Chuck's Ballard Service

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	545908, N5981
• SHARP date	04/28/2025	CSID	6835
• EJFlagged?	⃠ - No Override	FSID	89935929
• LD confidence level	medium	VCP	NW1508 (closed)
• Cleanup milestone	remedial investigation	UST ID	732
• SHARPster	Cecilia Henderson	LUST ID	646

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B2	medium	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	C3	medium		

Location and land use info

5615 24th Ave SW, Seattle, King County, 98107

Primary parcel	5491300000
Land use	mixed use
Responsible unit	NWRO

Sources reviewed

2005, Laboratory Results for Groundwater Samples, PSI

2005, Draft Findings of Environmental Investigation, Professional Service Industries, Inc. (PSI)

1992, Remediation of Contaminated Soils, Alder Wheeler Enviro-Construction

1991, Offsite Soil and Groundwater Contamination Results, PTL

1991, Progress Report for Contaminated Soils Removal, PTL

1990, Results of Soil Contamination Testing, Pacific Testing Laboratories (PTL)

Primary census tract	Associated census tracts
53033003200	Tract 53033004700 is located east of Site across 24th Ave NW.

Local demographics comments

EPA EJScreen unavailable.

Source/source area description

The Site is currently developed with a six-story residential complex with ground-level retail businesses, constructed in 2006.

The Site was previously developed in 1948 with a fuel service station. The original configuration included six gasoline, diesel, and waste oil underground storage tanks (USTs) in the northern area of the Site, two dispensers in the eastern area of the Site, and a retail building in the central area of the Site. Five of the USTs were removed by 1987; one waste oil tank was discovered and removed in 1990. The original shop building also contained a concrete-lined waste oil sump, which was observed in 1990 to contain approximately 50 gallons of waste oil and sludge.

Soil comments

Site and adjacent areas are paved. Known remaining PCS in place along eastern and western property limits following 2005 remedial excavation. No known subsequent soil samples collected. No surface water or sediment on or near Site. Groundwater present at approximately 10 feet bgs.

Groundwater comments

Four wells associated with subject Site installed in alley on south-adjacent site; two of the wells detected TPH above then-Ecology guidelines in 1990. Groundwater sampling in 2005 encountered difficulties; no petroleum constituents were detected above MTCA Method A cleanup levels. Ecology correspondence in late 2005 recommended the installation and sampling of additional groundwater montioring wells. No surface water on or near Site.

Surface water comments

No surface water on or near Site.

Sediment comments

No surface water on or near Site.

Indoor air comments

Known remaining soil with TPH-G and benzene above MTCA Method A cleanup levels between 4.1 and 9.5 feet bgs along eastern and western property limits following 2005 remedial excavation. No known soil vapor or indoor air samples collected; no known soil vapor barrier or other mitigation system installed in current building.

Additional factors comments

no comments

Site history

Go to top

In June 1990, six soil borings were advanced. Soil sample results detected total petroleum hydrocarbons (TPH), benzene, toluene, and total xylenes above then-Department of Ecology guidelines in the northern, central, and southeastern areas of the Site between three and 10 feet bgs.

Between October and December 1990, remedial excavation was completed and the original Site building and associated sump were demolished. A 70-gallon waste oil UST was discovered approximately southwest-adjacent to the former building footprint, and was removed. Confirmation soil samples collected between 5 and 12 feet bgs identified PCS above Ecology guidelines in the south/southwest area of the Site. Rainwater and runoff collected in the excavations and was sampled; groundwater samples did not detect TPH above Ecology guidelines. Excavations in the northern and southern Site areas were left open, and PCS soil stockpiles were left comprising an estimated 620 cubic yards.

In June 1991, six soil borings were advanced to 15 feet bgs on the northern area of the south-adjacent property, four of which were completed as groundwater monitoring wells. One soil sample and two groundwater samples detected TPH above Ecology guidelines.

In September 1991, a soil sample collected from the north excavation area did not detect TPH above Ecology guidelines, and this area was backfilled. 261 tons of PCS were removed from an existing stockpile for disposal. Soil samples collected at the southern excavation limits confirmed TPH in soil above Ecology guidelines, and an additional 550 cubic yards of PCS were removed until confirmation soil samples did not detect TPH above Ecology guidelines up to 14 feet bgs.

In October 1991, the southern excavation was backfilled with 1,000 cubic yards of imported material. Previously stockpiled soils were mixed with clean soil over plastic sheeting and farmed for approximately two months, left uncovered and periodically rototilled. December 1991 soil samples did not detect TPH above Ecology guidelines in the stockpiled material or at five feet bgs in a trench along the southern Site boundary. In December 1991, 1,000 cubic yards of the stockpiled soil was transported off-Site for disposal.

In January 2005, during Site redevelopment activities, PCS was observed in excavation areas. Soil samples from areas of stockpiled suspected PCS detected diesel-range total petroleum hydrocarbons (TPH-D) and cadmium above the Model Toxics Control Act (MTCA) Method A cleanup levels. 6,500 tons of PCS was removed from the Site, including to a depth of 15 feet bgs in the northern and eastern areas and up to 25 feet bgs in the southern area. Confirmation soil sample results detected gasoline-range TPH (TPH-G) and benzene above Method A cleanup levels at the east and west property limits between 4.1 and 9.5 feet bgs.

In July 2005, the wells were developed and sampled. Two of the wells were dry; the remaining two wells had significant turbidity and pumped dry during sampling. All groundwater samples were below MTCA Method A cleanup levels for TPH-G/D, benzene, toluene, ethylbenzene, and xylenes, (BTEX), and metals.

Overflow - Site contamination and cleanup history

Four listed cleanup sites adjoin the subject Site. The Ballard Eagles Service Station Former site (CSID 5260) is located southeast of the subject Site with confirmed impacts to soil and groundwater by gasoline, benzene, and non-halogenated solvent. The Ballard Eagles site appears to be down-gradient from the subject Site. Two sites, Ballard in the Park and Ballard Library, are located north of the subject Site across NW 57th Street. Ballard in the Park is a LUST site (CSID 11691) with gasoline and diesel impacts to soil. The Ballard Library is a VCP site (CSID 11655) with gasoline impacts to soil. The Ballard in the Park and Ballard Library sites appear to be upgradient from the subject Site, but the residual soil contamination areas at the subject site (east and west margins) do not border these sites (north of subject Site). The Merril Gardens at Ballard site (CSID 13108) is located directly south of the subject Site associated with oil impacts to soil and received a Property no further action (NFA) in 2017; known remaining impacted soil was located on the southern border of this site adjacent to the southern sidewalk.

The approximate depth to groundwater is 10 feet below ground surface, with groundwater flowing to the presumably to the south-southwest towards Salmon Bay. Subsurface soils are predominantly sand and silt materials.

The 1990-1992 historical reports in Ecology's files do not include full laboratory analytical documentation.

In October 2005 the Site applied to the Voluntary Cleanup Program (VCP) and was assigned VCP NW1508. Per discussions with Site representatives, Ecology paused preparation of an opinion letter pending anticipated future guidance of Site vs Property cleanups. In 2009, Ecology did not receive a response to a status update request and terminated the VCP enrollment.

Chuck's Ballard Service

6835 Chuck's Ballard Service 20250428
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
04/28/2025

SHARP