Goodwill Campus

SHARP Report — Part 1 of 2

• SHARP first assessment		This section is blank if this is a SHARP first assessment
• SHARP Tool Version	v2024.02.20	
• SHARP rating	Low	
• SHARP date	3/7/2024	
• EJFlagged?	✔	
• LD data confidence level	low	
• Cleanup milestone	site hazard assessment	
• Assessor	Jeff Wirtz	

Assessment Media	Scores	Conf
Indoor air	B1	low
Groundwater	C3	low
Surface water	D4	high
Sediment	D4	high
Soil	B1	low

Additional Factors	
multiple chemical types	✔
risk to off-site people	⊘
climate change impacts	⊘
plant/animal tissue data	⊘

Ecology Info	
ERTS	n/a
CSID	2997
FSID	6258254
VCP	n/a
UST ID	n/a
LUST ID	n/a

Location and Land Use Info

1400 S Lane Street and 1200-1590 S Dearborn Street, Seattle, King County, 98144 Responsible unit – NWRO

Parcel SHARPen it Land use – Commercial

Source/source area description

The Site is E/SE of the International District in Seattle, between S Dearborn St & S Weller St & Rainier Ave S & 13th Ave S, including Herzog Glass (1300-1308 S Dearborn St). S Lane St, Corwin Pl S, & Dearborn Pl S transverse through the property. The property consists of 14 parcels with 8 existing buildings. The remainder of the property is covered with asphalt and used for parking or storage. The 8 Goodwill buildings are being used as offices, a training center, storage, and retail. Herzog Glass houses a commercial glass fabrication business.

Local demographics comments

The census tract identifies 4 of 10 EJScreen demographics indicators greater than the 80th percentile for Washington. The Environmental Health Disparities score is 9. The EJFlag criterion is met.

Soil comments

The most current technical report in ISIS for this site is from 2007.

Groundwater comments

The most current technical report in ISIS for this site is from 2007.

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Surface water comments
no comments

Sediment comments
no comments

Indoor air comments
The most current technical report in ISIS for this site is from 2007.

Additional factors comments
CPOCs for the site include metals, halogenated organics, and petroleum products.

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Site narrative summary

The previous 2002 RI/FS/CAP identified chromium in soil and groundwater and PCE and TCE in groundwater as the chemicals of concern for the property. Even though the size of the property proposed for remediation has been expanded (now includes the Goodwill main building, Herzog Glass parcel, and the former Unocal parcel) from the previous 2002 RI/FS/CAP, the chemicals of concern are still chromium, PCE, and PCE degradation products (including TCE, cis-1,2-DCE, and vinyl chloride). However, recent groundwater investigation results indicate that exceedance of the MTCA groundwater cleanup level for chromium is limited to a single well (HC-4) located near the former plating facility. Chromium does not appear to be migrating off the property at concentrations exceeding MTCA groundwater cleanup levels. In addition, no elevated concentrations of chromium were detected in the soil samples downgradient from the identified source area.

PCE and TCE groundwater concentrations measured during the recent 2006 sampling event indicated both slight increases and decreases in several of the existing wells, but the overall concentration distribution does not suggest any significant change in the suspected nature and extent of PCE and TCE contamination on the property. In the grab groundwater samples collected along the southern (downgradient) property boundary, concentrations of PCE or TCE do not exceed MTCA Method A cleanup levels. These results indicate that the lateral extent of PCE and TCE groundwater exceedances is located within the property boundary. The PCE degradation products vinyl chloride and cis-1 ,2-DCE were detected only in groundwater samples collected from strataprobes PI through P-4, and SP-7. Although vinyl chloride and cis-1,2-DCE slightly exceed MTCA drinking water cleanup levels in samples collected along the southern property boundary, the absence of PCE at these locations indicates that these are residual occurrences and should decrease naturally over time.

The recent groundwater investigation results further indicate that previously identified chemicals of concern (including chromium, PCE, and TCE) appear to be contained within the property boundaries and are not migrating off the property. The planned cleanup (mass soil removal) of source areas within the property boundaries as well as post-remediation groundwater monitoring still appears to be the preferred cleanup alternative. The degradation products of PCE and TCE (including vinyl chloride and cis-1,2-DCE) will also be included in post-remediation groundwater monitoring. Accordingly, no off-property investigation is recommended at this time and the site should coincide with property boundaries.

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03/07/2024

SHARP First Assessment

Low SHARP Rating

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Conceptual site model

