## Garden Plaza

SHARP Report — Part 1 of 2

Go to site contamination history

| • SHARP first SHARP | v2024.04.29 | Ecology Info | |
|---|---|---|---|
| • SHARP rating | Medium | ERTS | N15050 |
| • SHARP date | 04/25/2025 | CSID | 3049 |
| • EJFlagged? | ✔ – No Override | FSID | 2475 |
| • LD confidence level | low | VCP | NW0349 |
| • Cleanup milestone | periodic review | UST ID | none |
| • SHARPster | Kelly Finley | LUST ID | none |

### 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 | high | risk to off-site people | ⊘ |
| Surface water | D4 | high | climate change impacts | ✔ |
| Sediment | D4 | high | plant/animal tissue data | ⊘ |
| Soil | C1 | high | | |

### Location and land use info

Parke N & N 6th St, Renton, King County, 98055

Primary parcel

Land use: commercial

Responsible unit: NWRO

### Sources reviewed

Department of Ecology, February 1, 2023, Periodic Review

ZipperGeo, October 4, 2022, Tier II Vapor Investigation

ZipperGeo, November 1, 2021, Soil and Groundwater Investigation Figure-Data-Tables-Boring Logs-Lab Reports

Landau Associates, August 7, 2018, Phase II Environmental Site Assessment

| Primary census tract | Associated census tracts |
|---|---|
| 53033025301 | 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

The site is located in a mixed use area with residential to the west, and commercial and industrial in all other directions. The site is currently vacant with two office buildings and multi-level parking garage. Contaminants of concern are gasoline range total petroleum hydrocarbons (TPH-G), oil range total petroleum hydrocarbons (TPH-O), carcinogenic polycyclic aromatic hydrocarbons (cPAHs) napthalene, polychlorinated biphenyls (PCBs), arsenic, vinyl chloride, benzene, chloroform, and 1,3-butadiene.

## Soil comments

In 2018, soil samples showed TPH-G, napthalene, and PCBs above Model Toxics Control Act (MTCA) A screening levels. In 2021, PCBs were found below MTCA A screening levels and cPAHs were found above site cleanup levels. This contamination was found under buildings and pavement. Further investigation may be needed to fully characterize contamination on site.

## Groundwater comments

In 2018, ground water samples showed vinyl chloride and arsenic above MTCA A screening levels. In 2021 ground water samples showed TPH-D, TPH-O, and arsenic above MTCA A screening levels. Vinyl chloride was below MTCA A screening levels in 2021 sampling. The site is within a 5 year wellhead protection zone of a City of Renton well. Further information may be needed to determine extent of current contamination.

## Surface water comments

The closest surface water bodies are the Cedar River approximately 1/2 mile west, and Lake Washington approximately 0.85 miles north of the site.

## Sediment comments

The closest surface water bodies are the Cedar River approximately 1/2 mile west, and Lake Washington approximately 0.85 miles north of the site.

## Indoor air comments

In 2018, sub slab samples showed benzene, chloroform, and 1,3-butadiene above MTCA B screening levels. However, indoor air samples only detected benzene and 1,3-butadiene below MTCA B screening levels. In 2022, sub slab sampling was performed again and no VOCs sampled for were above MTCA B screening levels.

## Additional factors comments

This site has multiple chemical groups confirmed on site including metals, VOCs, petroleum, and PAHs. This site is vulnerable to sea level rise during 100 year storms.

## Site history

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Industrial and commercial use of the Site reportedly began in 1943 with the construction of a Shell heating oil distributor on the northwestern corner of the Site. Sunset Coal and Oil operated the distribution facility between 1950 and 1967. The Renton Boilerworks occupied the east-central portion of the property from 1960 to 1970. The southern office building/Building 10-13 (historically referred to as the Fifth and Park building) was constructed in 1979. The northern office building / Building 10-16 (historically referred to as the Garden Plaza building) and parking garage were constructed in 1988.

Following remedial activities, a Restrictive Covenant was recorded for the property in 1994 and was replaced with an updated Restrictive Covenant in 2001. The Site received a conditional Site 'No Further Action' (NFA) determination in 1994, which was updated in 2001 to a Site NFA determination following the completion of groundwater monitoring at the Site.

According to the 2023 Periodic Review, the 2001 NFA will be rescinded since the NFA opinion letter and Restrictive Covenant do not accurately represent current site conditions.

## Overflow - Site contamination and cleanup history

No overflow

**Garden Plaza**

**3049 Garden Plaza 20250425**
**First SHARP**
**SHARP rating — Medium**

**SHARP Report — Part 2 of 2**

**Conceptual site model**
**04/25/2025**

SHARP

