

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	583072
• SHARP date	07/23/2025		CSID	6537
• EJFlagged?	⊘ - No Override		FSID	70996824
• LD confidence level	low		VCP	NW1415, NW2220
• Cleanup milestone	cleanup action plan		UST ID	583072
• SHARPster	Olu Akeroro		LUST ID	5695

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	✓
Groundwater	C1	high	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C2	high		

Location and land use info

1201-1225 N 45th St, Seattle, King County, 98103
 Primary parcel 7821200275, 7821200255
 Land use residential
 Responsible unit NWRO

Sources reviewed

Jul. 2025 - Chevron 209335 - AECOM - Progress Report
 May 2025 - Chevron 209335 - AECOM - Groundwater Monitoring Work Plan Report
 May 2023 - Chevron 209335 - ARCADIS - Draft Remedial Investigation Report
 Sept. 2021 - Chevron 209335 - ARCADIS - Remedial Investigation Work Plan Report
 Apr. 2010 - Chevron 209335 - SAIC - Supplemental Investigation Work Plan Submission
 July 2001 - Chevron 209335 - Delta Env. Inc - Environmental Investigation Report
 Mar. 2001 - Chevron 209335 - Delta Env. Inc - Environmental Investigation Report

Primary census tract	Associated census tracts
53033005000	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 the presence of Total Petroleum Hydrocarbons as Gasoline (TPH-G), Total Petroleum Hydrocarbons as Diesel (TPH-D), Total Petroleum Hydrocarbons as Oil (TPH-O), Benzene, Ethylbenzene, and Total Xylenes in soil and groundwater, as well as lead in groundwater.

The contaminants are attributed to historical gasoline station operations that started in 1935. The release is believed to have originated from two 1,000-gallon, two 550-gallon, one 3,000-gallon, one 2,000-gallon, one 500-gallon, and one 294-gallon USTs containing fuel, heating oil, and unknown substances that were associated with the gas station that was installed on the property between 1935 and 1940. All known USTs on the property have been removed. Recognizable volumes of free product have been observed and bailed from monitoring wells.

Soil comments

no comments

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 eastern half of current tax parcel 7821200255 (historical Parcel 0245) was first developed as a gasoline service station in 1935. The 1935 station was purchased by Standard Oil Company of California (Standard Oil) in 1954 and reconfigured in 1956. The 1935 and 1956 stations were configured with 3 the pump islands and the former station office in the northeastern corner and a service garage in the southern half. A hydraulic hoist was also present (presumed located within the garage in the southern half). The service station and garage were demolished in 1969. Seattle Housing Authority (SHA) purchased historical Parcel 0245 from Standard Oil in 1978.

In 2005, SHA sold historical Parcels 0245 and 0255 (together forming current tax parcel 7821200255) to Housing Resources Group (HRG, now Bellwether Housing) who immediately conveyed them to Stone Way.

In 2005, the entire Property was excavated to 13 feet below ground surface (feet bgs) to accommodate an underground parking garage that Stone Way constructed on the Property beneath a four-story mixed-use apartment building with ground-floor retail.

The Site regulatory history:

- Notice of a confirmed release at the Site was received by Ecology on September 25, 2001, and the Site was enrolled in the LUST database and the Confirmed and Suspected Contaminated Sites List.
- The Site was first enrolled in the Voluntary Cleanup Program (VCP) in 2005. It was re-enrolled in November 2009 (NW2220) following removal due to lack of activity in October 2009 (VCP number NW1415).
- The VCP agreement was terminated on May 3, 2017, when Ecology decided to pursue an AO at the Site (Ecology 2017). CEMC and Stone Way were identified as PLPs on February 8, 2017, and May 23, 2017, respectively. AO No. DE 19432 was executed on February 2, 2021 (Ecology 2021).

Overflow - Site contamination and cleanup history

No overflow

Chevron 209335

6537 Chevron 209335 20250723

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

07/23/2025



Assessment scores by environmental medium

