PSE Grady Way Complex

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	High	ERTS	none
• SHARP date	05/07/2025	CSID	6156
• EJFlagged?	✔ – No Override	FSID	47918484
• LD confidence level	low	VCP	NW1029, NW0570,
• Cleanup milestone	NFA rescission	UST ID	8527
• SHARPster	Kelly Finley	LUST ID	5356

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	⊘
Groundwater	**A1**	low	risk to off-site people	✔
Surface water	D4	high	climate change impacts	✔
Sediment	D4	high	plant/animal tissue data	⊘
Soil	**A2**	low		

Location and land use info

915 S Grady Way, Renton, King County, 98057

Primary parcel	2023059007
Land use	commercial
Responsible unit	NWRO

Sources reviewed

Department of Ecology, June 28, 2006, Further Action Determination

Zipper Zeman Associates Inc, March 21, 2005, Environmental Construction Activities Report

Department of Ecology, December 6, 2004, Further Action Opinion Letter

King County, January 25, 2000, Restrictive Covenant

GeoEngineers, December 21, 1999, Supplemental Site Characterization and Sie Closure Report

GeoEngineers, December 23, 1998, 1998 Site Cleanup Activities Report Volume 1

GeoEngineers, April 29, 1998, Environmental Site Assessment

Primary census tract	Associated census tracts
53033025302	none

Local demographics comments

A zero was applied to all EJ screen parameters because the EJ screen website was not available at the time of ranking. The hazardous substances from this site remained on the census tract where the release occurred.

Source/source area description

Contaminants of concern are gasoline range total petroleum hydrocarbons (TPH-D), oil range total petroleum hydrocarbons (TPH-O), polychlorinated biphenyls (PCBs), carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and arsenic. Sources of contamination are likely historical use of the site. Past use of the site includes coal mining, Puget Sound Energy operations including storage of electrical transformers and power poles treated with creosote, and vehicle maintenance and storage.

Soil comments

TPH-D, TPH-O, PCBs, cPAHs, and arsenic were found in soil above Model Toxics Control Act (MTCA) A screening levels in 1998. These impacted soils were excavated and disposed of off site in 1998 and 2003. Sampling was done to confirm cleanup below MTCA levels, however the wetland to the south contains cPAHs above MTCA screening levels and has not been part of any documented remediation done on the site. Further investigation is needed to determine extent of contamination in the wetland.

Groundwater comments

TPH-O, TPH-D, PCBs, and cPAHs were all remediated from soil on site in 2003. Ground water monitoring data was provided quarterly from 1999 to 2002. In the last monitoring report provided, arsenic was still high (50 to 80 ug/l). More information is needed to determine if arsenic is still high in groundwater. cPAHs were confimed above MTCA A screening levels in soils in 2003 in the southern adjacent wetland, but has not been part of any documented remediation efforts. Further investigation is necessary to determine extent of contamination in the wetland.

Surface water comments

The closest surface water is the Cedar River approximately 1/2 mile northeast of the site.

Sediment comments

The closest surface water is the Cedar River approximately 1/2 mile northeast of the site.

Indoor air comments

There are no known vapor intrusion contaminants currently on site.

Additional factors comments

Contamination from the site has migrated to the south adjacent wetland. This site is vulnerable to sea level rise during 100 year storms.

Site history

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The PSE Grady Way Renton Complex site used to consist of 3 separate sites for each parcel. In 2025, the sites were combined into 1 site with 3 units for each parcel. All three of these previous sites and parcels were SHARPed individually in January of 2025 before they were combined. This SHARP now includes all information from the 3 parcels and replaces the previous SHARPs completed.

According to the Environmental Assessment by GeoEngineers, PSE purchased most of the site around 1903. A portion of the adjacent property west of the site was developed as an electrical substation in the early 1940s. An entrance to a coal mine was located in the eastern portion of the site in the late 1800s and early 1900s. Large piles of coal mine tailings covered portions of the site at that time. A railroad spur was located in the eastern portion of the site. It appears that PSE owned a part or all of the coal mine operation, based on Sanborn maps and PSE's real estate files. Current site facilities were constructed on fill consisting of the coal mine tailings. The site was used as a pasture for a farm after the coal mine stopped operation.

PSE buildings were built in the 1950s. PSE's current and past activities performed at the site include; warehousing a stock of supplies for other PSE facilities, storage and maintenance of transformers, and fueling and maintenance of fleet vehicles. Some of the materials warehoused at the site include PCBs at concentrations greater than 500 parts per million (ppm). Vehicle maintenance and repair took place in the northern (garage) portion of the Stores building until approximately 1991. Hydraulic lifts and USTs in that area were removed.

The transformer repair shop has been in use at the site for at least 25 years and is located in the southern portion of the Stores building. Two fiberglass ASTs that contained acid and an unidentified "cleaner" were located in the transformer repair shop and were used to clean transformers. Transformers were submerged in the tanks to remove paint. The tanks were taken out of service around 1986. We obtained a ground water located immediately adjacent to the transformer repair shop during Phase II of this study to evaluate the potential presence of solvents (HVOCs) near these former tanks. HVOCs of regulatory significance were not detected in the ground water sample obtained.

Power poles treated with creosote were stored on the site in the area south of the Stores building until approximately 1990. We understand that the application of chemical preservatives to the poles did not take place at the site.

Overflow - Site contamination and cleanup history

Overflow from site history:
In 1998, Puget Sound Energy had environmental site assessments and remediation conducted on the site. According to the 1998 Site Cleanup Activities report, seven areas "hot spots" were remediated by removing contaminated soil. Approximately 1145 cubic yards of impacted soil was either disposed of off site or treated through permitted treatment. Three USTs were removed, two TPH-D and/or TPH-G tanks, and one heating oil tank. No known USTs remain on site. Stormwater piping from the southern portion (mostly on Parcel 3) was replaced. Approximately 1700 ft of storm drain was removed and 20,000 gallons of water was removed and disposed of to the sewer system. A subsurface vault east of the former transformer repair shop was also removed as part of this remediation project. TPH-D, TPH-O and arsenic was still found in groundwater after the remediation. A restrictive covenant for each parcel was granted in 2000, and groundwater monitoring required. The time requirement is not currently known, the provided monitoring reports stop in 2002. A partial NFA was granted in 2000, but rescinded in 2006.

In 2003, all PSE buildings were demolished and a new building was built. During this redevelopment three remedial excavations were conducted on site to remove residual contaminants, according to the 2005 Summary of Environmental Construction Activities Report. Stock piles of creosote treated utility poles were also removed, as well as impacted soil around the piles, and disposed of off site.

There is a wetland directly south of this site. Contamination from cPAH from this site has been found within the wetland, but was not part of any remediation.

Sam's Club operated the site from 2003 to 2022. Home Depot bought it in 2022 and is currently operating the site.

The site has a LUST site associated with it #5356. An NFA was granted for the LUST site on 2/20/2000. According to the 2005 Summary of Environmental Construction Activities Report, a new gas station was built on site in 2003 with the installation of 3 underground storage tanks. These tanks were not in Ecology's tank database for the site. It is unknown what was done with the tanks when the gas station was demolished.

PSE Grady Way Complex

SHARP Report — Part 2 of 2

6156 PSE Grady Way Complex 20250507

First SHARP

SHARP rating — High

Conceptual site model

05/07/2025

SHARP