

Draft Retail Site Strategic Plan

Site Number: 0980

Site Wide Enfos Hierarchy: BP > USA > WA > KING > 0980

Strategy Manager: John Skance

Op's Project Manager: Shannon Couch

Gatekeeper: Chris Winsor

Property Ownership: Fee

Site Business Status: COFO

Tactic: AM/PM small format & forecourt reimage

Tactic Comments: Tactic updated from Keep As Is and contingent upon decap, good dirt, huge volume.

Date of Strategic Plan: June 19, 2013

1. Site Status Summary

Address: 10822 Roosevelt Way NE Seattle, WA 98125

- Most current groundwater information in Enfos is the Annual Report for 2012.
- Current Remedial Technique is Multi-Phase Extractions (DPE) – System shutdown February 2012.
- DPE system (down-hole pumps with high-vac SVE) was designed and operated to address SPH in on-site and off-site wells on the adjacent apartment building property. SPH (nearly 22,000 gallons of fluid) has been successfully removed. The system has operated intermittently since 2005. Existing DPE system needs Integrity Management upgrades if operation is continued.
- The site has had numerous remedial technologies applied including AS/SVE, ELR and the current DPE system installed in 2006.

SOIL

- Lithology generally consists of interbedded dense sand and silty sand and layers of gravel.
- Soil impacts were reportedly identified during pre-tank pull assessment activities.
- Concentrations of TPHg detected during the 1991 UST removal activities were up to 5,800 mg/kg beneath the piping and 5,400 mg/kg along the southern sidewall of the UST excavation between 2 and 15 feet bgs. During the UST removal activities, 1,400 cubic yards of soil were excavated from the UST and product line areas to an unknown depth.
- Since initiating remediation system operation, no recent soil sampling data exists in the above-identified impacted areas. In 1992, BV-5 (5 ft bgs) reported TPHg at 5,900 mg/kg. BV-5 well screen is 6-11 ft bgs.
- In 2005, TPHg in soil was reported in EX-4 (16 ft bgs) at 1,240 mg/kg.
- Heavier hydrocarbons were identified near the former waste oil tank located east of the station building.

GROUNDWATER

- Depth to groundwater 1.7 ft (MW-1) to 22 feet bgs, groundwater flow is to the Southeast at <0.13 ft/ft.

- SPH no longer remains on site, however, dissolved phase hydrocarbons remain in downgradient off-site well (MW-12) adjacent to apartment building.
- The highest concentrations of TPHg (9,500 ug/L), TPHd (14,500 ug/L), and TPHo (38,600 ug/L) were found in 2011 in off-site well MW-12, located about 80 feet south of the USTs and dispensers. The maximum benzene was found in B-1 (about 10 feet downgradient of the station building) at 140 ug/L. Consistent concentrations of TPHo in MW-11, with the most recent of 777ug/L on 9/21/2012.
- There appears to be a general correlation between water elevation and concentration, as groundwater elevation increases, concentrations decrease. Perimeter wells along the eastern portion of the site and perimeter wells along the eastern and southern portions the apartment complex property define the plume.
- Monitoring wells and SVE wells are screened across multiple groundwater bearing units.