

**SITE HAZARD ASSESSMENT
WORKSHEET 1
SUMMARY SCORE SHEET**

Site Name/Location (Street, City, County, Section/Township/Range, TCP ID Number):

Dearborn Corporation Campus Goodwill
1400 S Lane ST & 1200-1590 S Dearborn
Seattle, WA 98144
King County
T-24N, R-4E, Sec-5
Facility Site ID# 6258254
Longitude: 122° 18' 52.00"
Latitude: 47° 35' 48.00"
Site assessed for February 21, 2007 update.

Site Description (Include management areas, substances of concern, and quantities):

The Dearborn Corporation Campus Goodwill (DCCG) site is located south of downtown Seattle in an area of mixed commercial and residential properties. The property is bordered by South Weller Street to the north, South Lane Street and South Dearborn Street to the south, Rainier Avenue North to the east and commercial properties to the west. The site is approximately 12 acres in size and covered with a mix of soil, cement, gravel and asphalt. The site is served by municipal sewer and water systems. There is no documented use of groundwater for private or municipal wells for either drinking water or irrigation purposes within a two-mile radius of the site.

There are twenty-two buildings on the site. The buildings are used as retail, office and storage space. Original development of the site occurred in 1893 to build a large brick and tile manufacturing facility. The property was excavated in 1909 to install the 12th Avenue South Bridge. By 1909 the brick and tile company had ceased operations.

Since 1916 the property has been used as a parking garage, service station, auto paint shop, plating company, sausage factory, donut factory, refrigerator repair company, storage buildings and a laundry facility that included a dry cleaning operation. Goodwill has operated on the site since 1950 and continues to do so today along with several other commercial businesses.

The DCCG site is currently under assessment for redevelopment under a Prospective Purchaser Agreement (PPA). The redevelopment plan is to add three new five-story office buildings. These buildings will include one level of below-grade parking, one level of at-grade parking and four levels of office area. The current Goodwill retail building will be reconditioned and left to operate on the site.

Over the past twelve years numerous environmental investigations have been conducted on the property related to several different businesses. These investigations included soil and groundwater sampling and analysis along with underground storage tank (UST) and soil removal operations. Most of the investigations focused on part of the DCCG site that formerly contained a Unocal Gasoline Service Station and the section of the site that contains the Goodwill Industries retail store. Other investigations included a site assessment and independent cleanup report done by the Herzog Glass Company in 1994. Herzog Glass is still in operation at that location.

The former Unocal Gasoline Service Station was located on the corner of South Dearborn Street and Rainier Avenue South. From 1990 to 1998 work on the property included the removal of seven UST's, hydraulic hoists, waste sumps, piping and the building foundation. Soil sampling and analysis were conducted along with the

instillation of five groundwater monitoring wells. Petroleum contaminated soil was also removed from the site and disposed of at a permitted landfill in Roosevelt, Washington.

To facilitate the PPA, another assessment of the DCCG property was conducted during the spring of 2000. This assessment included thirty-two soil borings on the site. Eighteen of those borings were converted to groundwater monitoring wells. Soil and groundwater samples were analyzed for Northwest Total Petroleum Hydrocarbons (NWTPH), Volatile Organic Compounds (VOC's), total metals and Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX).

Results of the analysis showed that the site was contaminated with tetrachloroethene (PCE), NWTPH and benzene. All of these contaminants were at levels that exceeded the Washington State Model Toxics Control Act (MTCA) Method A cleanup levels. This information was then forwarded to the Washington Department of Ecology (Ecology). The DCCG property was then listed on Ecology's Confirmed and Suspected Contaminated Sites List on January 1, 2001, to await further assessment.

