CSID 3796

SITE HAZARD ASSESSMENT
WORKSHEET 1
SUMMARY SCORE SHEET

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

Olympian Apartment
1605 E Madison Street
Seattle, WA, 98122
T-25N, R-4E, Sec-33
TCP ID# N-17-5183-000 2412
Longitude: 122°, 18', 39.89"
Latitude: 47°, 36', 54.65"
Site Assessed for the August 29, 2000 Update

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

The Olympian Apartment site consists of three separate parcels of land, which together total 0.62 acres in size. The same family owns all three parcels. The site is located on a main thoroughphare in the First Hill neighborhood of the City of Seattle. The neighborhood is mostly residential, with some commercial type land uses. Two of the parcels on the site contain apartment buildings. The third parcel contains a one-story garage structure. Water and sewer is provided to the site by the City of Seattle Water and Sewer systems.

The site is about 90 percent covered by buildings, concrete and/or asphalt parking areas. The middle parcel has a large apartment building (Olympian Apartment) covering most of it. A small area at the entrance and a small area on the west side of the building show open soils in planting areas. The parcel to the south of Olympian Apartment has a small, unnamed apartment building on it. This parcel has some open soils between the two buildings. Also this parcel has a patch of graveled open soils by the alley behind the buildings, which is used for additional parking. The third parcel to the east of Olympian Apartment is covered by a one-story garage structure around the perimeter of the parcel. A circular concrete driveway fronts the garage structure. In the middle of the circle are open soils with a few trees and grass. About 30 percent of this parcel's soils are open soils.

The site was listed on the Confirmed and Suspected Contaminated Sites List after an Initial Investigation by Mary O'Herron, Northwest Regional Office, Washington State Department of Ecology (Ecology) on February 27, 1992. The investigation showed the presence of petroleum stains on open soils by an aboveground oil storage tank located in the area of the graveled open soils between the two apartment buildings by the alley. Ms. O'Herron also suspected contamination in or around the garage area.

Peter Isaksen, Public Health - Seattle and King County (PHSKC), visited the site on several occasions attempting to locate the owner or manager. While walking around the building in the alley behind, no gross contamination could be seen on the ground in the area of the parking space between the buildings where the original stains were noted. The above ground storage tank was no longer in place between the buildings. There was, however, a standpipe for an underground storage tank in this location. Also, on the parcel with the garage structure, and again while walking in the area of the garage from the car to the apartment building, several standpipes for apparent under ground storage tanks were noted in the grassy area in the middle of the circular drive. A black, tarry looking substance seemed to have been spilled around some of the standpipes.

On an additional visit of June 22, 2000, Mr. Isaksen (PHSKC) received the owner's name and phone number from a tenant of the building. When contacted, the owner of

the property was not interested in allowing any visits or sampling of the soils of the site. The owner said he was concerned that he would be responsible for a lot of needless expense if Ecology got involved on his property. He said to go ahead and rank the site as he was not interested in selling the property, and intended to keep the property in his family for the future. No sampling data could be received. The site will be ranked for suspected petroleum contamination.

On the basis of this Site Hazard Assessment, completed by SKCDPH's Environmental Health Division, this site will be scored for the ground water, air and surface water 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):

The Air Environmental Route was not scored due to lack of data regarding the toxicity of Petroleum Products in the Diesel and Heavy Oil Ranges for this route.

ROUTE SCORES:

Surface Water/Human Health:	3.6	Surface Water/Environ.:	2.4
Air/Human Health:	32.4	Air/Environmental:	NS
Ground Water/Human Health:	17.3		

OVERALL RANK: 4

WORKSHEET 2
ROUTE DOCUMENTATION

1. SURFACE WATER ROUTE

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

TPH-Diesel
TPH-Other

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

The above substance concentrations are above MTCA Method A cleanup standards.

List those management units to be considered for scoring: Source: 2

Surface soil contamination.

Explain basis for choice of unit to be used in scoring. Source: 2

Surface soil is exposed to weather with no containment.

2. AIR ROUTE

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

TPH-Diesel

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

The above substance concentrations are above MTCA Method A cleanup standards.

List those management units to be considered for scoring: Source: 2

Surface soil contamination.

Explain basis for choice of unit to be used in scoring. Source: 2

Surface soil is exposed to weather with no containment.

