Guardian Towing

SHARP Report — Part 1 of 2

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• SHARP first assessment	v2024.04.21	Ecology Info	
• SHARP rating	Low	ERTS	726893
• SHARP date	4/29/2024	CSID	17094
• EJFlagged?	✔ – No Override	FSID	26135396
• LD confidence level	medium	VCP	none
• Cleanup milestone	initial investigation	UST ID	none
• Assessor	Cecilia Henderson	LUST ID	none

This section is blank if this is the first SHARP

Assessment Media	Scores	Confidence	Additional Factors	
Indoor air	B4	medium	multiple chemical types	✔
Groundwater	C3	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

8914 14th Ave S, Seattle, King County, 98108

Parcel(s)	7883608611, 7883608608
Responsible unit	NWRO
Land use	mixed use

Sources reviewed

Release Report, 8914 14th Ave S & 1412 S Henderson St. Seattle Office of Housing. November 17, 2023.

Phase II Subsurface Investigation Report. ATC Group Services, Seattle, WA. July 22, 2021.

Phase I Environmental Site Assessment, 8914 14th Ave S. ATC Group Services, Seattle, WA. June 10, 2021.

Phase I Environmental Site Assessment, 1412 S Henderson St. ATC Group Services, Seattle, WA. June 10, 2021.

Geotechnical Investigation, 8914 14th Ave S & 1412 S Henderson St. ATC LLC, Boise, ID. May 14, 2021.

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Primary census tract	Associated census tracts
53033011200	none

Local demographics comments

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no comments

Source/source area description

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Parcels aquired by City of Seattle. Parcel 7883608611 at 8914 14th Ave S had subsurface investigation activities report concentrations of petroleum, metals, and carcinogenic PAHs exceeding MTCA Method A cleanup levels in soil and groundwater. This property is developed with a two-story multi-use building, with six upper-level apartments and main-level use as a towing company office. The center area of the property contains a gravel parking lot used for storage of towed/wrecked vehicles.

Parcel 7883608608 at 1412 S Henderson St is developed with a single-story commercial building occupied by a gym and includes paved asphalt parking areas.

The City of Seattle intends to redevelop both parcels into affordable housing, with an anticipated construction date of 2025.

Soil comments

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Site parking area is gravel.

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Groundwater comments

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no comments

Surface water comments

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no comments

Sediment comments

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no comments

Indoor air comments

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No soil vapor or indoor air sample data available.

Additional factors comments

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Contamination on site not delineated. Contaminants exceeding MTCA Method A cleanup levels reported in soil and groundwater from sampling location in northeast corner of site.

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Site contamination and cleanup history

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In June 2021, ATC Group Services LLC (ATC) completed Phase I Environmental Site Assessments (ESAs) on the two subject properties. ATC identified a Recognized Environmental Condition (REC) at 8914 14th Ave S associated with property operation as a vehicle sales, towing, and storage facility and the observed presence of suspected petroleum stains on the gravel ground surface.

On June 15, 2021, ATC completed Phase II ESA activities at 8914 14th Ave S, including advancement of five soil borings to 20 feet below ground surface (bgs). ATC collected six total soil samples for laboratory analysis of gasoline, diesel, and heavy oil-range total petroleum hydrocarbons (TPH-G, TPH-D, & TPH-O); total metals; total mercury; benzene, toluene, ethylbenzene, and xylenes (BTEX); and polycyclic aromatic hydrocarbons (PAHs). Groundwater was observed between six and ten feet bgs. ATC collected a groundwater sample from each boring using temporary well screening and submitted groundwater samples for laboratory analysis of TPH-G, TPH-D, and TPH-O; dissolved metals; dissolved mercury; hexavalent chromium; BTEX; and PAHs. Samples were submitted to Fremont Analytical.

Soil sample laboratory analytical results reported concentrations of TPH-O, benzo(a)-anthracene, benzo(a)pyrene, and total carcinogenic PAHs (cPAHs) modified by Toxicity Equivalency Factors (TEFs) (calculated Toxic Equivalent Concentration [TEQ]) exceeding MTCA Method A cleanup levels. Soil sample results also reported concentrations of total chromium exceeding the MTCA Method A cleanup level for hexavalent chromium; soil samples were not analyzed for hexavalent chromium.

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Overflow - Site contamination and cleanup history

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Groundwater sample laboratory analytical results reported concentrations of TPH-O, arsenic, lead, dissolved chromium, and hexavalent chromium exceeding MTCA Method A cleanup levels. Ecology notes that the sample hold time was exceeded for hexavalent chromium analysis and the hexavalent chromium concentration was more than double the reported total chromium concentration in groundwater sample SB-5.

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04/29/2024

SHARP First Assessment

Low SHARP Rating

SHARP Report — Part 2 of 2

Conceptual site model

SHARP