

CSID 6455

WORKSHEET 1  
SUMMARY SCORE SHEET

Site Name/Location (Street, City, County, Section/Township/Range, TCP ID No.):

Metro Dearborn Site T24N/R4E/NW $\frac{1}{4}$ NW $\frac{1}{4}$  Sec. 5  
802 S. Dearborn Street TCP ID: N-17-5228-000  
Seattle, King County, WA 98134

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

The approx. 1.66 acre Municipality of Metropolitan Seattle (Metro) Dearborn site is located adjacent to, and north of, the intersection of 8th Avenue South and South Dearborn Street in the International District, Seattle, King county, WA. Site property west of 8th Avenue South is currently used for parking, whereas the one acre site property east of 8th Avenue South is vacant, but had been used for vehicle maintenance, fueling, and parking for at least 20 years. A 40-year old wooden building occupies about half the eastern part of the site. The western part of the site has been used in the past for residences, a hotel, a restaurant, and a winery.

The site property is currently zoned "IDM 75-85" (i.e., International District - Mixed residential and commercial use, with 75- to 85-foot building height restrictions), and is not considered to be in an environmentally sensitive area. Surrounding properties are used for commercial/retail purposes. The City of Seattle Charles Street Maintenance Facility is located immediately south, across South Dearborn Street. City vehicles such as police cars and fire trucks are maintained at this facility, which currently stores and dispenses fuel for City vehicles.

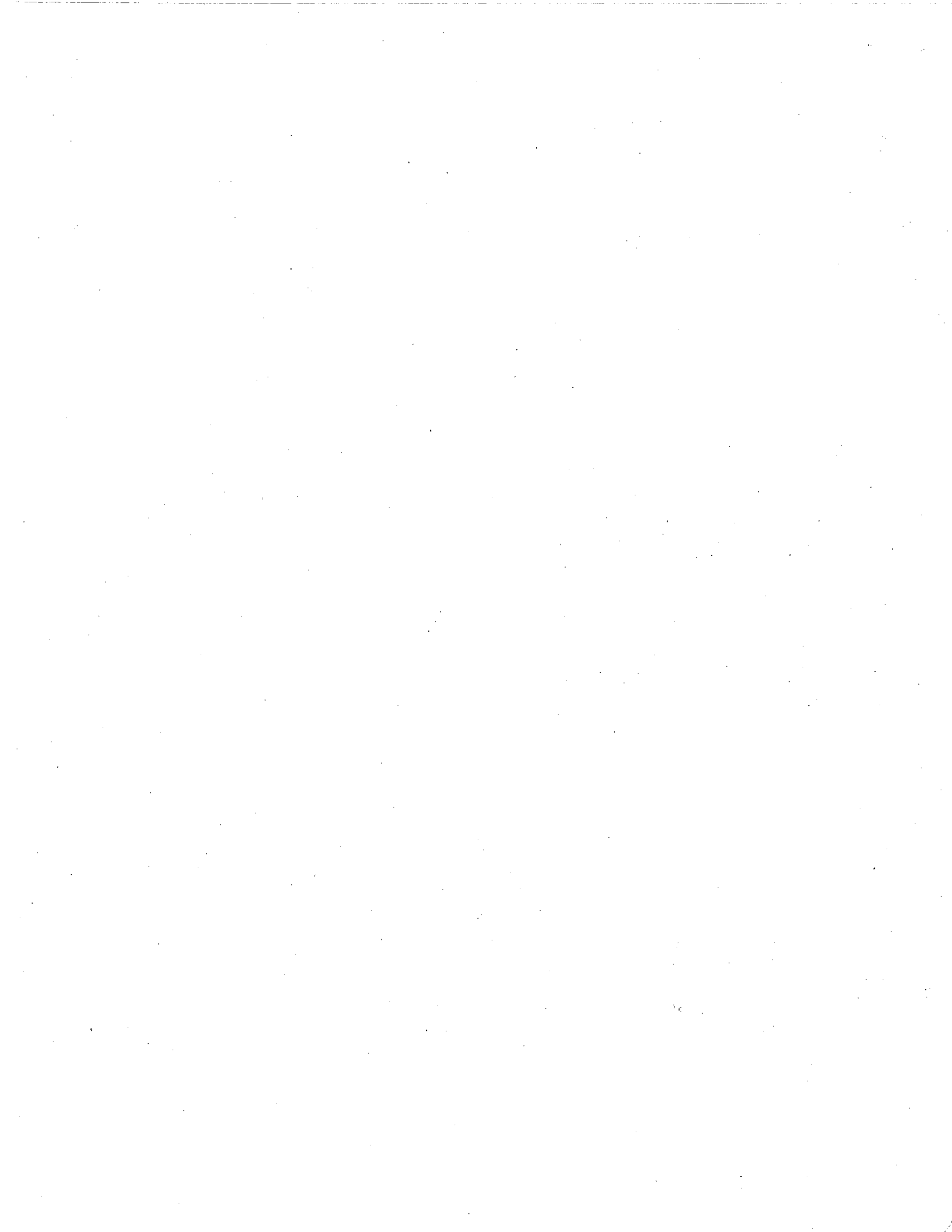
Five underground storage tanks (USTs) (one fresh motor oil, two for unleaded gasoline, two for diesel) on the east side of the site property were decommissioned in December 1990. Samples collected by a Metro contractor confirmed soil contamination in the tank excavations in three general locations. Analytical results indicated contamination in excess of Ecology Model Toxics Act (MTCA) Cleanup Levels consisted of gasoline constituents (benzene, toluene, ethylbenzene, xylene = BETX) and 1,2-dichloroethane (1,2-DCA).

