

# WA DOT Bellingham Maintenance



SHARP Report — Part 1 of 2

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• SHARP reSHARP results		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	02/27/2025		CSID	10727
• EJFlagged?	⊘ - No Override		FSID	84242359
• LD confidence level	low		VCP	NW3385
• Cleanup milestone	cleanup completion/NFA		UST ID	12239
• SHARPster	Andrew Weinrich		LUST ID	767

◆ Historic SHARP first SHARP results		◆ SHARP Tool version	
◆ SHARP rating	low		
◆ SHARP date	45672		
◆ EJFlagged?	EJFlagged - No Override		
◆ LD confidence level	low		
◆ Cleanup milestone	cleanup completion/NFA		
◆ First SHARPster	Andrew Weinrich		

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	
512 E Sunset Drive, Bellingham, Whatcom County, 98225	
Primary parcel	3803194593460000
Land use	residential
Responsible unit	NWRO

Sources reviewed
ALL4 LLC (ALL4), Additional Characterization Figures, December 6, 2024.
ALL4, Cleanup Action Report, July 3, 2024.
Whatcom Environmental, Workplan for Site Remediation, August 9, 2023
Washington State Department of Ecology, No Further Action (NFA) Determination associated with Leaking Underground Storage Tank (LUST) Letter, June 14, 2012
Washington State Department of Transportation (WSDOT), Independent Remedial Action Report, March 6, 2001
WSDOT, Underground Storage Tank Closure and Independent Remedial Action Report, June 7, 1996
WSDOT, Underground Storage Tank and Removal of Contaminated Soil Report, April 1, 1994
WSDOT, Cleanup Action Report, February 15, 1991

Primary census tract	Associated census tracts
53073000501	none

Local demographics comments
n/a

Source/source area description
<p>The source of DRO, ORO, and GRO contamination at the Site is associated with the historical operation of five underground storage tanks (UST) by WSDOT. Five USTs were installed at the Property and utilized to support on-site operations:</p> <ul style="list-style-type: none"> <li>• 2,000-gallon Waste Oil UST (Tank ID 66A04001), installed 12/31/1964 and removed 8/30/1990</li> <li>• 2,500-gallon Diesel UST (Tank ID 66A01003), installed 1/1/1967 and removed 12/5/1990</li> <li>• 5,000-gallon Diesel UST (Tank ID 66A02010), installed 6/1/1977 and removed 3/8/1995</li> <li>• 5,000-gallon Gasoline UST (Tank ID 66A02011), installed 6/1/1977 and removed 3/8/1995</li> <li>• 1,000-gallon Heating Oil UST (unregulated), installed at an unknown date and removed 1/31/1994</li> </ul> <p>The Waste Oil Tank was located at the northwest corner of Building 6 in the same area as a historical oil-dumping station. A site assessment was performed during the removal of this tank and identified contamination,</p>

Soil comments
<p>Between July 2022 and June 2023, multiple test pits and soil borings were installed at the Property during utility installation and site preparation work to assess potential contamination. Initial findings from six test pits revealed petroleum-contaminated soil (PCS) in the southwest section of the Property, with contaminants such as gasoline, diesel, and oil, along with benzene, lead, and other pollutants exceeding MTCA Cleanup Levels. Additional contaminated areas (PCS-3 to PCS-9 and PCS-12 to PCS-14) were discovered during further grading and infrastructure work, leading to ongoing assessments and soil sampling. In October 2022, 25 soil borings</p>

Groundwater comments
<p>Groundwater samples were collected once from temporary wells B-1 through B-5 in October 2022, while three quarterly sampling events took place for monitoring wells MW-1 through MW-4. A sample from temporary well B-5 contained diesel range TPH exceeding MTCA Method A cleanup levels, while no contaminants exceeded cleanup thresholds in other borings. Monitoring wells MW-1 through MW-4 were installed in December 2022, with MW-2 placed near B-5 to validate its results. After further sampling in December 2022, February 2023, and May 2023, no contaminants of concern were found exceeding cleanup levels in the southern portion of the</p>

**Surface water comments**

There is no Surface Water present, affected, or threatened at the Site.

**Sediment comments**

There is no Sediment present, affected, or threatened at the Site.

**Indoor air comments**

Indoor Air is not present, affected, or threatened at the Site.

**Additional factors comments**

n/a

Site history

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The Property was first developed prior to 1950 as a maintenance facility for the Washington State Department of Transportation (WSDOT) (Figure 2, Figure 3). The Property was utilized for vehicle maintenance and equipment storage. Over time the Site developed to include seven buildings, five underground storage tanks (USTs), a hydraulic lift, and a steam-cleaning pad were installed to support on-site operations. In 1995, a fire occurred which destroyed the maintenance building (Building 6), after which it was never rebuilt. Building 1 was removed in 1998 during remedial activities and Building 2 was removed in 2006 when WSDOT sold the property. The Property is currently being redeveloped into single-family residential properties. As of August 2023, utility installation had been completed at the Property and foundation construction work was progressing.

**Overflow - Site contamination and cleanup history**

Additional Parcels: 3803194753480000 (E Sunset Drive), 3803194603210000 (E Illinois Street),  
3803194753210000 (519 E Illinois Street)

## WA DOT Bellingham Maintenance

10727 WA DOT Bellingham Maintenance 20250227

reSHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

02/27/2025



### Assessment scores by environmental medium