3. GROUND WATER ROUTE

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

TPH-Diesel
TPH-Other

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

The above substance concentration is above MTCA Method A cleanup standards.

List those management units to be considered for scoring: Source: 2

Surface soil contamination.

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

Surface soil is exposed to weather with no containment.

WORKSHEET 4
SURFACE WATER ROUTE

1.0 SUBSTANCE CHARACTERISTICS

1.1 Human Toxicity

Substance	Drinking Water Standard (ug/l)	Val.	Acute Toxicity (mg/kg-bw)	Val.	Chronic Toxicity (mg/kg/day)	Val.	Carcino-genicity WOE	PF*	Val.
1. TPH-Diesel	20	6	490	5	0.004	3	-	-	ND
2. TPH-Other	-	ND	-	ND	2.0	1	-	-	ND
3.									
4.									
5.									
6.									

*Potency Factor

Source: 1
Highest Value: 6
(Max.=10)

+2 Bonus Points? No

Final Toxicity Value: 6
(Max.=12)

1.2 Environmental Toxicity

(X) Freshwater
( ) Marine

Substance	Acute Water Quality Criteria (ug/l)	Value	Non-human Mammalian Acute Toxicity (mg/kg)	Value
1. TPH-Diesel	2300	2		
2. TPH-Other	-	ND		
3.				
4.				
5.				
6.				

Source: 1 **Value: 2**
(Max.=12)

1.3 Substance Quantity: use default Source: 2 **Value: 1**
(Max.=10)
Explain basis: unknown amount, could not access property

2.0 MIGRATION POTENTIAL

2.1 Containment Source: 2 **Value: 2**
(Max.=10)
Explain basis: Surface spills with discharge to a combined sewer.

2.2 Surface Soil Permeability: Silty Sand Source: 2 **Value: 3**
(Max.=7)

2.3 Total Annual Precipitation: 34.8 inches Source: 3 **Value: 3**
(Max.=5)

2.4 Max. 2-Yr/24-hour Precipitation: >1-2 inches Source: 4 **Value: 2**
(Max.=5)

2.5 Flood Plain: Not in a flood plain Source: 7 **Value: 0**
(Max.=2)

2.6 Terrain Slope: piped Source: 2 **Value: 5**
(Max.=5)

WORKSHEET 4 (CONTINUED)
SURFACE WATER ROUTE

3.0 TARGETS

3.1 Distance to Surface Water: >10,000 feet Source: 2,7 **Value: 0** (Max.=10)

3.2 Population Served within 2 miles (See WARM Scoring Manual Regarding Direction): √pop. = √ 0 = 0 Source: 5 **Value: 0** (Max.=75)

3.3 Area Irrigated within 2 miles 0.75 √ # acres = 0
(Refer to note in 3.2.): 0.75 √ 0 = 0 Source: 6 **Value: 0** (Max.=30)

3.4 Distance to Nearest Fishery Resource: >10,000 feet Source: 2,7 **Value: 0** (Max.=12)

3.5 Distance to, and Name(s) of, Nearest Sensitive Environment(s) >10,000 feet
Lake Union Source: 2,7 **Value: 0** (Max.=12)

4.0 RELEASE

Explain basis for scoring a release to surface water: Source: 2 **Value: 0** (Max.=5)

No Confirmed releases.

WORKSHEET 5
AIR ROUTE

1.0 SUBSTANCE CHARACTERISTICS

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

1.2 Human Toxicity

Substance	Air Standard (ug/m^3)	Val.	Acute Toxicity (mg/m^3)	Val.	Chronic Toxicity (mg/kg/day)	Val.	Carcino-genicity WOE	PF*	Val.
1. TPH-Diesel	166.5	4	ND	-	ND	-	-	-	-
2.									
3.									
4.									
5.									