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):

Site runoff is prevented from reaching any surface water target components due to the subsurface nature of documented soil contamination, travel distance, and presence of stormwater drainage system. The air route, under present site conditions (subsurface contamination only), is also not considered significant enough to score for Washington Ranking Method (WARM) purposes. Only the groundwater is applicable for scoring at this site.

ROUTE SCORES: Surface Water/Human Health: NS Surface Water/Environ.: NS  
Air/Human Health: NS Air/Environmental: NS  
Ground Water/Human Health: 39.0

OVERALL RANK: 3



WORKSHEET 2  
ROUTE DOCUMENTATION

1. SURFACE WATER ROUTE

List those substances to be considered for scoring: Source: 1,2

**Route 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: 1,2

**Route 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: 1,2

Benzene, ethylbenzene, toluene, xylene, 1,2-dichloroethane.

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

All of the above will be used to the score this site, as their reported concentrations in subsurface soils exceed MTCA Method A Cleanup Levels.

List those management units to be considered for scoring: Source: 1,2

Underground storage tanks, contaminated soil.

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

The site will be scored on the basis of subsurface contaminated soils, as the reported concentrations of benzene, ethylbenzene, toluene, xylene, 1,2-dichloroethane in subsurface soils exceed MTCA Method A Cleanup Levels.



WORKSHEET 6  
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 <sup>n</sup>	Val.
1. Benzene	5	8	3306	3	X	-	A	.029	5
2. Ethylbenzene	700	4	3500	3	0.1	1	D	X	-
3. Toluene	2000	2	5000	3	0.2	1	D	X	-
4. Xylene	10,000	2	50	10	2	1	D	X	-
5. 1,2-Dichloroethene	5	8	670	5	X	-	B2	.091	4

\*Potency Factor

Source: 2,3  
Highest Value: 10  
(Max.=10)  
+2 Bonus Points? 2  
Final Toxicity Value: 12  
(Max.=12)

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

Cations/Anions: 1) ; 2) ; 3) Source: 3 Value: 3  
(Max.=3)

OR

Solubility(mg/l): 1 = 1.8E+03 = 3; 2 = 1.5E+02 = 2;  
3 = 5.4E+02 = 2; 4 = 2.0E+02 = 2; 5 = 8.5E+03 = 3

1.3 Substance Quantity: Total of 3815 cubic yards of Source: 1 Value: 4  
Explain basis: contaminated soil. (Max.=10)

2.0 MIGRATION POTENTIAL

2.1 Containment Source: 1,2 Value: 10  
Explain basis: Spills/discharges/contaminated (Max.=10)  
soil always = 10.

2.2 Net Precipitation: 18.7 inches Source: 5 Value: 1  
(Max.=5)

2.3 Subsurf. Hydraulic Conductivity: 10<sup>-5</sup> - 10<sup>-8</sup> Source: 1 Value: 2  
(Max.=4)

2.4 Vertical Depth to Ground Water: 38 minus 15 = 23 ft Source: 6,7 Value: 8  
(Max.=8)

WORKSHEET 6 (CONTINUED)  
GROUND WATER ROUTE

3.0 TARGETS

- 3.1 Ground Water Usage: Pub. supply/unthr. alts. avail. Source: 6 Value: 4  
(Max.=10)
- 3.2 Distance to Nearest Drinking Water Well: 1100 feet Source: 2 Value: 4  
(Max.=5)
- 3.3 Population Served within 2 Miles: None documented Source: 6 Value: 0  
(Max.=100)
- 3.4 Area Irrigated by (Groundwater) Wells  
within 2 miles: 0.75/no.acres= Source: 7 Value: 0  
None documented (Max.=50)
- 4.0 RELEASE  
Explain basis for scoring a release to ground water: Analytical evidence. Source: 1 Value: 5  
(Max.=5)
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SOURCES USED IN SCORING

1. Final Report - Site Characterization of the Metro South Dearborn Facility, Seattle, Washington, August 24, 1992, Enviros.
2. Final Report - Human Health Risk Assessment and Feasibility Study of the Metro South Dearborn Facility, Seattle, Washington, August 25, 1995, Enviros.
3. Washington Department of Ecology, Toxicology Database for Use in Washington Ranking Method Scoring, January 1992.
4. Washington Department of Ecology, WARM Scoring Manual, April 1992.
5. See attached table identified as Reference 5.
6. DOH Public Water Supply System Listing.
7. Ecology Water Rights Information System (WRIS).