During the fall of 2005, a supplemental phase II assessment was completed on sections of the DCCG property in accordance with the PPA. This assessment focused on the property that contains the Goodwill retail store and a Goodwill storage building. Soil and groundwater samples were taken by using a Geo-probe to reach the groundwater level at ten to twelve feet below the ground surface. No surface samples were taken but a Photo Ionization Detector (PID) was used to check surface soil for the presents of contaminants. Several of the PID readings did show that there were contaminants in the soil. A total of thirty soil and groundwater samples were collected and analyzed for contaminants. All of the samples were analyzed for NWTPH diesel extended and gasoline (NWTPH-Dx and NWTPH-Gas), VOC's, BTEX and metals. As with the analytical testing done during 2000, several of the samples contained VOC's and NWTPH levels that exceeded the MTCA Method A cleanup levels. The following charts show the highest levels of soil and groundwater contamination obtained at the DCCG site.

	NWTPH-Diesel (ppm)	NWTPH-Heavy Oil (ppm)	NWTPH-Gasoline (ppm)	VOC's (Tetrachloroethene) (ppm)
SP5A-S1(soil)	3400	7400	---	0.17
SP6-S1(soil)	---	---	180	---
MTCA Method A Cleanup Level	2000	2000	100 (w/o benzene)	0.05

ppm=parts per million

	VOC's (Tetrachloroethene) (ppb)
SP-1(groundwater)	90.0
SP-5A(groundwater)	55.0
MTCA Method A Cleanup Level	5.0

ppb=parts per billion

During the fall of 2006, Carsten Thomsen of Public Health-Seattle & King County (PHSKC) was requested by Ecology to perform a site hazard assessment (SHA) on the DCCG property. The request for an SHA was made as a component of the PPA. Files were provided by Ecology to Carsten Thomsen that contained the information and analytical results relating to the supplemental phase II assessment that was completed during the fall of 2005. PHSKC conducted a site visit to the property on September 28, 2006.

On the basis of this SHA, completed by the PHSKC's Environmental Health Division, this site will be scored for the air and groundwater routes.

Special Considerations (Include limitations in site file data or data which cannot be accommodated in the model, but which are important in evaluating the risk associated with the site, or any other factor(s) over-riding a decision of no further action for the site):

This site will not be scored for surface water contamination due to the surface water runoff being contained within a drain system that carries the storm water farther than two miles before being released.

ROUTE SCORES:

Surface Water/Human Health: NS

Surface Water/Environ.: NS

Air/Human Health: 85.1

Air/Environmental: 32.4

Ground Water/Human Health: 22.0

OVERALL RANK:2

WORKSHEET 2
ROUTE DOCUMENTATION

1. SURFACE WATER ROUTE

List those substances to be considered for scoring: Source:2

Not applicable to site/not scored.

Explain basis for choice of substance(s) to be used in scoring.

List those management units to be considered for scoring: Source:

Explain basis for choice of unit to be used in scoring. Source:

2. AIR ROUTE

List those substances to be considered for scoring: Source: 2

Tetrachloroethene, NWTPH-Gas, NWTPH-Diesel

Explain basis for choice of substance(s) to be used in scoring.

All of the above substance concentrations are above MTCA Method A cleanup levels.

List those management units to be considered for scoring: Source: 3

Surface soil contamination.

Explain basis for choice of unit to be used in scoring. Source: 3

Surface soil is exposed to weather with no containment.

WORKSHEET 2
ROUTE DOCUMENTATION

3. GROUND WATER ROUTE

List those substances to be considered for scoring: Source: 2

Tetrachloroethene, NWTPH-Gas, NWTPH-Diesel

Explain basis for choice of substance(s) to be used in scoring.

All of the above substance concentrations are above MTCA Method A cleanup levels.

List those management units to be considered for scoring: Source: 3

Surface soil contamination.

Explain basis for choice of unit to be used in scoring.

Surface soil is exposed to weather with no containment.

