SITE		ATION:	Cle	Cleanup Site ID: 6021		
West	ern Parcel E	xpress	Fa	Facility/Site ID: 393		
525 S	S Front St					
Seatt	le, King Cou	nty, WA 98108				
Se	ection:	20	Latitude:	47.54762		
Тс	wnship:	24N	Longitude:	-122.32750		
Ra	ange:	4E	Tax/Parcel ID:	5367200820		

Site Scored/ranked for the Hazardous Sites List Publication: August 2015

SITE DESCRIPTION:

SITE INFORMATION.

The Western Parcel Express site (Site) is a former Western Parcel Express and Air Delta Express facility located in Seattle, King County, Washington. The 2.2-acre property is located approximately 1,800 feet from the Lower Duwamish Waterway (LDW), and zoned for industrial (IG2 U/85) use.

Adjacent properties include a parking lot to the south, a restaurant and empty lot to the east, a Pacific Market Center to the west, and a manufacturing warehouse to the north.

The Site is currently operated as Northwest Wholesale Florists by Hirao Otani Enterprises LLC.

Current activities at the Site include operation of a warehouse.

The Site is located to the east of the King County Lease Parcels Source Control Area for the Lower Duwamish Waterway. The Site is part of the South Brandon Street combined sewer system.

SITE BACKGROUND:

A summary of prior operations/tenants at the subject property is presented below.

<u>From</u>	<u>To</u>	<u>Operator/Tenant</u>	Activity
	1999	Pacific NW Group B	Western Parcel Express
1999	2005	Bay West Seattle LLC	
2005	2008	Benaroya Capital Company LLC	
2008	2014	Hirao Otani Enterprises LLC	Northwest Wholesale Florists

SITE CONTAMINATION:

In 1999 the Western Parcel Express site was reported to Washington State Department of Ecology (Ecology) and placed on the Leaking Underground Storage Tank (LUST) list.

A release at the Site was reported to Ecology in 1999, when two underground storage tanks (USTs) were excavated and removed from the Site. These USTs included one 6,000-gallon diesel tank and one 10,000-gallon unleaded gasoline tank. One oil/water separator was also reportedly removed at the same time.

The Site joined the Voluntary Cleanup Program (VCP) in 2000 with an ID number of NW0509, and was terminated from the program in 2002.

PAST REMEDIATION ACTIVITIES:

During excavation of the USTs in 1999, evidence of gasoline-impacted soil was observed near the west end and beneath the gasoline tank. The excavation was approximately 12 feet deep, and groundwater was encountered at approximately 10 feet below ground surface (bgs). Approximately 326 tons of soil was disposed of offsite, and approximately 1,500 gallons of gasoline-impacted groundwater was removed from the excavation. Excavation and soil removal continued to the northwest until three sidewalls and the floor of the excavation reportedly did not

contain visual evidence of gasoline-impacted soil. The southern extent of the excavation was limited by the existing building. Confirmation soil samples analyzed from the north, west, and east sidewalls and base of the excavation did not contain concentrations of gasoline at or above the laboratory detection limit, and three soil samples collected from the southern sidewall contained concentrations of gasoline ranging from 1,200 milligrams per kilogram (mg/kg) to 45,000 mg/kg, above the Model Toxics Control Act (MTCA) Method A cleanup level. One groundwater grab sample was analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX), and contained concentrations of BTEX constituents above their respective MTCA Method A cleanup levels.

In March 1999, three groundwater monitoring wells (MW-1, MW-2, and MW-3) were installed at the Site. Soil and groundwater samples were collected from each well location. Soil samples collected from MW-1 contained detectable concentrations of diesel, oil, gasoline, and BTEX constituents, however only benzene and gasoline were present above the MTCA Method A cleanup levels, at a depth of 16.5 feet bgs. Groundwater samples from all three wells contained benzene concentrations above the MTCA Method A cleanup levels, and the groundwater sample collected from MW-1 also contained xylenes, gasoline, and diesel concentrations above the respective MTCA Method A cleanup levels.

