Freeway Motors Inc

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	none
• SHARP date	05/28/2025	CSID	6369
• EJFlagged?	✔ – No Override	FSID	61165749
• LD confidence level	medium	VCP	NW2584
• Cleanup milestone	feasibility study	UST ID	5719
• SHARPster	Cecilia Henderson	LUST ID	3074

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	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	C2	medium		

Location and land use info

4724 Roosevelt Way NE, Seattle, King County, 98105

Primary parcel	6746701635, 6746701440
Land use	commercial
Responsible unit	NWRO

Sources reviewed

2025, Fourth Quarter 2024 Groundwater Monitoring Report, Riley Group, Inc. (RGI)

2022, February 2021 to June 2022 Property Remediation Memorandum, RGI

2016, Underground Storage Tank (UST) Site Assessment Report, RGI

2015, Feasibility Study and SVE/AS Pilot Study Report, RGI

2015, Remedial Investigation Report, RGI

1993, Environmental Site Assessment/Checklist - UST Removal, Bison Environmental Northwest, Inc.

Primary census tract	Associated census tracts
53033005301	none

Local demographics comments

EPA EJScreen unavailable.

Source/source area description

The Site includes two parcels encompassing 0.59 acres, associated with the addresses 4724 Roosevelt Way and 4701 11th Ave NE, currently occupied by an auto dealership (east parcel) and associated paved parking lot (west parcel). The Site historically encompassed the entire city block between NE 47th St, Roosevelt Ave/Roosevelt Way NE, NE 50th St, and 11th Ave NE (historically referred to as 4727 Roosevelt Way).
The west parcel was utilized as a fuel service station, tire shop, and auto repair between 1927 to approximately 1960, and between the 1960s to present as an auto dealership. The east parcel was developed with a single-family residence to the early 1960s, with an outdoor auto inspector area with underground hoists in the mid-1960s, and between the mid-1960s and present as an auto dealership office and auto showroom.

Soil comments

Known residual petroleum contaminated soil (PCS) above MTCA Method A cleanup levels is generally present on the west parcel between 15 and 45 feet bgs, and on the east parcel between 25 and 65 feet bgs. Areas of isolated shallow PCS have been detected at 4 and 5.5 ft bgs. Site is paved. Most recent soil samples collected in 2016. Additional soil characterization may be needed.

Groundwater comments

Groundwater reported to flow south-southeast. Most recent groundwater sampling event in November 2024; TPH-G, TPH-D/O, and/or polar metabolites were detected in groundwater above Method A cleanup levels from four wells located in the center and southern areas of the Site. Additional groundwater characterization may be needed. Site reporting identified isolated water bearing zones between 30 to 40 feet and 50 to 65 feet bgs at isolated areas on Site; no static groundwater bearing zone was identified.

Surface water comments

No surface water on or near Site.

Sediment comments

No sediment on or near Site.

Indoor air comments

In 2015, sub-slab soil vapor samples were collected from the east Site parcel (with the auto dealership). One soil vapor sample detected benzene above the then-Ecology Routine Soil Vapor Screening Levels (ERSLs), but below a calculated property-specific soil vapor screening level via the EPA online Johnson & Ettinger model calculator. This benzene result is below current Ecology soil gas screening levels. Formal Ecology review of these results has not been completed.

Additional factors comments

no comments

Site history

Go to top

In 1993, a 4,000-gallon gasoline UST and associated dispenser was removed from the southeastern corner of the west parcel. Fuel was observed leaking from product piping. Soil samples from the UST basin detected gasoline-range total petroleum hydrocarbons (TPH-G) and benzene above the Model Toxics Control Act Method A cleanup levels. A 550-gallon lube oil UST and a 4,000-gallon waste oil UST were removed north of the current east Site parcel area (Parcels 6746701515 and 6746701535), currently developed with an auto showroom and dealership associated with the current Site. Soil samples from the waste oil UST did not detect petroleum constituents above cleanup levels, and confirmation soil samples from the lube oil UST did not detect petroleum constituents above cleanup levels following removal of one cubic yard of PCS.

In 1994, remedial excavation in the former gasoline UST area removed 450 tons of petroleum contaminated soil (PCS) up to 20 feet below ground surface (bgs). Soil samples collected via borings outside the excavation area detected PCS above screening levels up to the maximum depth explored (MDE) of 19 feet bgs.

Between 2013 and 2015, subsurface investigation and interim remedial action activities were completed including installation of soil borings, groundwater monitoring wells, temporary soil vapor probes, dual-phase extraction (DPE) wells , and a pilot test soil vapor extraction (SVE) well and air sparge (AS) well. PCS above Method A cleanup levels, including soil impacted with TPH-G, diesel-range total petroleum hydrocarbons (TPH-D), and benzene, toluene, ethylbenzene, and xylenes (BTEX) was generally encountered between 15 and 45 feet bgs, with isolated areas of PCS at 4 and 5.5 ft bgs and down to 65 feet bgs. Groundwater samples detected TPH-G, TPH-D, BTEX, naphthalene, and arsenic above Method A cleanup levels. AS/SVE pilot testing was completed on both parcels, and SVE with groundwater extraction was considered a preferred remedial alternative.

In 2016, three previously abandoned USTs and associated equipment were removed from the western parcel, including two 600-gallon USTs and one 500-gallon UST. Confirmation soil samples detected TPH-G and/or benzene in the east/west/south excavation sidewalls and a southwest piping area between 2 and 9 feet bgs.

From 2017 to present, the Site has been operating a soil vapor extraction (SVE) and/or groundwater extraction (DPE) system.

In November 2024, the most recent groundwater monitoring event was conducted. TPH-G, TPH-D/O, and/or polar metabolites were detected in groundwater from four wells above Method A cleanup levels.

Overflow - Site contamination and cleanup history

No overflow

Freeway Motors Inc

6369 Freeway Motors Inc 20250528
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
05/28/2025

SHARP