PSE Factoria Service Center

SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	692851
• SHARP date	03/26/2025		CSID	15259
• EJFlagged?	⃠ - No Override		FSID	16676981
• LD confidence level	low		VCP	none
• Cleanup milestone	remedial investigation		UST ID	8546
• SHARPster	Cecilia Henderson		LUST ID	8149

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	✔
Groundwater	C4	medium	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

13230 SE 32nd St, Bellevue, King County, 98005

Primary parcel	5453300302
Land use	commercial
Responsible unit	NWRO

Sources reviewed

2020, Underground Storage Tank Decommissioning, Site Assessment, Characterization, and Cleanup Report, Landau Associates

Primary census tract	Associated census tracts
53033023401	none

Local demographics comments

EPA EJScreen not available.

Source/source area description

Site is approximately 4.5 acres and currently includes a commercial office building for Puget Sound Energy (PSE), multi-level parking garage, and outdoor storage area. Site formerly included a private fueling station between 1994 and 2019 in the northern area of the Site, including two 10,000-gallon gasoline and diesel underground storage tanks (USTs), two pump islands, and a canopy.

Petroleum contamination in groundwater was discovered during Site assessment activities conducted in 2019 prior to UST system removal.

Soil comments

Soil borings and confirmation soil samples collected following UST system removal in 2019 all did not identify contamination above MTCA Method A cleanup levels.

Groundwater comments

Groundwater samples collected from borings via temporary wells, and from the UST area excavation, detected petroleum constituents above MTCA Method A cleanup levels. No known permanent wells installed on Site. Groundwater characterization incomplete.

Surface water comments

No surface water on Site.

Sediment comments

No sediment on Site.

Indoor air comments

No known indoor air or soil vapor samples collected on Site. Nearest building approximately 75 feet from known impacted area. Most recent temporary well samples detected TPH-D/TPH-O above Method A cleanup levels north and east-adjacent to the former UST basin. Although groundwater isn't fully characterized, based on known source area and data collected to date, vapor intrusion appears unlikely at the time of this review. The potential for vapor intrusion should be confirmed once groundwater is fully characterized.

Additional factors comments

no comments

Site history

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In August 2019, Site assessment activities were completed in advance of planned UST removal activities. Soil and temporary well groundwater samples were collected in the UST area. Soil samples did not detect petroleum contaminants above the Model Toxics Control Act (MTCA) Method A cleanup levels. Groundwater samples detected gasoline and oil-range total petroleum hydrocarbons (TPH-G & TPH-O) above MTCA Method A cleanup levels.

In September 2019, the Site assessment activities were reported to Ecology and assigned Environmental Report Tracking System (ERTS) 692851.

In November 2019, the UST system and associated structures were removed. The UST basin extended to approximately 12 feet below ground surface (bgs) and water encountered in the excavation at 10 feet bgs. Water was pumped out of the excavation approxiately 6,000 total gallons was transported off-Site for disposal. Approximately 120 tons of suspected petroleum impacted soil was removed from the excavation area for off-Site disposal. Confirmation soil samples from the excavation basin and soil stockpiles did not detect any petroleum constituents. A water sample collected from the excavation basin detected TPH-G, TPH-D (diesel-range total petroleum hydrocarbons), TPH-O, ethylbenzene, and total xylenes above Method A cleanup levels. Additional soil borings were advanced around the former UST basin to collected groundwater samples via temporary wells in the same locations as the August 2019 sampling event, and detected combined TPH-D/TPH-O in groundwater above the Method A cleanup level in two locations adjacent to the former UST basin.

Overflow - Site contamination and cleanup history

Groundwater was recently encountered on Site at 10 feet bgs, and anticipated to flow west-southwest toward the intermittent Sunset Creek (approximately 370-530 feet southwest/west of former fueling station area).

Site is bordered to the north by SE 30th Street, beyond which are commercial buildings; to the west by commercial buildings; to the south by SE 32nd Street, beyond which is vegetated area and a multi-story apartment complex; and to the east by commercial buildings.

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15259 PSE Factoria Service Center 20250326
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
03/26/2025

SHARP