Trinity 43rd Ave LLC

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	none
• SHARP date	01/16/2025	CSID	4255
• EJFlagged?	✔ – No Override	FSID	9065064
• LD confidence level	low	VCP	NW1828
• Cleanup milestone	CSL listing	UST ID	none
• SHARPster	John Kirkpatrick	LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B1	low	multiple chemical types	⊘
Groundwater	C3	high	risk to off-site people	⊘
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	D4	medium		

Location and land use info

4301 Roosevelt Way NE, Seattle, King County, 98105

Primary parcel	1145000070
Land use	mixed use
Responsible unit	NWRO

Sources reviewed

2024, Administrative Correspondence, Department of Ecology

2024, Trinity Site Plan and Data Table, Dixon Environmental Services

2011, Additional Monitoring Well Installation and Groundwater Sampling Work Plan, Adapt Engineering Inc.

2009, Supplemental Phase II Environmental Site Assessment, Adapt Engineering Inc.

2008, Soil Remediation Report, Adapt Engineering Inc.

2004, Phase I Environmental Site Assessment, Terra Associates, Inc.

Primary census tract	Associated census tracts
53033005202	53033005301

Local demographics comments

The plume of solvent-contaminated groundwater has been document on both sides of Roosevelt Way NE, which is the border between two census tracts.

Source/source area description

The site formerly housed an automotive servicing facility as well as several underground storage tanks. Petroleum and solvent contaminated soils were documented as part of site planning and redevelopment between 2004 and 2011.

Soil comments

Available documentation from 2008 indicated that petroleum and solvent-contaminated soils were removed during construction of the mixed-use apartment building now on site. Contamination included tetrachloroethylene (PCE), trichloroethylene (TCE), and cis-1,2-dichloroethylene (DCE).

Groundwater comments

TCE and PCE are documented in groundwater above Model Toxics Control Act (MTCA) Method A cleanup levels. Cis-1,2-DCE has also been detected in groundater up to 62 ug/L, below MTCA Method A cleanup levels (80 ug / L). Ecology's correspodance with Dixon Environmental Services noted that vinyl chloride should also be added to the monitoring data.

The extent of the site has not been completely defined, but it is clear that contaminated groundwater is both on

Surface water comments

Portage Bay is approximately 2,000 feet to the south.

Sediment comments

Portage Bay is approximately 2,000 feet to the south.

Indoor air comments

No soil gas or indoor air data is available. The highest documented concentrations of TCE in groundwater were at (MW-102) or above (MW-5, MW-9) Method B Groundwater Screening Levels for cancer. MW-5, a decomissioned well, is under the footprint of the current mixed use commercial and residential building (99 apartment units). The confidence level of the indoor air assessment is low since the groundwater data is as old as 2007, the extent of the plume is not fully determined, and what mitigation measures may be in place is not documented in the reports on file. Potentially impact buildings off property to the SE include a hotel and an

Additional factors comments

no comments

Site history

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The site formerly housed automotive sales and repair businesses between construction in the 1940s and when the property was sold to developers in 2004. The last automotive business, Pierre Auto Center, was on the eastern side of the property. This business had 3 hydraulic hoists and was known to use heating oil. Prior to the 1940s, the property was residential.

Environmental Site Assessments and Geotechnical Reports in 2004 and 2005 documented the contamination of soil with hydrocarbons and chlorinated solvents. The site entered Ecology's Voluntary Cleanup Program (VCP) in 2007. During excavation and construction in 2007 and 2008, contaminated soils were removed. Confirmation sampling to ensure that the extent of impacted soils had been removed was conducted.

A Supplemental Phase II Environmental Site Assessment in 2009 confirmed that groundwater at the property and nearby had been contaminated with chlorinated solvents. It appeared at the time that migration of contaminated groundwater was occurring toward the south / southeast.

As a participant in the VCP, status updates were requested by Ecology in 2011 and 2014. The site was withdrawn from VCP in 2016 after not responding to Ecology's request for an update.

A summary of available data by Dixon Environmental Services given to Ecology in 2024 showed that groundwater contaminated with solvents above MTCA Method A cleanup levels was present at the SE corner of the property as well as across Roosevelt Way NE to the southeast. Contamination below cleanup levels was detected across NE 43rd Street to the south. Sampling in the alleyway to the east, between Roosevelt Way NE and 11th Ave NE, did not find contamination in groundwater.

Overflow - Site contamination and cleanup history

No overflow

Trinity 43rd Ave LLC

4255 Trinity 43rd Ave LLC 20250116
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
01/16/2025

SHARP