

# South Park Marina

## SHARP Report — Part 1 of 2



<b>• SHARP first assessment</b>			This section is blank if this is a SHARP first assessment		
• SHARP Tool Version	v2024.02.20				
• SHARP rating	High				
• SHARP date	5/16/2024				
• EJFlagged?	✓				
• LD data confidence level	low				
• Cleanup milestone	remedial investigation				
• Assessor	Jeff Wirtz / Julia Schwarz				
Assessment Media	Scores	Conf	Additional Factors		Ecology Info
Indoor air	B1	low	multiple chemical types	✓	ERTS 602735
Groundwater	C2	medium	risk to off-site people	⊘	CSID 2858
Surface water	A2	low	climate change impacts	✓	FSID 44653368
Sediment	A1	low	plant/animal tissue data	⊘	VCP none
Soil	B1	medium			UST ID none LUST ID none
Location and Land Use Info					
8604 Dallas Ave S, Seattle, King County, 98108			Responsible unit – NWRO		
Parcel 0001600001, 2185600025, 2185600070			Land use – Mixed use		
Source/source area description					
<p>South Park Marina is located at 8604 Dallas Ave S in the South Park neighborhood of Seattle. It is on the west bank of the Lower Duwamish Waterway (LDW), just upstream from the 14th Avenue Bridge. The marina property is approximately four acres.</p>					
Local demographics comments					
<p>The census tract identifies 4 of 10 EJScreen demographics indicators greater than the 80th percentile for Washington. The Environmental Health Disparities score is 10. The EJFlag criterion is met.</p>					
Soil comments					
<p>Chemicals detected in soil above screening levels during Phase 1 include metals, PCBs, Dioxin/Furans, PAHs, VOCs, SVOCs, pesticides and herbicides, and TPHs.</p>					
Groundwater comments					
<p>Chemicals detected in groundwater above screening levels during Phase 1 include metals, PCBs, Dioxin/Furans, PAHs, VOCs, SVOCs, pesticides and herbicides, and TPHs.</p>					

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<b>Surface water comments</b>
Data gaps include the extent of groundwater contamination at shoreline: Limited shoreline groundwater data for some analytes to evaluate the potential migration of Site contaminants to the LDW.
<b>Sediment comments</b>
Potential contaminant migration pathways include but are not limited to soil leaching to groundwater, groundwater discharging to surface water and sediment, and soil erosion to stormwater discharging to surface water and sediment. Potential receptors include humans, wildlife, fish and aquatic organisms, and benthic organisms.
<b>Indoor air comments</b>
Data gaps include vapor-phase transport of volatile contaminants from vadose zone soil or shallow groundwater to soil gas and then to indoor air inside existing structures: Soil and groundwater concentrations of volatile organic compounds (VOCs) in the area downgradient of the former off-property dry cleaner are a potential vapor intrusion concern to occupied structures.
<b>Additional factors comments</b>
Chemicals detected above screening levels during Phase 1 include metals, PCBs, Dioxin/Furans, PAHs, VOCs, SVOCs, pesticides and herbicides, and TPHs. The site is on the LDW and subject to sea level rise.

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#### Site narrative summary

From approximately 1949 to 1960, A & B Barrel, located on a small portion of the property, cleaned and reconditioned used steel barrels. They discharged waste material (contaminated water) to a small pond on the property, then into the LDW.

From the 1960s to the present day, the Site has been used as a marina. The current owner of the marina, South Park Marina LP, has owned the marina since 1993. Vehicle parking, boat storage and repair, and other activities associated with an active marina may have contributed to the Site contamination. Contamination may also have come from activities on the adjacent Terminal 117 property, formerly known as the Malarkey Asphalt site.

The following parameters, organized into classes of contaminant, exceeded RI screening levels in one or more Site media:

- Metals – arsenic, barium, cadmium, total chromium, copper, lead, mercury, silver, and zinc
- TPH – gasoline-, diesel- and oil-range
- VOCs – benzene, toluene, ethylbenzene, 1,2-dichlorobenzene, tetrachloroethene (PCE), trichloroethene (TCE), and vinyl chloride
- Non-PAH SVOCs – benzoic acid, benzyl alcohol, benzyl butyl phthalate, bis(2-ethylhexyl)phthalate (BEHP), dibenzofuran, dimethyl phthalate, di-n-butyl phthalate, 2,4-dinitrophenol, pentachlorophenol and phenol
- PAHs – 2-methylnaphthalene, acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, pyrene, and cPAHs total toxic equivalent concentration (TEQ)
- PCBs – measured as total PCB Aroclors, total PCB congeners, and total dioxin-like PCBs TEQ
- Pesticides/herbicides – 4,4'-DDD, 4,4'DDE, 4,4'DDT, aldrin, dieldrin, heptachlor, and cis- and trans-chlordane
- Dioxin/furans – Total dioxin/furans (TEQ)

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05/16/2024

SHARP First Assessment

High SHARP Rating

# SHARP Report — Part 2 of 2

Conceptual site model



## Assessment scores by environmental medium