In May 2000, eleven soil borings were advanced at the Site to maximum depths of 10 feet. Two soil samples and eleven groundwater grab samples were collected from the borings. Soil samples (collected from TR-1 and TR-2) did not contain concentrations of gasoline, diesel, oil, or BTEX constituents at or above laboratory reporting limits, however the reporting limit for benzene was above the MTCA Method A cleanup level. Groundwater samples from MW-1, MW-3, and TR-4 contained concentrations of benzene above the MTCA Method A cleanup level, and groundwater from MW-1 also contained toluene (1,300 micrograms per liter (ug/L)), xylenes (1,200 ug/L), and gasoline (7,000 ug/L) concentrations above their respective MTCA Method A cleanup levels.

In November 2000, one additional monitoring well (MW-4) was installed at the Site. Groundwater was monitored quarterly through 2001, and during the most recent monitoring event (June 2001) on record at Ecology, concentrations of benzene, toluene, xylenes, and gasoline were above MTCA Method A cleanup levels in groundwater from MW-1, and benzene and gasoline were detected at concentrations above the MTCA Method A cleanup levels in MW-3.

In 2002, a restrictive covenant was reportedly filed for the Site, and Ecology issued a No Further Action (NFA) letter. The NFA letter reportedly required four consecutive quarters of additional groundwater monitoring. This requirement was reportedly completed, though no record of these results were available for review at Ecology. At the end of the four quarters, MW-1 and MW-3 still reported concentrations "not meeting standards," though no analytical information was available for review. The NFA letter was later rescinded following a periodic review in 2010. The reasons cited for rescinding the NFA determination included a lack of downgradient monitoring well in a northwesterly direction, the grab sampling conducted in 2000 was not valid for confirmation of cleanup, improper spacing of groundwater monitoring events, and the presence of carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in one soil sample from MW-1. No subsequent soil or groundwater samples were analyzed for cPAHs.

CURRENT SITE CONDITIONS:

Residual petroleum-impacted soil is expected to be present beneath the northeast corner of the existing building. In 2000, Site groundwater contained concentrations of benzene, ethylbenzene, xylenes, and gasoline above MTCA Method A cleanup levels. Toluene was also previously detected in groundwater above MTCA Method A cleanup levels. In 2010, a 2002 NFA determination was rescinded for the Site. Groundwater monitoring data did not sufficiently demonstrate cleanup of Site groundwater and additional groundwater characterization was recommended in the 2010 periodic review.

The approximate depth to groundwater is 10 feet below ground surface, with groundwater flowing to the north to northwest (based on interpretations by others). Subsurface soils are medium sand to approximately 12 feet bgs, underlain by clay (based on soils encountered in the UST excavation and soil borings).

SPECIAL CONSIDERATIONS:

Checked boxes indicate routes applicable for Washington Ranking Method (WARM) scoring

□ Surface Water

Release occurred in the subsurface.

✓ Air

Release of volatile compounds occurred to subsurface soil. The remaining petroleum-impacted soil is expected to be located beneath the onsite building.

Groundwater

ROUTE SCORES:

Gasoline and BTEX constituents have been previously detected in site groundwater at concentrations above the MTCA Method A cleanup levels. Petroleum impacted soils are expected to be present beneath the onsite building.

The restrictive covenant on the site requires that Ecology be notified and give written approval before any activity is conducted at the site that could involve the release of contaminated soil to any exposure pathway.

