

Koz Development Property



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	730872
• SHARP date	12/17/2024		CSID	17153
• EJFlagged?	⊘ - No Override		FSID	100003187
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	none
• SHARPster	Cecilia Henderson		LUST ID	none

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	✓
Groundwater	C3	medium	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	D4	high		

Location and land use info	
312 W Republican Street, Seattle, King County, 98119	
Primary parcel	1990200224
Land use	residential
Responsible unit	NWRO

Sources reviewed
1. 2024, Response to Ecology Comments on Subsurface Assessment and Remedial Action Report, Landau Associates, Inc.
2. 2024, Subsurface Assessment and Remedial Action Report, Landau Associates, Inc.
3. 2023, Geotechnical Report, PanGEO, Inc.
4. 2023, Remedial Investigation Summary and Scope of Work, Migizi Group, Inc.
5. 2019, Phase II Environmental Site Assessment, SoundEarth Strategies, Inc.

Primary census tract	Associated census tracts
53033007102	none

Local demographics comments

no comments

Source/source area description

As of this report, the site is currently under redevelopment as a multi-story residential building, including completion of foundation elements. The site is located in the Lower Queen Anne neighborhood of Seattle in residential and commercial area.

In 1928, the site was developed with a multi-use building subsequently occupied by a bakery, flooring company, and bindery. Between 1993 and 2022, multiple tenants occupied the building including a plant store, hair service, and residents. The building contained an oil-burning furnace and two heating oil underground storage tank (USTs) were historically present in the northwest corner of the site, including a known 500-gallon and recently discovered 1,200-gallon. The building was demolished in 2023.

Soil comments

Following remedial excavation activities in 2024, confirmation sample B1-WSW-16 located at 16 feet bgs along the western sidewall contained GRO exceeding Method A cleanup levels. The GRO result was noted to be atypical from the GRO chromatographic standard with anticipated DRO overlap and chromatograms were provided. This sample also reported total naphthalenes above the Method A cleanup level; a statistical evaluation was provided and described meeting the three-part statistical rule to determine this sample is in compliance.

Groundwater comments

One permanent well (PG-1) associated with the site is located in the west-adjacent alley. PG-1 groundwater samples reported DRO above Method A cleanup levels without SGC and below Method A with SGC; resulting polar organics concentrations were above Method A. Two temporary wells installed in test pits on site in the former UST areas reported DRO (without SGC) and/or benzene exceeding Method A cleanup levels. No nearby drinking water wells.

Surface water comments

No surface water present on site.

Sediment comments

No sediment present on site.

Indoor air comments

No building currently present on site; a multi-story residential building is under construction at the time of this report (no basement, slab-on-grade foundation). One temporary well installed in a test pit on site in 2023 reported benzene above the Method A cleanup level; benzene has not been reported in permanent well PG-1 located in the alley west-adjacent to the site. DRO was reported above Method A in temporary wells in test pits on site and in PG-1 without SGC, and polar organics reported in PG-1 above Method A with SGC utilized in DRO analysis.

Additional factors comments

no comments

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In 2019, eight soil borings were advanced in the northwest area of the site, one of which was completed as a permanent groundwater monitoring well (PG-1) in the west-adjacent alley. Concentrations of DRO, GRO, benzene, ethylbenzene, and/or xylenes were reported exceeding MTCA Method A cleanup levels in three soil borings. In 2020, six additional soil borings were advanced in the northwest area of the site and well PG-1 was resampled. DRO was reported in the groundwater sample from PG-1 exceeding Method A cleanup levels.

Between January and February 2021, the 500-gallon heating oil UST was removed and a previously unknown 1,200-gallon heating oil UST was discovered and removed approximately 4 feet east of the known UST. In the 500-gallon UST area, remedial excavation extended to 7.5 feet below ground surface (bgs). Confirmation soil samples reported DRO above Method A cleanup levels. In March 2021, the 1,200-gallon UST basin area was excavated to 12.6 feet bgs. One confirmation soil sample reported DRO, GRO, benzene, ethylbenzene, xylenes, naphthalene, and/or total naphthalenes above Method A cleanup levels. A total of 63.66 tons of petroleum impacted soil was removed from site.

In May 2021, eight soil borings were advanced in the northwest area of the site. Concentrations of DRO and/or total naphthalenes were reported exceeding Method A cleanup levels in four soil borings southeast of the former UST basins.

Between September and October 2023, six soil borings were advanced in the northwest area of the site. Concentrations of DRO and/or GRO were reported in five soil borings above Method A cleanup levels. In December 2023, five test pits were completed around the former USTs up to 20.5 feet bgs. Soil samples collected from the test pits reported analytes exceeding MTCA Method A cleanup levels including DRO (with and without silica gel cleanup [SGC]), and total naphthalenes. Groundwater seepage was observed into four of the test pits and temporary groundwater monitoring wells installed. Two of the temporary wells contained sufficient water to be sampled and reported DRO, GRO, and/or benzene above Method A cleanup levels. GRO results were noted by the laboratory to be atypical from the GRO chromatographic standard.

Between January and February 2024, shoring was installed on the western property boundary and remedial excavation completed up to 23 feet bgs. A total of 1,567 tons of petroleum impacted soil was removed from site. Confirmation soil sampling reported total naphthalenes and GRO in one sample (B1-WSW-16') along the western sidewall above Method A cleanup levels; the laboratory noted the GRO result was atypical from the GRO chromatographic standard.

In May 2024, a summary report of site remedial activities was provided to Ecology and assigned ERTS 730872.

Overflow - Site contamination and cleanup history

in August 2024 and September 2024, groundwater samples were collected for analysis including DRO with and without SGC. For both sampling events, concentrations of DRO were reported above Method A cleanup levels without SGC and below Method A with SGC. For both events, the resulting calculated polar organic concentrations were above Method A cleanup levels.

In November 2024, a report was provided to Ecology with additional information regarding site activities in response to Ecology questions. Chromatograms and additional detail were provided regarding the reported GRO/DRO overlap in NWTPH-Dx analysis for prior soil samples collected. Statistical evaluation was completed for the total naphthalenes result in soil sample B1-WSW-16' which described meeting the required three-part statistical rule, and that this sample is therefore in compliance with Method A cleanup levels. An additional well was proposed to be installed upgradient of PG-1 to evaluate the concentration of background polar organics for comparison to PG-1 groundwater results. Additional description was provided regarding perched groundwater opined to be present on site, which was described as being removed during 2024 excavation activities and will be capped by the residential building under construction.

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First SHARP

SHARP rating — Low

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Conceptual site model

12/17/2024



Assessment scores by environmental medium