WORKSHEET 3
AIR ROUTE

1.0 SUBSTANCE CHARACTERISTICS

1.1 Introduction (WARM Scoring Manual) - Please review before scoring

1.2 Human Toxicity

Substance	Air Standard		Acute Toxicity		Chronic Toxicity		Carcinogenicity		
	(ug/m ³)	Val.	(mg/m ³)	Val.	(mg/kg/day)	Val.	WOE	PF*	Val.
1.tetrachloroethene	1.1	9	ND	-	ND	-	B2	ND	-
2.NWTPH-gas	0.12	10	31947	3	ND	-	A	0.029	5
3.NWTPH-diesel	166.5	4	ND	-	ND	-	ND	ND	-

*Potency Factor Source:1,2
Highest Value:10
(Max.=10)
+2 Bonus Points? yes
Final Toxicity Value:12
(Max.=12)

1.3 Mobility (Use numbers to refer to above listed substances)

1.3.1 Gaseous Mobility

Vapor Pressure(s) (mmHg): 1=1.8E+02 (4) Source:3
2=9.5E+01 (4); 3=8.2E-02 (3) Value:4
(Max.=4)

1.3.2 Particulate Mobility

Soil type: Source:
 Erodibility: Value:
 Climatic Factor: (Max.=4)

1.4 Highest Human Health Toxicity/Mobility Matrix Value (from Table A-7) equals **Final Matrix Value:24**
(Max.=24)

1.5 Environmental Toxicity/Mobility Source:1

Substance	Non-human Mammalian Acute		(Table A-7)		
	Inhal. Toxicity (mg/m ³)	Value	Mobility (mmHg)	Value	Matrix Value
1.NWTPH-gas	31947 (rat)	3	9.5E+01	4	6
2.					
3.					
4.					
5.					

Highest Environmental Toxicity/Mobility Matrix Value
 (From Table A-7) equals **Final Matrix Value:6**
(Max.=24)

1.6 Substance Quantity: unknown Source: 3 Value: 1
Explain basis: use default value=1 (Max.=10)

2.0 MIGRATION POTENTIAL

2.1 Containment: cover <2 feet thick/no vapor collection Source: 3 Value: 10
_____ (Max.=10)

3.0 TARGETS

3.1 Nearest Population: 197 ft Source: 3 Value: 10
_____ (Max.=10)

3.2 Distance to, and Name(s) of, Nearest Sensitive
Environment(s) 728 ft/Rizal Park Source: 6 Value: 7
_____ (Max.=7)

3.3 Population within 0.5 miles: pop.=sq root of 10,424 Source: 3 Value: 75
_____ (Max.=75)

4.0 RELEASE

Explain basis for scoring a release to air: _____ Source: 3 Value: 0
None confirmed _____ (Max.=5)

WORKSHEET 4
GROUND WATER ROUTE

1.0 SUBSTANCE CHARACTERISTICS

1.1 Human Toxicity

Substance	Drinking Water Standard		Acute Toxicity		Chronic Toxicity		Carcinogenicity		
	(ug/l)	Val.	(mg/kg-bw)	Val.	(mg/kg/day)	Val.	WOE	PF*	Val.
1.tetrachloroethene	5.0	8	800	5	0.01	3	B2	0.051	4
2.NWTPH-gas	5.0	8	3306	3	ND	-	A	0.029	5
3.NWTPH-diesel	160	4	490	5	0.004	3	ND	ND	-

*Potency Factor Source:1,2
Highest Value:8
(Max.=10)
+2 Bonus Points? yes
Final Toxicity Value:10
(Max.=12)

1.2 Mobility (Use numbers to refer to above listed substances)
Cations/Anions: 1= ; 2= ; 3= ; 4= ; 5= ; 6= . Source: 1 Value: 3
(Max.=3)

OR

Solubility(mg/l): 1=1.5E+02 (2); 2=1.8E+03 (3); 3=3.0E+01 (1)

1.3 Substance Quantity: unknown Source: 3 Value: 1
Explain basis: use default value=1 (Max.=10)

2.0 MIGRATION POTENTIAL

2.1 Containment: no liner=3;compact soil=1; Source: 3 Value: 6
no leachate collection system=2 (Max.=10)
Explain basis: scored as landfill with cover