Surface Water/ Human Health:		Surface Water/ Environment:	
Air/ Human Health:	20.5	Air/ Environment:	1.3
Groundwater/ Human Health:	41.6		

Overall Rank: 4

REFERENCES:

- 1 ATC Associates Inc., 2000, Subsurficial Site Investigation, Former Western Parcel Express 525 South Front Street Seattle, Washington. Prepared for Bay West Seattle, LLC. March 10, 2000.
- 2 King County GIS Center iMAP application, Property Information, Groundwater Program, and Sensitive Areas mapsets. Accessed March 2014. http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx
- 3 Missouri Census Data Center, Circular Area Profiles 2010 census data around a point location. http://mcdc.missouri.edu/websas/caps10c.html. Accessed March 2014.
- 4 National Climatic Data Center 2011 Local Climatological Data for Seattle, Seattle Tacoma Airport. http://www1.ncdc.noaa.gov/pub/orders/IPS-90B1F39F-6CFA-4A6B-AA82-5ED1FF897CCC.pdf
- 5 NW Construction General Contracting, Inc., Underground Petroleum Storage Tank Removal, Tank Area Overexcavation of Gasoline Contaminated Soil, and Soil and Groundwater Analytical Results for the Western Parcel Service Site, 525 South Front Street, Seattle, Washington. Prepared for Western Parcel Service. April 6, 1999.
- 6 Science Applications International Corporation, 2010, Lower Duwamish Waterway RM 1.0 to 1.2 East (King County Lease Parcels) Summary of Existing Information and Identification of Data Gaps Appendix C-3 Confirmed or Suspected Contaminated Site and Leaking Underground Storage Tank Properties Within the S Brandon Street CSO Basin. Prepared for the Washington State Department of Ecology. June 2010.
- 7 Treadwell and Rollo, 2000, Soil and Groundwater Investigation and Request for Site Closure, 525 South Front Street Seattle, Washington. June 2000.
- 8 Treadwell and Rollo, 2001, Monitoring Well Installation and Quarterly Groundwater Monitoring Report, 525 South Front Street, Seattle, Washington. January 2001.
- 9 Treadwell and Rollo, 2001, Results of Quarterly Groundwater Sampling Program June 2001, 525 South Front Street, Seattle, Washington. September 20, 2001.
- 10 WARM Scoring Manual
- 11 WARM Toxicological Database

- 12 Washington Department of Transportation 24-hour Isopluvial Maps, January 2006 update. http://www.wsdot.wa.gov/publications/fulltext/Hydraulics/Wa24hrIspoluvials.pdf
- 13 Washington State Department of Ecology, 2010, Periodic Review, Western Parcel Express, aka Air Delta Express Facility ID#: 39352815, 525 South Front Street, Seattle, Washington. April 2010.

SITE HAZARD ASSESSMENT Worksheet 2 Route Documentation

Cleanup Site ID: 6021 Facility/Site ID: 39352815 Western Parcel Express

1. SURFACE WATER ROUTE

List those substances to be considered for scoring:

Not applicable

Explain the basis for choice of substances to be used in scoring:

List those management units to be considered for scoring:

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

2. AIR ROUTE

List those substances to be considered for scoring:

Gasoline (benzene), toluene, ethylbenzene, xylenes

Explain the basis for choice of substances to be used in scoring:

Prior detection in Site soil and/or groundwater at concentrations above MTCA Method A cleanup levels

List those management units to be considered for scoring:

Soil vapor

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

Potential for vapor transport

3. GROUNDWATER ROUTE

List those substances to be considered for scoring:

Gasoline (benzene), toluene, ethylbenzene, xylenes

Explain the basis for choice of substances to be used in scoring:

Prior detection in Site soil and/or groundwater at concentrations above MTCA Method A cleanup levels

List those management units to be considered for scoring:

Groundwater

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

Prior detection in Site groundwater

Air Route

CSID: 6021

Site Name: Western Parcel Express

1.0 Substance Characteristics

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

1.2 Human Toxicity

	Ambient Air	Acute Toxicity	Chronic Toxicity	Carcinogenicity
Substance	Standard Value	Value	Value	Value
Gasoline (benzene)	10	3	Х	5
Ethylbenzene	1	Х	Х	Х
Xylenes	1	3	1	Х
Toluene	1	Х	1	Х
				Highest Value

