

Boathouse Inc Renton Skyway



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	504996
• SHARP date	04/29/2024		CSID	567
• EJFlagged?	✓ – No Override		FSID	56652786
• LD confidence level	low		VCP	NW0926
• Cleanup milestone	site hazard assessment		UST ID	none
• SHARPster	Kim Wooten		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	A2	high	multiple chemical types <input type="checkbox"/>
Groundwater	C1	high	risk to off-site people <input type="checkbox"/>
Surface water	D4	high	climate change impacts <input type="checkbox"/>
Sediment	D4	high	plant/animal tissue data <input type="checkbox"/>
Soil	C1	high	

Location and land use info	
12548 Renton Ave S, Seattle, King County, 98178	
Primary parcel	0231000012
Land use	commercial
Responsible unit	NWRO

Sources reviewed
2023, Indoor Air Sampling and Intrusion Assessment, Aspect Consulting
2022, Fact Sheet, Ecology
2019, Limited Phase II Screen, Adapt Engineering
2015, SHA, Ecology



Primary census tract	Associated census tracts
53033026001	SHARP it

Local demographics comments

The census tracts identifies 1 of 10 EJScreen demographics indicators greater than the 80th percentile for Washington. The Environmental Health Disparities score is 9. The EJFlag criterion is met.

Source/source area description

The Boathouse Inc. Renton Skyway site (site) is a former retail store and dry cleaning facility located in Skyway, a neighborhood in unincorporated King County, Washington. The property is approximately 0.48 acres and zoned for community business use.

Soil comments

Investigations found the following contaminants in soil and groundwater:

- Tetrachloroethene (PCE)
- trichloroethene (TCE)
- cis-1,2-dichloroethene (DCE)
- vinyl chloride (VC)

Groundwater comments

Investigations found the following contaminants in soil and groundwater:

- Tetrachloroethene (PCE)
- trichloroethene (TCE)
- cis-1,2-dichloroethene (DCE)
- vinyl chloride (VC)



Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

The Tier I Screening indicated that vapor intrusion may result in unacceptable concentrations of tetrachloroethene (PCE) and trichloroethene (TCE) in indoor air at three of the seven existing tenant spaces at the Subject Property.

Additional factors comments

no comments



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Site history

A dry cleaning facility, Ken’s Skyway Cleaners, operated at the site from 1982 until 2002. Hazardous chemicals used in the dry cleaning business contaminated soil and groundwater.

Solvent-impacted groundwater has been confirmed on the property and the adjacent parcel to make up the site. The extent of the contamination will be determined in the remedial investigation. Municipal groundwater wells for the Skyway Water District (approximately 9,890 users) and the City of Renton (approximately 62,100 users) are located within 2 miles of the Site.

Investigations found the following contaminants in soil and groundwater:

- Tetrachloroethene (PCE)
- trichloroethene (TCE)
- cis-1,2-dichloroethene (DCE)
- vinyl chloride (VC)

All of these contaminants were found at levels above those allowed by the state’s cleanup law, MTCA.

Note: Initial SHARP completed by Jeff Wirtz in February 2024. Reviewed and edited by site manager Sandra Matthews (with SHARP assistance by Kim Wooten) on date noted above.
Copied to new version by Meredith Bee 9/3/2024.

Overflow - Site contamination and cleanup history

No overflow



Assessment scores by environmental medium

