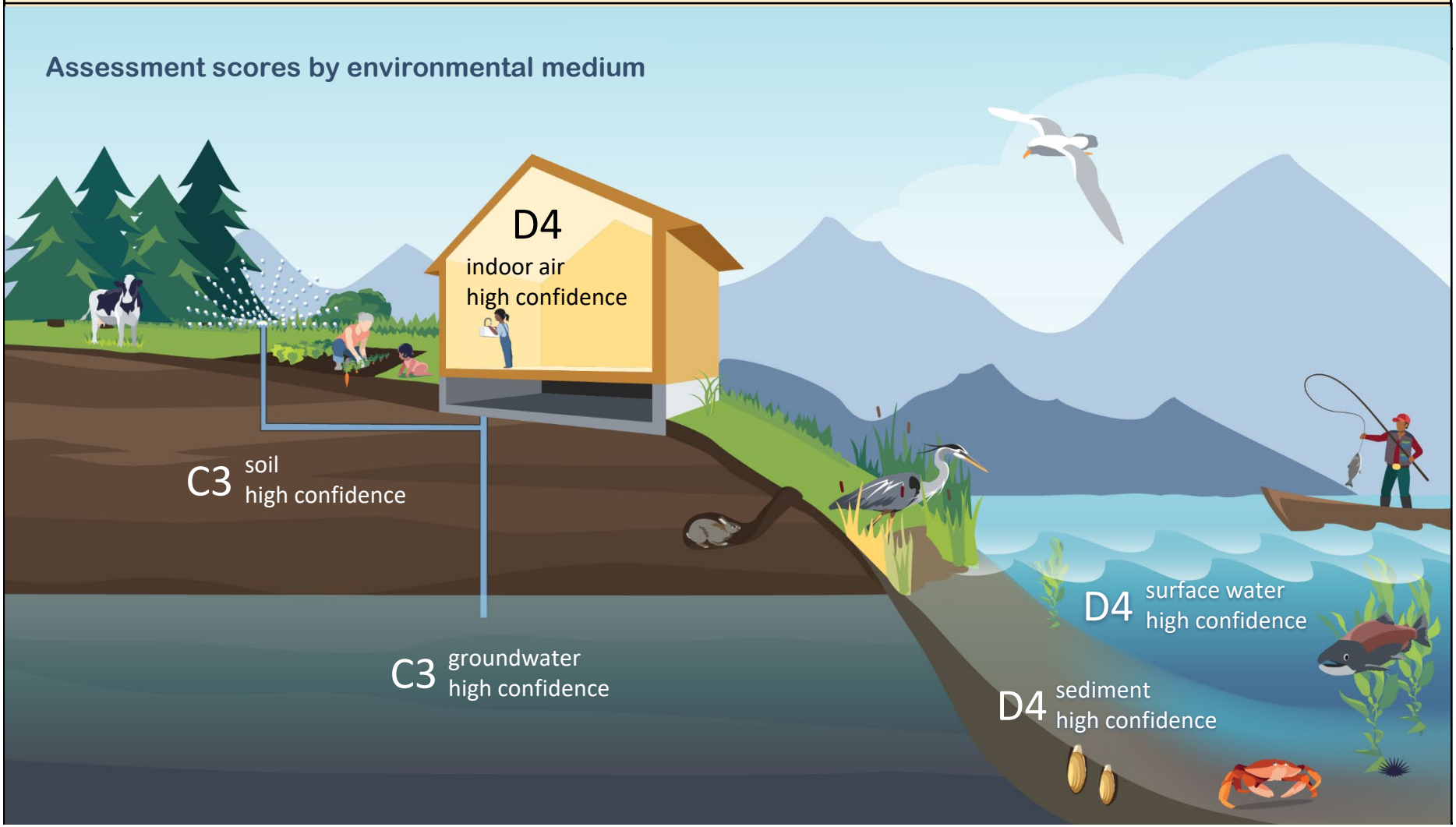
Circle K 1461

5089 Circle K 1461 20250721
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
07/21/2025

SHARP



Circle K 1461

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	07/21/2025	CSID	5089
• EJFlagged?	⃠ - No Override	FSID	2322
• LD confidence level	low	VCP	None
• Cleanup milestone	cleanup implementation	UST ID	5754
• SHARPster	Olu Akeroro	LUST ID	371

