of TPH-D+O, cPAHs, arsenic, cadmium, and lead remain above their respective Method A cleanup levels on the northern, western, and southern property boundaries.

An additional excavation was completed in 2012 to remove soils contaminated with TPH-G, BTEX, and metals. Soils, mainly on the eastern side of the Site, were excavated to a maximum depth of 13 feet bgs. A total of 1,925 tons of contaminated soil were excavated from the Property and transported off site for disposal. Soil samples collected from the eastern sidewall of the excavation along the 15th Ave W ROW contained TPH-G and BTEX above the Method A cleanup level. A underground storage tank was also removed from the eastern side of the Property adjacent to the 15th Ave W ROW at this time.

Ecology issued a Property-specific No Further Action (NFA) letter for the Property in 2018. The NFA depends on compliance with institutional controls recorded on the Property. An environmental covenant (EC) was recorded on the Property in March 2018 to restrict use of groundwater contaminated with arsenic and provide for maintenance of a sub-slab drainage network, sump pump, and sheet pile and concrete wall which prevents re-contamination of the Property from remaining contaminated soils at the Site.

**Overflow - Site contamination and cleanup history**

No overflow

## Interbay Lofts

3373 Interbay Lofts 20240628

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

06/28/2024



### Assessment scores by environmental medium

