



City of Seattle
Paul Schell, *Mayor*



King County
Ron Sims, *Executive*

Seattle-King County Department of Public Health

Alonzo L. Plough, Ph.D., MPH, *Director*

January 28, 1999

EMCON
Daniel A. Balbiani, P.E.
18912 North Creek Parkway, Suite 100
Bothell, WA 98011-8016

Dear Mr. Balbiani,

The King County Health Department has completed the site hazard assessment (SHA) of the Quadrant Lake Union Center site, as required under the Model Toxics Control Act. A determination of no further action (NFA) at this site has been made by Ecology based on this SHA.

For your information, Ecology will be publishing the results of this, and other recently completed SHAs in the February 16, 1999 Special Issue of the Site Register.

Ecology reserves the right to initiate further investigation at this site where new information is received indicating a potential/actual threat to human health and/or the environment through the release of hazardous substance(s).

Please contact me at (206) 296-4830 if you have any questions/comments regarding this SHA/determination of NFA.

Sincerely,

Carsten Thomsen

cc: Michael Spencer, Department of Ecology
Norm Peck, Department of Ecology

WORKSHEET 1
SUMMARY SCORE SHEET

Note: This document currently has no provision for sediment route scoring.

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

Quadrant Lake Union Center
3307 Fremont Ave. N
Seattle, WA 98103
King County
T-25N, R-3E, Sec-13
TCP ID N-17-5076-000
Longitude: 122° 20' 58.42"
Latitude: 47° 38' 58.42"
Recommendation date for NFA: December 31, 1998

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

The Quadrant Lake Union Center (QLUC) is located on a multiple acre lot in the Fremont area of North Seattle. The QLUC is part of the Adobe Development project, which is developing a large area for commercial office use. The area is bordered by the Fremont Bridge to the east, North 34th Street to the north, the Lake Washington Ship Canal to the south and Evanston Avenue to the west. The surrounding area is a mix of commercial/residential properties. Municipal sewer and water systems serve the area. The QLUC site has been used for commercial activities since 1889. From 1889 until 1957, the site operated as a lumber mill and door company. From 1957 until it's current redevelopment, the property was used as an industrial/commercial park. The site also contained a former railroad right-of-way adjacent to North 34th Street. The railway tracks and ties were removed from the area during 1989 and 1990. The prior location of the tracks was covered by gravel. The remaining areas of the site were covered by several buildings and asphalt pavement. The site was added to the Washington State Department of Ecology (Ecology) "Confirmed and Suspected Contaminated Sites" list on December 6, 1990 after a Metro Stormwater Inspector saw visual evidence of soil contamination and reported it to Ecology.

Due to the fact that the property had been used as a railroad right-of-way, the Quadrant Corporation hired the EMCON Company to conduct a site assessment during the spring of 1995. This assessment showed that the right-of-way was contaminated with Total Petroleum Hydrocarbons (TPH) and Polyaromatic Hydrocarbons (PAH's) that were above the Model Toxics Control Act (MTCA) Method A cleanup levels. TPH levels ranged from 110 ppm to 46,000 ppm along the railroad right-of-way. PAH levels ranged from 0.08 ppm to 1.7 ppm. It was concluded from the soil sampling that approximately 8,650 cubic yards of soil at the site were contaminated.

Redevelopment of the QLUC site began during August 1998. Two of the buildings on the site were demolished and removed along with their foundations. In addition, the remaining portion of the railroad right-of-way was excavated and removed to a depth where no soil contamination was encountered. Soil samples were also taken at other locations on the QLUC property and tested for TPH, PAH's and PCB's. The TPH levels were evaluated using Ecology's "Interim Policy Statement for TPH. All of the contamination found was below Ecology cleanup levels.

Carsten Thomsen of the Seattle-King County Department of Public Health (SKCDPH) conducted a site hazard assessment visit on April 2, 1998. Dan Balbiani from the EMCON Company conducted a site tour and provided information on the site. Some visual evidence of soil contamination along the railroad right-of-way was encountered during the site visit. As mentioned above this contamination has now been removed from the site. No other visible contamination was noted.

On the basis of this SHA and the fact that the QLUC property has been extensively tested and remediated, the SKCDPH's Environmental Health Division recommends that this site receives no further action (NFA) under the MTCA, based on its documented insignificant threat to human health and the environment.

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):

Due to the fact that the PAH contamination was located within the areas of TPH contamination, no follow-up testing was done for PAH's after removal of the contaminated soil on the QLUC property. This fact was noted during the SHA, but was not looked at as being significant, since the PAH levels were only slightly above the Method A cleanup levels before the site was remediated.

PATHWAY SCORES:

Surface Water/Human Health: N/A

Surface Water/Environ.: N/A

Air/Human Health: N/A

Air/Environmental: N/A

Ground Water/Human Health: N/A

OVERALL RANK: NFA

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