2.2 Net Precipitation: 24.6-5.9=18.7 inches Source: 5 Value: 2
(Max.=5)

2.3 Subsurface Hydraulic Conductivity: gravel/sand/loam Source: 3 Value: 3
(Max.=4)

2.4 Vertical Depth to Ground Water: 10 feet/confirmed release Source: 3 Value: 8
(Max.=8)

3.0 TARGETS

3.1 Ground Water Usage: not usable Source: 8 Value: 1
(Max.=10)

3.2 Distance to Nearest Drinking Water Well: >10,000ft Source: 8 Value: 0
(Max.=5)

3.3 Population Served within 2 Miles: pop.= 0 Source: 8 Value: 0
(Max.=50)

3.4 Area Irrigated by (Groundwater) Wells
within 2 miles: $\frac{0.75 \text{ no. acres}}{0.75} = 0.75 () = 0$ Source: 7 Value: 0
(Max.=100)

4.0 **RELEASE**
Explain basis for scoring a release to ground water: confirmed release Source: 3 Value: 5
(Max.=5)

SOURCES USED IN SCORING

1. Washington Ranking Method Toxicological Database
2. Analytical results for Supplemental Phase II Subsurface Assessment, Goodwill Industries and Goodwill Storage Property, 1400 South Lane Street and 1312 South Dearborn Street, Seattle, WA., Hart Crowser, July 13, 2006.
3. Site Hazard Assessment, Public Health - Seattle & King County, October, 2006
4. National Weather Service Data
5. Isopluvials of 2-YR, 24-HR precipitation, NOAA Atlas 2, Vol.IX
6. Sensitive Areas Coverage, King County Geographic Information System Data
7. Washington State Department of Health Public Water Supply Listing
8. Washington State Water Use Data



Site Hazard Assessment Site
 Dearborn Corporation Campus Goodwill
 Rainier Avenue S & S Dearborn Street
 Seattle, WA 98144

Legend








-  Dearborn Corporation Campus Goodwill Site Outline
-  Dearborn Corporation Campus Goodwill Buildings
-  Building footprints
-  King County Tax Parcels
-  Freeways
-  Streets

Image T24R04_05n100.sid






Site Hazard Assessment Site
 Zoning Map
 Dearborn Corporation Campus Goodwill
 Rainier Avenue S & S Dearborn Street
 Seattle, WA 98144

Legend

- Dearborn Corporation Campus Goodwill Site Outline
- Dearborn Corporation Campus Goodwill Buildings

Zoning







- Downtown
- Major Institutions
- Manufacturing/Industrial
- Multi-Family
- Neighborhood/Commercial
- Residential/Commercial
- Single Family






