

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	N17699
• SHARP date	03/31/2025		CSID	5834
• EJFlagged?	✓ – No Override		FSID	29429665
• LD confidence level	low		VCP	NW1449 (closed)
• Cleanup milestone	site hazard assessment		UST ID	11253
• SHARPster	Cecilia Henderson		LUST ID	3921

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SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	✓
Groundwater	C4	medium	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	B3	low		

### Location and land use info

9834/9840 Martin Luther King Jr Way S, Seattle, King County, 98118

Primary parcel 0323049008

Land use commercial

Responsible unit NWRO

### Sources reviewed

2010, Request for Information on Status of VCP Project, Ecology

2006, Groundwater Gradient, HWA GeoSciences Inc.

2006, Environmental Services, HWA GeoSciences Inc.

2005, Opinion Letter, Ecology

2005, Groundwater Sampling Report, HWA GeoSciences Inc.

1994, Underground Storage Tank Notice of Confirmed Release, Ecology

Primary census tract	Associated census tracts
53033011700	none

**Local demographics comments**

EPA EJScreen unavailable.

**Source/source area description**

The Site was formerly a fuel service station and auto parts retail store. An underground storage tank (UST) farm including 26 USTs was installed on Site in the 1950s in the northern area of the Site, and removed between 1991 and 1992. The tank farm included: 16 10,000-gallon gasoline USTs, one 20,000-gallon gasoline UST, two 8,500-gallon gasoline USTs, two 7,500-gallon gasoline USTs, and five 20,000-gallon diesel USTs.

The Site is currently developed with a single-story commercial building of unknown use on the southern area of the Site.

**Soil comments**

No soil sample data available. Diesel release to soil reported in 1994 associated with 1992 UST removal activities; no associated documentation available. Site assessment reportedly completed following UST removal, no record of that report is available. Unclear what soil sample analyses were included in site assessment activities, if completed. Western area of Site appears to have asphalt and gravel cover; eastern area of the Site is undeveloped forest cover. Developed area of Site is fenced.

**Groundwater comments**

Groundwater samples collected from three wells in 2004 which did not detect petroleum constituents above MTCA Method A cleanup levels. Unclear if wells sufficient to characterize groundwater and if additional contaminants should be evaluated.

**Surface water comments**

No surface water on or near Site.

**Sediment comments**

No sediment on or near Site.

**Indoor air comments**

No known indoor air or soil vapor samples collected. Unknown if any volatile contaminants within vapor intrusion screening distance. Potential for vapor intrusion may be evaluated upon receipt of additional Site data.

**Additional factors comments**

no comments

## Site history

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Between 1991 and 1992, 26 USTs were removed from the Site; no site assessment documentation was provided at the time. In 1994, a release of diesel to soil above then-Model Toxics Control Act (MTCA) Method A cleanup levels at the Site was reported to Ecology associated with the 1992 UST removal activities. A site assessment was reportedly completed by an environmental consultant; this report was not provided to Ecology. No other information is available regarding the reported diesel release and/or reported site assessment activities.

In 2004, three groundwater monitoring wells were installed in the western area of the Site (generally downgradient of the UST basin) and sampled. No well completion information was available. Groundwater samples did not detect petroleum constituents above the MTCA Method A cleanup levels. Reporting of these activities noted that the Site representative did not have access to the reported 1992 site assessment report and the environmental consultant who reportedly completed that work was no longer in business.

In 2005, the Site enrolled in the Voluntary Cleanup Program (VCP).

Between 2005 and 2006, three piezometers were installed near the former UST area to further characterize groundwater flow. Groundwater flow was determined to be generally south/southwest from the former UST area. Groundwater was reported between 15 and 25 feet below ground surface (bgs). In subsequent email communications with a Site representative, Ecology recommended completion of soil borings around the former UST areas. No documentation of any additional subsurface investigation reports have since been provided to Ecology.

In 2010, the Site was terminated from the VCP due to inactivity.

**Overflow - Site contamination and cleanup history**

The eastern area of the Site is covered by undeveloped forest on a 40 to 80 foot slope down toward the Site center.

The Site is bordered to the north by MT Tire Shop and Javier's Auto Repair, which is an open cleanup site known as Affordable Auto Wrecking (Cleanup Site ID 1484) associated with petroleum impacts. The Site is bordered to the east by undeveloped forest land; to the south by a lot with gravel cover currently utilized by a driving school; and to the west by Martin Luther King Jr Way S and light rail tracks, beyond which a paved lot.

## Easteys ARCO

5834 Easteys ARCO 20250331

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

03/31/2025



### Assessment scores by environmental medium

