

# Time Oil Bulk Terminal



SHARP Report — Part 1 of 2

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| • SHARP first SHARP   |                        | v2024.04.29 | Ecology Info |                    |
|-----------------------|------------------------|-------------|--------------|--------------------|
| • SHARP rating        | High                   |             | ERTS         | 524467             |
| • SHARP date          | 08/28/2025             |             | CSID         | 14604              |
| • EJFlagged?          | ⊘ - No Override        |             | FSID         | 75486194           |
| • LD confidence level | medium                 |             | VCP          | (see Site History) |
| • Cleanup milestone   | cleanup implementation |             | UST ID       | 4055               |
| • SHARPster           | Tena Seeds             |             | LUST ID      | 2328               |

This section is blank if this is the first SHARP

| SHARP Media   | Scores | Confidence | Additional Factors       |   |
|---------------|--------|------------|--------------------------|---|
| Indoor air    | C1     | high       | multiple chemical types  | ✓ |
| Groundwater   | C1     | high       | risk to off-site people  | ✓ |
| Surface water | C2     | medium     | climate change impacts   | ✓ |
| Sediment      | A2     | medium     | plant/animal tissue data | ⊘ |
| Soil          | A1     | high       |                          |   |

## Location and land use info

2737 W Commodore Way, Seattle, King County, 98199

Primary parcel 1125039050

Land use industrial

Responsible unit NWRO

## Sources reviewed

Arcadis. June 26, 2023. Remedial Investigation Work Plan, Time Oil Bulk Terminal - BNSF Property

Crete Consulting. August 8, 2022. Remedial Action Completion Report, Phase 1-Final

State of WA. October 22, 2021. Agreed Order No. DE 18042

State of WA. October 15, 2020. Prospective Purchaser Consent Decree No. 20-2-15215-3 SEA

Floyd Snider. October 2020. Supplemental Upland Remedial Investigation and Feasibility Study

WA Dept of Ecology. July 7, 2020. Site Hazard Assessment, Time Oil Bulk Terminal

WA Dept of Ecology. June 26, 2020. Memorandum: Time Oil Site Upland Ecological Risk Assessment

Floyd Snider. August 5, 2019. Technical Memorandum: Sediment Data Summary Report

| Primary census tract | Associated census tracts |
|----------------------|--------------------------|
| 53033005700          | 53033005801              |

**Local demographics comments**

no comments

**Source/source area description**

Sources of contamination at the Site include historical releases of petroleum hydrocarbons (gasoline, diesel, and oil) during operations of a bulk fuel terminal and vehicle maintenance shop, pentachlorophenol from wood preservative mixing operations, chlorinated solvents from machine shop operations, and metals (predominantly arsenic) from boat maintenance sandblasting activities.

**Soil comments**

Arsenic is classified as extremely toxic and is present in limited areas of the Site at concentrations exceeding the soil cleanup level. Benzene and trichloroethene (TCE) are classified as very toxic and remain in site soil at concentrations exceeding cleanup levels. Site data confirm that sediments in the adjacent Salmon Bay are impacted with site contaminants.

**Groundwater comments**

Vinyl chloride, a degradation product of trichloroethene (TCE), is classified as extremely toxic and is present in Site groundwater, extending beyond the ASKO parcel boundary at concentrations exceeding cleanup levels.

**Surface water comments**

A few persistent bioaccumulative toxic compounds that are in the polycyclic aromatic hydrocarbons (PAHs) group have been detected in sediment in the adjacent Salmon Bay; detected concentrations are low and less than Sediment Management Standards. The Site is about a mile from Discovery Park beach and about 1.2 miles from the Shilshole Marina fishing piers. Surface water data are lacking for this Site, so some details with regard to surface water conditions and risks to aquatic receptors are not well understood at this time.

**Sediment comments**

Site contaminants, including metals (arsenic, mercury, nickel), tributyltin, bis(2-ethylhexyl)phthalate, dibenzofuran, and di-n-octyl phthalate have been detected in surface and/or subsurface sediment samples collected from Salmon Bay in the vicinity of the Site at concentrations exceeding applicable Sediment Management Standards (SMS). Sulfides have also been detected in sediment samples above SMS levels, and other compounds are present at levels below SMS. Based on the terrestrial ecological evaluation, a Great Blue Heron breeding area is present on part of the Site.

**Indoor air comments**

Vinyl chloride is an extremely toxic volatile chemical that is present in shallow groundwater at the Site (primarily on ASKO) at concentrations exceeding screening levels for vapor intrusion. Therefore, it is highly likely to be present in soil vapors at the Site where proposed buildings will be constructed. Preliminary testing indicates benzene and TCE (very toxic & volatile), have been detected in indoor air in a new self storage building (Bulk Terminal property) at concentrations exceeding indoor air cleanup levels. Total petroleum hydrocarbons (C5-C8 aliphatics and C9-C12 aliphatics) have also been detected above the cleanup level in indoor air in this building.

**Additional factors comments**

Site is susceptible to sea level rise impacts and wild fires resulting from climate change. People and other living beings may be at risk in downstream areas of Salmon Bay.

**Site history**[Go to top](#)

From approximately 1941 to 2001, a bulk petroleum storage facility was located on the Site. Petroleum facility operations included the distribution of multiple types of petroleum products (gasoline, diesel, kerosene, mineral spirits) between transport ships, railroad tank cars, and trucks. Petroleum awaiting distribution was stored in aboveground storage tanks (ASTs), transferred via piping to barreling sheds where 5 gallon and 55 gallon drums were filled, and then drums moved via inclined gravity conveyors to the waterfront where they were loaded onto ships docked in Salmon Bay.