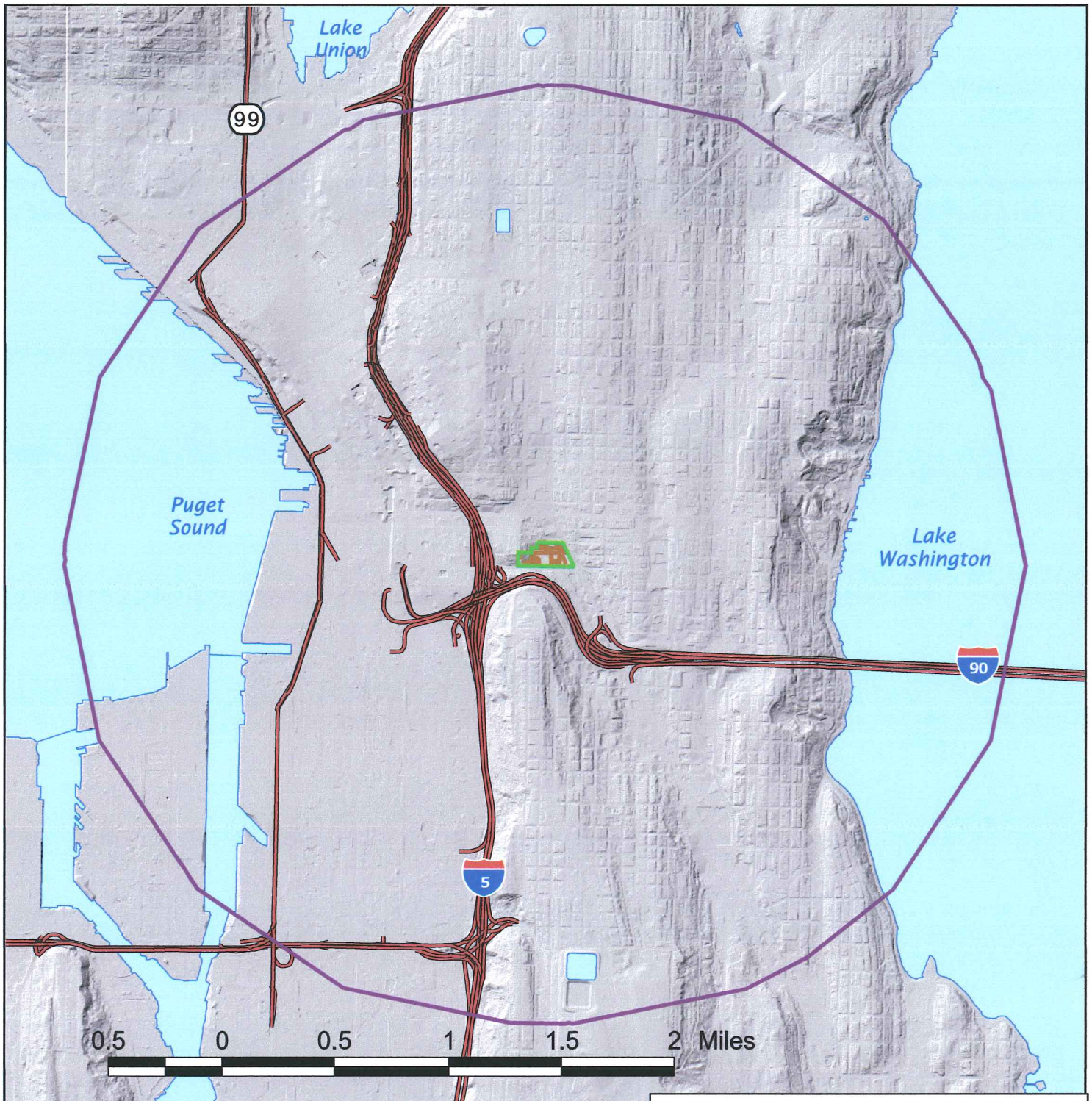
Drainage Map
Dearborn Corporation Campus Goodwill
Rainier Avenue S & S Dearborn Street
Seattle, WA 98144

Legend

-  Dearborn Corporation Campus Goodwill Outline
-  Dearborn Corporation Campus Goodwill Buildings
-  20 Foot Contour Lines
- DWU Seattle - main lines**
-  Drainage Only
- Open Water**
-  Rivers, Lakes and Sound
-  Seattle wetlands



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 Carsten Thomsen, Peter Isaksen, Environmental Health GIS, November 8, 2006