Bonus Points? Toxicity Value

1.3 Mobility

Gaseous Mobility	Max Value:	4
Particulate Mobility	Soil Type:	
	Erodibility:	
	Climatic Factor:	

1.4 Final Human Health Toxicity/Mobility Matrix Value

1.5 Environmental Toxicity/Mobility

	Non-human Mammalian	Acute		Table A-7
Substance	Inhalation Toxicity (mg/m3)	Value	Mobility Value	Matrix Value
Gasoline (benzene)	31947	3	4	6
Ethylbenzene	Х	Х	3	Х
Xylenes	21714	3	3	5
Toluene	Х	Х	4	Х

Env. Final Matrix Value 6

1.6 Substance Quantity

Amount: Approximately 400 square feet Basis: Estimated extent of remaining petroleum-impacted soil

Substance Quantity Value 3

Mobility Value 4

HH Final Matrix Value

20

10

0

10

Air Route

CSID: 6021	Site Name: Western Parcel Express
2.0 Migration Potential	
2.1 Containment	Containment Value 5
Explain Basis: Greater than 2 feet of soil co	ver
but no vapor collection syste	m present
3.0 Targets	
3.1 Nearest Population	Population Distance Value 10
Less than 100 feet to a restaurant	
3.2 Distance to and name of nearest sensitive environment	nents Sensitive Environment Value 6
Approximately 1,800 feet to the Lower Duwamish Waterwa	у
3.3 Population within 0.5 miles	Population Value 33
1,075 population	
4.0 Release	Release to Air Value 0
Explain basis for scoring a release to air:	
No confirmed release to air	

Pathway Scoring - Air Route, Human Health Pathway		
AIR _H = (SUB _{AH} *60/329)*[REL _A +(TAR _{AH} *35/85)]/24 Where:	·	
$SUB_{AH} = (Human toxicity + 5) * (Containment + 1) + Substance Qty$	SUB _{AH}	153
REL _A = Release to Air		0
TAR _{AH} = Nearest Population + Population within 1/2 mile	TAR _{AH}	42.8
	AIR _H	20.5

Pathway Scoring - Air Route, Environmental Pathway		
AIR _E = (SUB _{AE} *60/329)*[REL _A +(TAR _{AE} *35/85)]/24 Where:		
SUB _{AE} =(Environmental Toxicity Value +5)*(Containment +1) +Substance Qty REL _A = Release to Air TAR _{AE} = Nearest Sensitive Environment	SUB _{AE} REL _A TAR _{AE}	69 0 6.0
	AIR _e	1.3

Groundwater Route

Site Name: Western Parcel Express

1.0 Substance Characteristics

CSID: 6021

1.1 Human Toxicity

	Drinking Water	Acute Toxicity	Chronic Toxicity	Carcinogenicity	
Substance	Standard Value	Value	Value	Value	
Gasoline (benzene)	8	3	Х	5	
Ethylbenzene	4	3	1	Х	
Xylenes	2	10	1	Х	
Toluene	2	3	1	Х	
				Highest Value	10
				Bonus Points?	2
				Toxicity Value	12
Cations/Anions	Max value:	0			0
Solubility	Max Value:	3		Mobility Value	3
1.3 Substance Quantity					
Amount:	Approximately 45 cubi	c yards			
Basis:	Estimated volume of re	emaining			
	petroleum-impacted so	bil	Substar	nce Quantity Value	2
2.0 Minutian Detential					
2.0 Migration Potential				S	10
2.1 Containment			(containment value	10
Explain Basis:	Contaminated soil				
2.2 Net Precipitation	>10 to 20	inches	Net I	Precipitation Value	2
2.3 Subsurface Hydraulic C	onductivity		(Conductivity Value	4
Sand					
2.4 Vertical Depth to Groun	dwater	10	feet		
	Confirmed release:	Yes	Dept	th to Aquifer Value	8
3.0 Targets					
3.1 Groundwater Usage				Aquifer Use Value	2
Commercial/Industrial					
3.2 Distance to Nearest Dri	nking Water Well	>10,000	feet		
	-		W	ell Distance Value	0
				_	
3.3 Population Served within	in 2 Miles		Popula	ation Served Value	0
0	people			_	