While the current Site boundary encompasses the entirety of the former Time Oil property, historically the Site was divided into 3 sites in Ecology's records (Time Oil Bulk Terminal, ASKO Hydraulic, and East Waterfront). These sites were located on different tax parcels within the overall Site, had been used for different parts of the fuel distribution process, and had different sources of contamination. Information on how each property was used during Time Oil operations is included below.

The Bulk Terminal property (FSID 75486194/CSID 7123) was originally defined as only the property on the southwest corner of W Commodore Way and 27th Ave W (formerly one tax parcel, 1125039050; now subdivided into parcels 1125039050, 1125039121, and 1125039122). The Bulk Terminal was enrolled in Ecology's Voluntary Cleanup Program (VCP) from 2002-2010 and 2015-2017 under VCP project numbers NW0931, NW1667, NW1705, and NW2948. During fuel terminal operations, this parcel housed 14 ASTs, ranging in size from 219,450 to 966,000 gallon capacity. Structures on the property included an office building, warehouse, barreling sheds, overhead fuel loading racks, barrel inclines, and 5 rail spurs serviced by the adjacent BNSF Railway. The Bulk Terminal facility also had two underground storage tanks (USTs), with capacities of 3,000 gallons and 10,000 gallons (UST Site ID 4055), which were closed in place in 1991 and later removed in 2006. Petroleum releases from these USTs are associated with leaking underground storage tank (LUST) Site IDs of 1157 and 3818. Multiple investigations and interim remedial actions occurred at the Bulk Terminal property between 1991 and 2017, including UST removals, soil excavations, groundwater extraction and treatment systems, and a petroleum product recovery system.

The property located to the west of the Bulk Terminal property (formerly one tax parcel, 4237900405; now subdivided into parcels 4237900405, 4237900406, 4237900407, and 4237900408) is known as the ASKO Hydraulic property (FSID 78837111/CSID 12548). It was enrolled in VCP from 2015-2017 under project number NW2950. During fuel terminal operations, structures and uses of this property included barrel storage areas, truck storage and parking, vehicle maintenance, barreling sheds, and 4 rail spurs serviced by the adjacent BNSF Railway. The ASKO property is impacted by petroleum and chlorinated solvent contamination that originates on both that property as well as the south-adjacent BNSF property (parcel 4237900240), where large volumes of fuel and solvents reportedly arrived on rail cars for transfer to the Time Oil facility. Site characterization began on the ASKO property in 2000. Sometime prior to that, a heating or waste oil tank was reportedly removed from the property. Contamination from the Bulk Terminal and ASKO Properties extends to the north under West Commodore Way. (Additional history provided below)

**Overflow - Site contamination and cleanup history**

Additional parcels are part of this Site: 1125039081, 1125039113, 1125039120, 1125039121, 1125039122, 4237900240, 4237900405, 4237900406, 4237900407, 4237900408.

Additional FSDs are associated with this Site: 7417688, 36574721, 55872689, 78837111.

Additional UST IDs are associated with this Site: 102450, 102451, 200923.

Additional LUST IDs are associated with this Site: 3723, 1157, 3818.

**Site History - continued:**

The East Waterfront property (FSDs 7417688, 36574721, and 55872689/CSID 7740) is located north of the ASKO property across West Commodore Way on tax parcel 1125039120. It was enrolled in VCP in 2015 under project number NW2949. During fuel terminal operations, structures and uses of the property included barrel inclines, the pipeline utilidor, a warehouse, a garage used for vehicle and equipment repair and maintenance (UST IDs 102450, 102451 and 200923; LUST IDs 2328 and 3723), and a laboratory for testing oil. A dock extends through the in-water portion of the East Waterfront property and onto an adjacent parcel to the north, known as the DNR Aquatic Waterway Use Parcel (parcel 1125039113). To the west of the East Waterfront property is tax parcel 1125039081, known as the West Waterfront property; available information suggests that while this property was owned by Time Oil, it was used primarily for recreational boat docking and storage and not for bulk terminal activities. Interim actions to address contamination on the East Waterfront were performed between the early 1990s and 2013, including UST removals, removal of sandblast grit piles, removal of the pipeline utilidor, and related soil excavations.

The Site was enrolled in VCP from 2018-2020 under project number NW3201, during which remedial investigation (RI) activities were completed and a cleanup action for the Bulk Terminal, ASKO, and East Waterfront properties was selected. Cleanup work was conducted on the three properties and in the W. Commodore Way right-of-way during 2021 under Prospective Purchaser Consent Decree No. 20-2-15215-3 SEA. That work included removal and also encapsulation of a large portion of soil contamination on the properties and provided additional treatment for contaminated groundwater at the Site. Post-construction performance groundwater monitoring began in early 2023 and will be performed until compliance with cleanup levels is met at the conditional point of compliance in the West Commodore Way right-of-way. Long term groundwater monitoring will continue thereafter. A separate agreed order (No. DE 18042) was entered into between Ecology and BNSF in October 2021, under which BNSF is conducting RI activities and will evaluate and select an appropriate cleanup action for their portion of the Site. Sediments in Salmon Bay are also impacted by this Site. See 2020 Site Hazard Assessment and other documents for more details.

## Time Oil Bulk Terminal

14604 Time Oil Bulk Terminal 20250828

First SHARP

SHARP rating — High

## SHARP Report — Part 2 of 2

Conceptual site model

08/28/2025



### Assessment scores by environmental medium

