

Texaco 211577 Monterey

SHARP Report — Part 1 of 2

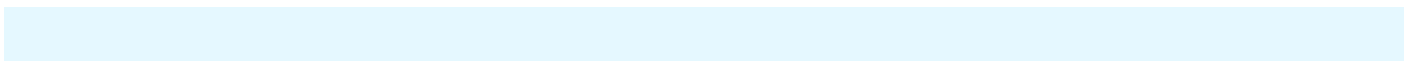
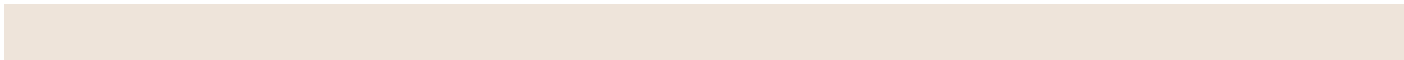
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• SHARP first SHARP

v2024.04.29

Ecology Info

• SHARP rating	Medium	ERTS	none
• SHARP date	06/27/2024	CSID	6663
• EJFlagged?			





Primary census tract	Associated census tracts
53033007001	none

Local demographics comments
no comments

Source/source area description
<p>The Site includes the former Texaco property located at 631 Queen Anne Avenue North (the Property), and the nearby Del Roy, Monterey, Bungalows, Queen Anne Arms, U-Park, and Bank of America properties. Several City of Seattle owned properties under West Roy Street, Queen Anne Avenue North, and 1st Avenue West are also part of this Site.</p> <p>The Property operated as a Texaco-branded gasoline service station from 1927 to 1993, then as a Manhattan Express Deli from 1993 to 2017. The building was vacant from 2017 to 2020, until the Property has been redeveloped into a multi-story building with one level of underground parking.</p>

Soil comments
no comments

Groundwater comments
no comments



Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments



Site history

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Cleanup at the Site started in 1986 when Ecology responded to complaints of gasoline odors at the southwest-adjacent Monterey Apartments, and discovered up to 2 feet of petroleum (gasoline and diesel) in groundwater beneath the Monterey Apartments and the Property. From 1986 to 1990, Ecology installed groundwater monitoring wells and collected soil gas samples to investigate the contamination. The investigation identified the former Texaco gasoline station as the likely source of petroleum.

In 1986, Ecology installed two recovery wells to remove light non aqueous phase liquid (LNAPL) in groundwater. Approximately 75 to 125 gallons of LNAPL were recovered from these wells.

The service station was decommissioned in 1993, including removal of seven fuel underground storage tanks (USTs) and closing one UST in place. Petroleum-contaminated soil (PCS) was encountered during UST removal. A soil vapor extraction (SVE) and groundwater recovery system were installed in 1993 and operated from 1993 to 1997 to address the contamination. The SVE system was upgraded in 2003 and operated until 2005. The system was replaced with a dual-phase extraction (DPE) system in 2005. The DPE system operated until 2008, and was estimated to have removed approximately 45,000 pounds of petroleum hydrocarbons.

From 2020 to 2023, interim action was completed to remove petroleum-contaminated soil and groundwater on the Property, in conjunction with the Property redevelopment. The interim action includes:

- Removal of USTs, hoists, product piping, and other service station underground facilities, upon discovery.
- Excavation and removal of approximately 16,745 tons of PCS from the Property to permitted facilities; collection of confirmation soil samples to demonstrate that all PCS within the Property boundaries were removed.
- Installation of a dewatering system to pump, treat, and discharge approximately 610,900 gallons of contaminated groundwater during excavation.
- Properly decommissioning of eight pre-interim action monitoring wells in accordance with WAC 173-160-460.
- Installation of six groundwater monitoring wells at the Property after soil excavation; completion of five consecutive quarters of post-remediation groundwater monitoring to demonstrate that the groundwater at the Property complies with MTCA cleanup levels.
- Installation of a vapor barrier beneath the entire garage floor slab, and along all outside walls of the parking garage; installation of a passive subslab depressurization (SSD) system on the western portion of the Property.
- Collection of soil vapor samples in sidewalks adjacent the Property; use of modeling to predict indoor air concentrations; data evaluation to demonstrate that the vapor intrusion risk to the building is low and no further vapor intrusion evaluation is needed.



Overflow - Site contamination and cleanup history

Remedial investigations are being conducted at off-Property portion of the Site since 2022. The on-going investigation include collection of indoor air and sub-slab vapor samples in the basement of the adjacent Monterey and Del Roy Apartments; installation of monitoring wells in adjacent properties and rights-of-way; collection of soil and groundwater samples to delineate the extents of the contamination.

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First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

06/27/2024



Assessment scores by environmental medium