*Potency Factor

Source: 1
Highest Value: 4 (Max.=10)

+2 Bonus Points? No
Final Toxicity Value: 4 (Max.=12)

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

1.3.1 Gaseous Mobility
Vapor Pressure(s) (mmHg): 1= 0.082; 2= ; Source: 1
3= ; 4= ; 5= ; 6= Value: 3 (Max.=4)

1.3.2 Particulate Mobility
Soil type: sandy loam Source: 2
Erodibility: 86 Value: 1
Climatic Factor: 1-10 (Max.=4)

1.4 Highest Human Health Toxicity/Mobility Matrix Value (from Table A-7) equals **Final Matrix Value: 6** (Max.=24)

1.5 Environmental Toxicity/Mobility Source: 1

Substance	Non-human Mammalian Acute Inhal. Toxicity (mg/m^3)	Value	Mobility (mmHg)	Value	(Table A-7) Matrix Value
1. Not Scored	No Data				
2.					
3.					
4.					
5.					

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

1.6 Substance Quantity: use default Source: 2 **Value: 1** (Max.=10)
Explain basis: could not access property.

WORKSHEET 5 (CONTINUED)
AIR ROUTE

2.0 MIGRATION POTENTIAL

2.1 Containment: No cover, discharges/spills directly to ground Source: 2 **Value: 10** (Max.=10)

3.0 TARGETS

3.1 Nearest Population: less than or equal to 1,000 feet Source: 2 **Value: 10** (Max.=10)

3.2 Distance to, and Name(s) of, Nearest Sensitive Environment(s) 1,750 feet- Bobby Morris Playfield Source: 2 **Value: 6** (Max.=7)

3.3 Population within 0.5 miles: √pop.= √8575 = >75 Source: 8 **Value: 75** (Max.=75)

4.0 RELEASE

Explain basis for scoring a release to air: No confirmed release Source: - **Value: 0** (Max.=5)

WORKSHEET 6
GROUND WATER ROUTE

1.0 SUBSTANCE CHARACTERISTICS

1.1 Human Toxicity

Substance	Drinking Water Standard (ug/l)	Val.	Acute Toxicity (mg/kg-bw)	Val.	Chronic Toxicity (mg/kg/day)	Val.	Carcino-genicity WOE	PF*	Val.
1. TPH-Diesel	20	6	490	5	0.004	3	-	-	5
2. TPH-Other	-	ND	-	ND	2.0	1	-	-	ND
3.									
4.									
5.									
6.									

*Potency Factor

Source: 1
Highest Value: 6 (Max.=10)

+2 Bonus Points?
Final Toxicity Value: 6 (Max.=12)

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

OR
Solubility(mg/l): 1= ; 2= ; 3= ; 4= ; 5= ; 6= .

1.3 Substance Quantity: use default Source: 2 **Value: 1** (Max.=10)
Explain basis: could not access property

2.0 MIGRATION POTENTIAL

2.1 Containment Source: 2 **Value: 10** (Max.=10)
Explain basis: No containment- spills discharge to soils

2.2 Net Precipitation: 18.7 inches Source: 3 **Value: 2** (Max.=5)

2.3 Subsurface Hydraulic Conductivity: Sandy Silt Source: 2 **Value: 3** (Max.=4)

2.4 Vertical Depth to Ground Water: 0-25 feet Source: 2 **Value: 8** (Max.=8)

3.0 TARGETS

3.1 Ground Water Usage: Ground water not used, but useable Source: 2 **Value: 2** (Max.=10)

3.2 Distance to Nearest Drinking Water Well: > 4 miles Source: 5 **Value: 0** (Max.=5)

3.3 Population Served within 2 Miles: √pop. = √0 = 0 Source: 5 **Value: 0** (Max.=50)

WORKSHEET 6 (CONTINUED)
GROUND WATER ROUTE

3.4 Area Irrigated by (Groundwater) Wells

within 2 miles: 0.75 √ # acres = 0 Source: 6 **Value: 0**
(Max.=100)
0.75 √ 0 = 0

4.0 RELEASE

Explain basis for scoring a release to ground water: Non confirmed Source: 2 **Value: 0**
(Max.=5)

SOURCES USED IN SCORING

1. Washington Ranking Method Toxicological Data-base.
2. Site Hazard Assessment, Public Health Seattle and King County, July, 2000.
3. National Weather Service Data.
4. Isopluvials of 2-Year, 24 Hour Precipitation, NOAA atlas 2, Vol. IX.
5. Washington State Department of Health Public Water Supply Listing.
6. Washington State Water Use Data.
7. Sensitive Areas Themes, King County GIS Data, King County, Washington, July, 2000.
8. 1990 Census Data, King County GIS Data, King County, Washington, July, 2000.