This section is blank if this is the first SHARP

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

Location and land use info

2350 24th Ave E, Seattle, King County, 98112

Primary parcel	678820-1335
Land use	commercial
Responsible unit	NWRO

Sources reviewed

- June 2025 - Circle K 1461 - ERRG - First Quarter 2025 Remedial Progress Evaluation Report
- Nov. 2023 - Circle K 1461 - Kennedy Jenks - Engineering Design Report Addendum
- Mar. 2023 - Circle K 1461 - Kennedy Jenks - Draft Operations & Maintenance Manual Report
- June 2021 - Circle K 1461 - Kennedy Jenks - Data Review & Design Data Gap Analysis Report
- Dec. 2017 - Circle K 1461 - Kennedy Jenks - Draft Cleanup Action Plan Report
- Dec. 2017 - Circle K 1461 - Kennedy Jenks - Draft RI/FS Report
- Apr. 2016 - Circle K 1461 - Kennedy Jenks -RI Sampling & Analysis Work Plan Report
- Jan. 1990 Circle K 1461 - Geo Engineers - Geotech Report

Primary census tract	Associated census tracts
53033006200	N/A

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

The Site is defined by exceedances of gasoline-range organics (GRO) and benzene, toluene, ethylbenzene, and xylenes (BTEX) in both soil and groundwater at concentrations above MTCA cleanup standards.

These contaminants are attributed to historical petroleum releases associated with four gasoline underground storage tanks (USTs), one pump island, one waste oil UST, one heating oil UST, and related petroleum operations. The service station operated on the Site between approximately 1968 and 1990.

Soil comments

Volatile petroleum hydrocarbons in soil gas have declined appreciably, and the vapor intrusion (VI) pathway is no longer considered a potentially complete exposure pathway.

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

Go to top

The Site is located at 2350 24th Avenue East, Seattle, Washington, in a mixed-commercial zone within the Montlake residential neighborhood. A service station, formerly operating under the name “Circle K,” occupied the Site from 1968 to 1990.

In 1989, petroleum contamination was discovered in both soil and groundwater as a result of a leaking underground storage tank (UST), releasing an estimated 4,000 to 6,000 gallons of gasoline. Remedial activities included the removal of six USTs, excavation of approximately 900 cubic yards of contaminated soil, and demolition of the gasoline pump island.

In 1992, the Washington State Department of Ecology (Ecology) and the property owner entered into a Mixed Funding Consent Decree, in which Ecology provided a state-funded loan to assist with cleanup costs. Ecology implemented an early cleanup action referred to as an interim action which involved the removal of leaking USTs, partial soil excavation, and installation of a product recovery system that operated until 1997.

Between 2005 and 2006, Ecology conducted pilot study tests to evaluate additional cleanup alternatives. In November 2006, groundwater monitoring revealed the presence of free-phase petroleum product in two on-site monitoring wells and two additional wells located on East McGraw Street, indicating off-site migration of contamination.

In 2017, Ecology performed an additional pilot study to refine the cleanup approach. The Remedial Investigation/Feasibility Study (RI/FS) and Cleanup Action Plan (CAP) completed that year selected a remedial alternative consisting of:

* In situ bioremediation via a groundwater recirculation system, with injection of bioaugmentation reagents to treat groundwater and saturated soil,

* Soil vapor extraction (SVE) to address hydrocarbons in vadose zone soils,

* And measures to mitigate potential vapor intrusion (VI).

The petroleum plume has since been confirmed to have migrated off-property, extending beneath adjacent streets and residential properties. Volatile petroleum hydrocarbons in soil gas have declined appreciably, and the vapor intrusion (VI) pathway is no longer considered a potentially complete exposure pathway.

The property currently consists of a one-story commercial building and an attached addition, which are occupied by a retail dry-cleaning store (Jay’s Cleaners) and a convenience store (Mont’s Market).

Overflow - Site contamination and cleanup history

No overflow