

Sound Transit Parcel FL232



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	698332
• SHARP date	11/06/2024		CSID	17168
• EJFlagged?	✓ – No Override		FSID	100003285
• LD confidence level	low		VCP	None
• Cleanup milestone	initial investigation		UST ID	None
• SHARPster	Jing Liu		LUST ID	None

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⊗
Groundwater	D4	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	
23646 Pacific Hwy S, Kent, King County, 98032	
Primary parcel	2500600520
Land use	transportation
Responsible unit	NWRO

Sources reviewed
1. Post-Remediation Compliance Monitoring. GeoEngineers. July 29, 2024.
2. Soil Characterization and Remediation Report, Parcel FL-232.
O'Neill Service Group, Inc., Redmond, WA. July 15, 2020.
3. Phase II Environmental Assessment Report Sound Transit-Federal Way Link Extension Parcel FL232.
GeoEngineers. September, 2017.

Primary census tract	Associated census tracts
53033029003	None

Local demographics comments

no comments

Source/source area description

Contamination on the property appears to be linked to its historical use for car sales and towing businesses. The Phase I Environmental Site Assessment (ESA) identified an oil/water separator and evidence of past auto maintenance activities, which may have resulted in petroleum and carcinogenic polynuclear aromatic hydrocarbons (cPAHs) soil contamination above Model Toxics Control Act (MTCA) Method A soil cleanup levels (CULs).

Soil comments

One of nine soil samples collected in the vicinity of the auto-related operations in the southern portion of the property during the 2017 Phase II ESA showed cPAHs concentrations of 0.14 mg/kg, exceeding the CUL of 0.1 mg/kg, at a depth of 3.5 to 4.5 feet below ground surface (bgs). Lube oil-range hydrocarbons were also detected in this sample at a concentration of 1,400 mg/kg, which was below the CUL of 2,000 mg/kg. cPAHs contaminated soil was excavated and properly disposed of at a permitted facility in 2020. Confirmation soil sample results indicate compliance with the applicable CULs.

Groundwater comments

Shallow groundwater was encountered in two of six borings during the Phase II ESA, at depths of 6 to 13.5 feet bgs, but the volume was insufficient for sampling. No groundwater was found during the 2020 remedial excavation. At Ecology's request, a monitoring well was installed to 40 feet bgs in 2024 within the excavation area to assess groundwater impact, but no groundwater was encountered. Given that contamination was limited to five feet bgs and no groundwater was found at depths up to 40 feet, coupled with the low mobility of cPAHs, it is unlikely that groundwater has been impacted.

Surface water comments

There is no surface water body in the vicinity of the Site.

Sediment comments

There is no sediment at this Site.

Indoor air comments

Indoor air was not a concern at this site.

Additional factors comments

no comments

Site history

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The northern portion of the property was previously occupied by a restaurant, while the southern portion housed a used car sales business. Prior uses of the southern portion included an auto towing business, a limousine service, and various auto sales operations dating back to the late 1980s. The property was acquired by Sound Transit for their Federal Way Link Extension Project, and all on-site structures were demolished in 2020.

Approximately 62 tons of contaminated soil was removed and disposed of at Republic Services landfill in April 2020. The remedial excavation extended to a depth of 5 feet bgs. cPAHs were not detected in the confirmation soil samples. The remedial excavation was subsequently backfilled.

In 2022, Ecology requested additional investigation, specifically to sample groundwater from the remediated area. Additional investigation was conducted in 2024 and Ecology's concern was addressed. See groundwater comments for further details. No further action is required at the Site.

Overflow - Site contamination and cleanup history

No overflow

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First SHARP

SHARP rating — Low

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Conceptual site model

11/06/2024



Assessment scores by environmental medium

