CSID 256

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

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

Key Bank McAbee Property
9735 Holman Road
Seattle, WA 98117
King County
T-26N, R-3E, Sec-36
Facility Site ID: 4706
Longitude: 122* 21' 51.81"
Latitude: 47* 42' 3.17"
Site assessed for February 26, 2002 update

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

The Key Bank McAbee Property is located at 9735 Holman Road in the northern section of the City of Seattle. The site is located within the Plaza Shopping Center which contains a large supermarket, and two retail buildings that include restaurants, service businesses and other retail shops. The Key Bank is contained within one of these retail buildings at the southwest corner of the Plaza Shopping Center. The site is surrounded by residential properties to the west, east and north and a mix of residential and commercial properties to the south. The entire Key Bank McAbee Property is covered with cement and asphalt except for some decorative planting areas. Municipal sewer and water systems serve the area.

The Plaza Shopping Center was initially developed as a shopping center in 1955. Prior to 1955 the property was undeveloped. F.R. McAbee Inc. purchased the site in 1993. At that time the owners decided to have a Phase I environmental site assessment completed on the property. During this assessment it was determined that the Key Bank Building was constructed on the site of a former gasoline service station which operated from 1956 to 1984. There were no records of the soil surrounding the gasoline service station being tested for possible contamination during the demolition of the service station building in 1984. F.R. McAbee Inc. then decided to conduct a Phase II environmental site assessment to see if contamination had occurred at the site.

On December 16, 1993 ATC/Diagnostic Environmental Inc. conducted a Phase II environmental site assessment at the Key Bank Building site. The assessment consisted of drilling borings and taking soil samples at four different locations at the old service station location. The soil samples were collected at depths of 7.5, 12.5, 17.5 and 22.5 feet below ground surface within each of the four borings. All of the samples were then analyzed for Total Petroleum Hydrocarbons (TPH) for qualitative screening to determine the type and presence of petroleum hydrocarbons. The results of the analysis showed that there were no detectable levels of TPH in any of the soil samples obtained from the Key Bank Building site.

During the summer of 1995, the Boy's Village property, a site across 7th Avenue NW east of the Plaza Shopping Center, conducted a Phase II environmental site assessment on their site. This assessment included three soil vapor samples taken at 23 to 30 feet below the ground surface. During that assessment, vapor from Total Petroleum Hydrocarbons Gasoline (TPH-G) and traces of Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX) were found in only one of the three samples. The Washington State Department of Ecology (Ecology) felt that this gasoline contamination might have been contributed by the former gas station located across

the street at the Plaza Shopping Center. With this information, Ecology felt that further investigation was needed at the Key Bank McAbee site. Ecology decided to add the Key Bank McAbee Property to Ecology's Site Information Systems (SIS) list on December 23, 1996.

In the fall of 1996, Hydro Geo Chem, Inc. conducted another soil gas survey for the Boy's Village property. This survey included testing the soil vapors at a total of 22 locations on both the Boy's Village site and the entire McAbee property. The vapors were extracted at a depth ranging from five to eight feet and analyzed for Volatile Organic Compounds (VOC'S) which included testing for BTEX. Of the 22 locations, eight of them were tested on the Key Bank McAbee property. BETX was not detected in any of these eight sample locations or in any of the remaining 14 samples collected surrounding the Key Bank McAbee site.

Carsten Thomsen of Public Health-Seattle & King County (PHSKC) conducted a site hazard assessment (SHA) visit on March 1, 2000. A property representative, Rick McAbee, provided commentary about history and current applications of the site during an inspection of the property. Since three Phase II environmental site assessments had been conducted on the site which included extensive soil sampling, no further sampling was deemed necessary at the Key Bank McAbee Property.

Even though no contaminants were found on the Key Bank McAbee property, Ecology feels that further analysis of the site is needed due to the one and only sample disclosing TPH-Gasoline contamination which was obtained across the street on the Boy's Village site. Ecology's conclusion is the former gasoline service station that was located on the Key Bank McAbee property would be the sole source of gasoline contamination in the area. On the basis of this SHA, the PHSKC's Environmental Health Division, this site will be scored for the groundwater route only due to the fact that the contamination is below the ground surface and covered with asphalt and cement.

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): N/A

**ROUTE SCORES:**

| | | | |
|---|---|---|---|
| Surface Water/Human Health: | N/S | Surface Water/Environ.: | N/S |
| Air/Human Health: | N/S | Air/Environmental: | N/S |
| Ground Water/Human Health: | 13.3 | | |

**OVERALL RANK: 5**

**WORKSHEET 2**
**ROUTE DOCUMENTATION**

1. **SURFACE WATER ROUTE**

List those substances to be considered for scoring: Source:

**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:

**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.

**3. GROUND WATER ROUTE**

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

TPH-Gasoline

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: 2,3

Soil is contaminated.

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

Soil is contaminated with no containment.

**WORKSHEET 3**
**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-Gasoline | 5.0 | 8 | 3306 | 3 | ND | - | A | .029 | 5 |

*Potency Factor

Source: 1
Highest Value: 8 (Max.=10)

+2 Bonus Points?
**Final Toxicity Value: 8**

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

Cations/Anions: _____ Source: 1 **Value: 3** (Max.=3)

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

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

## 2.0 MIGRATION POTENTIAL

2.1 Containment: no liner= 3, cover= 0, no leachate= 2 Source: 3 **Value: 5** (Max.=10)
Explain basis: no liquids present= 0

2.2 Net Precipitation: 18.7 inches Source: 4 **Value: 2** (Max.=5)

2.3 Subsurface Hydraulic Conductivity: silt,sand,till Source: 3 **Value: 3** (Max.=4)

2.4 Vertical Depth to Ground Water: 14 feet Source: 3 **Value: 8** (Max.=8)

**WORKSHEET 3 (continued)**
**GROUND WATER ROUTE**

**3.0 TARGETS**

3.1 Ground Water Usage: not used but usable Source: 3 **Value: 2** (Max.=10)

3.2 Distance to Nearest Drinking Water Well: >10,000ft Source: 6 **Value: 0** (Max.=5)

3.3 Population Served within 2 Miles: √pop.=√ 0 = 0 Source: 6 **Value: 0** (Max.=100)

3.4 Area Irrigated by (Groundwater) Wells within 2 miles: 0.75√no.acres= 0 Source: 6 **Value: 0** (Max.=50)
0.75√ =0.75 ( )=

**4.0 RELEASE**

Explain basis for scoring a release to ground water: no confirmed release Source: 3 **Value: 0** (Max.=5)

**SOURCES USED IN SCORING**


1. Washington ranking Method Toxicological Data-Base
2. Analytical Results, Soil Gas Survey, Hydro Geo Chem, Inc., September, 1996, Secor July, 1995 and DEI soil borings December 1993.
3. Site Hazard Assessment, PHSKC, March 2000
4. Nation Weather Service Data
5. Washington State Dept. of Health Public Water Supply Listing
6. Washington State Water Use Data
7. Sensitive Areas Coverage, King Co. Geographic Information System Data
8. Census Data, 1990 census