**Site Hazard Assessment
No Wells Within a Two Mile Radius**

**Dearborn Corporation Campus Goodwill
Rainier Avenue S & S Dearborn Street
Seattle, WA 98144**

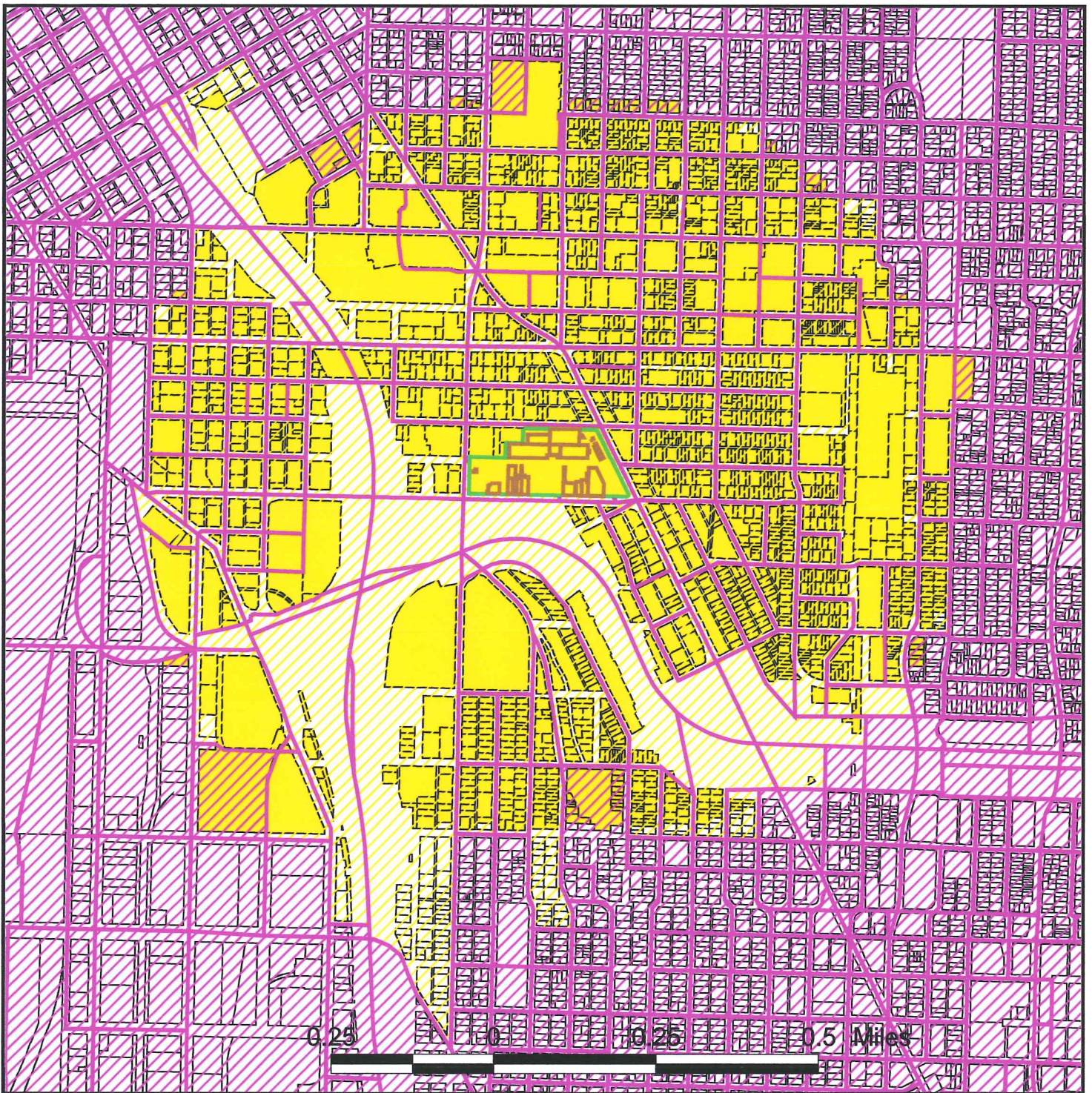


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Carsten Thomsen, Peter Isaksen, Environmental Health GIS, November 8, 2006.



Legend

-  Dearborn Corporation Campus Goodwill Site
-  Dearborn Corporation Campus Goodwill Buildings
-  2 Mile Buffer of Dearborn Corp. Campus Goodwill
-  Group A Wells
-  Group B Wells
- Image T25R04_ghs006.sid
- Image T24R04_ghs006.sid
- Image T25R03_ghs006.sid
- Image T24R03_ghs006.sid







Site Hazard Assessment
 Dearborn Corporation Campus Goodwill
 Rainier Avenue S & S Dearborn Street
 Seattle, WA 98144

Population Within One-half Mile
 From 2000 Census Data
 Population = 10,424

Note: Yellow highlighted parcels are those parcels within one half mile from the Dearborn Corp/Goodwill SHA site. Yellow hatched (highlighted) Census Blocks are those Census Blocks within one half mile.



Legend

-  Dearborn Corporation Campus Goodwill Buildings
-  Dearborn Corporation Campus Goodwill Site
-  Census 2000 Blocks
-  Parcel

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