Groundwater Route

CSID: 6021 Site Name: W 3.4 Area Irrigated by GW Wells within 2 miles 0 acres

Site Name: Western Parcel Express Area Irrigated Value

4.0 Release

Release to Groundwater Value

0

5

Explain basis for scoring a release to groundwater: Confirmed release to groundwater

Pathway Scoring - Groundwater Route, Human Health Pathway		
GW _H = (SUB _{GH} *40/208)*[(MIG _G *25/17)+REL _G +(TAR _{GH} *30/165)]/24 Where:		
SUB _{GH} =(Human toxicity + mobility + 3) * (Containment + 1) + Substance Qty	SUB _{GH}	200
MIG _G =Depth to Aquifer+Net Precip + Hydraulic Conductivity REL _G = Release to Groundwater	MIG _G REL _G	14 5
TAR _{GH} = Aquifer Use + Well Distance + Population Served + Area Irrigated	TAR _{GH}	2.0
	GW _H	41.6

Washington Ranking Method

Route Scores Summary and Ranking Calculation Sheet

Site Name:	Western Parcel	Express			CSID:	6021	
Site Address:	525 South Fron	t Street			FSID:	39352	815
HUMAN HEALTH RO	UTE SCORES						
Enter Human Health	Route Scores for a	ll Applicable Route	es:				Human Health
Pathway	Route Score	Quintile Group		H ² +	2M	+ L	Priority Bin Score:
Surface Water	ns	0	H= 4	16	6		- 2
Air	20.5	3	M= 3	10 +	o	+ 0	= 3
Groundwater	41.6	4	L= 0		8		rounded up to next whole number
ENVIRONMENT ROL Enter Environment R Pathway	ITE SCORES Coute Scores for all Route Score	Applicable Routes Quintile Group	: 	H ² +	2L		Environment Priority Bin Score:
Surface Water	ns	0	H= 1	1 +	0	=	1
Air	1.3	1	L= 0		Ŭ	_	-
				7			rounded up to next whole number
Comments/Notes	<u>.</u>						
					FINAL RAI	. MATRIX NKING	4

FOR REFERENCE:

Final WARM Bin Ranking Matrix

Human												
Health	Environment Priority											
<u>Priority</u>												
	5	4	3	2	1	N/A						
5	1	1	1	1	1	1						
4	1	2	2	2	3	2						
3	1	2	3	4	4	3						
2	2	3	4	4	5	3						
1	2	3	4	5	5	5						
N/A	3	4	5	5	5	NFA						

Quintile Values for Route Scores - February 2015 Values

	Human Health							Environment			
	Surface				Ground		Surface				
Quintile	Water		Air		Water		Water		Air		
5	>=	30.7	>=	37.6	>=	51.6	>=	50.9	>=	29.9	
4	>=	23.1	>=	23.8	>=	40.9	>=	31.2	>=	22.5	
3	>=	14.1	>=	15.5	>=	33.2	>=	23.6	>=	14.0	
2	>=	7.0	>=	8.5	>=	23.5	>=	11.0	>=	1.6	
1	<=	6.9	<=	8.4	<=	23.4	<=	10.9	<=	1.5	

Quintile value associated with each route score entered above



Legend:



- Property location (approximate)
 - Excavation area (approximate)
 - Former UST location (approximate)
 - Remaining soil contamination (approximate)
- Monitoring well (approximate)
- Soil sample (approximate)

Notes:

1. All locations are approximate, and not to scale.



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Western Parcel Express 525 South Front Street Seattle, WA 98108

Site Overview Map

CSID 6021 CSID6021.vsd