Chevron 90129

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	none
• SHARP date	07/16/2025	CSID	10632
• EJFlagged?	✔ – No Override	FSID	80966648
• LD confidence level	low	VCP	none
• Cleanup milestone	cleanup action plan	UST ID	5046
• SHARPster	Olu Akeroro	LUST ID	454

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

4700 Brooklyn Ave NE, Seattle, King County, 98105

Primary parcel	8816400985
Land use	mixed use
Responsible unit	NWRO

Sources reviewed

May 2025 Chevron 90129 Groundwater Monitoring Work Plan
Nov. 2022 Chevron 90129 Supplemental Investigation RI Public Review
Apr. 2020 Chevron 90129 2019 Investigation Summary
Jan. 2019 Interim Action Report

Primary census tract	Associated census tracts
53033005301	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

Two 12,000-gallon gasoline underground storage tanks (USTs) and one 12,000-gallon diesel UST, four dispenser islands, and associated piping.

Site is defined as:

- Benzene, toluene, ethylbenzene, xylenes (BTEX).
- Gasoline-, diesel-, and oil-range hydrocarbons in soil and ground water
- Naphthalene in soil
- Benzene, toluene, ethylbenzene, xylenes (collectively called BTEX) in soil and ground water
- Dissolved lead, cis-DCE, vinyl chloride, and MTBE in ground water.

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

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The site was a service station from at least 1919 through 2016. Two 12,000-gallon gasoline underground storage tanks (USTs) and one 12,000-gallon diesel UST were removed by FH Brooklyn in February 2017. The existing building, four dispenser islands, and associated piping were
removed from the site in 2018. The site was occupied by a closed gasoline service station and convenience store at the time of the investigation. The service station has been closed since November 2016.

Remediation History
1989 UST Removal
Petroleum-hydrocarbon contamination was first encountered at the site in December 1989 during the removal of three gasoline USTs (two 12,000-gallon steel tanks and one 5,000-gallon steel tank), two pump islands, and associated fuel lines from the northern portion of the site. In addition, an undocumented, abandoned-in-place 1,000-gallon UST was discovered and removed from the southern portion of the site and along the eastern wall of the most recent UST pit. The fuel type for the abandoned-in-place UST was not able to be determined. Gasoline-range hydrocarbons (GRO), benzene, toluene, ethylbenzene, and total xylenes (BTEX) were detected at concentrations exceeding Ecology's Model Toxics Control Act (MTCA) Method A cleanup levels in soil samples collected from the UST excavations. GeoEngineers, Inc. documented approximately 450 cubic yards of affected soil and 450 cubic yards of unaffected soil that was transported off site for disposal (GeoEngineers, 1990a).

1990 Vapor Extraction System
In February 1990, under the direction of GeoEngineers, Inc., H2Oil Recovery Equipment installed a vapor extraction system (VES). The VES was connected to eleven of the newly installed monitoring wells (MW-1, MW-3, NW-4, MW-6, MW-7, MW-8, MW-9, MW-11, MW-12, MW-14, and RW-1) and was activated on May 16, 1990, with a portable incineration combustion unit (ICU) to oxidize the extracted hydrocarbon vapors. The ICU was removed in 1991, and the VES emissions were discharged directly to the atmosphere (GeoEngineers, 1990b).

1991 Air Sparging
In March 1991, air-sparging units were installed in wells MW-4 and MW-12 to reduce the thickness of SPH. In addition, on November 22, 1994, EMCON removed SPH from monitoring well MW-12 and installed a ground water aeration line to induce aeration of the product and to recover the volatile organics within the VES. In January 1996, EMCON estimated that 20,853 pounds of volatile organic vapors had been removed from soil beneath the site. There is no record of the system deactivation date.

Overflow - Site contamination and cleanup history

2017 UST Removal

In February 2017, Aspect provided oversight during removal of three 12,000-gallon USTs on the property by Wyser Construction Company, Inc., and collected seven confirmation soil samples from the UST excavation and three samples from stockpiled pea gravel (Aspect, 2017b). All soil analytical results were less than the MTCA Method A soil cleanup levels, with the exception of sample Tank-B1-12, where benzene was detected at a concentration 0.073 mg/kg. Prior to UST
decommissioning, existing site monitoring wells (MW-1, MW-5, MW-4, MW-8, MW-9, and RW-1) were abandoned in accordance with WAC 173-160 to allow for UST decommissioning.

2018 Interim Action

An interim action was performed at the former Chevron Service Station No. 90129
property located at 4700 Brooklyn Avenue NE in Seattle, Washington (Site) to remove petroleum-contaminated soil and groundwater and allow the redevelopment of the Property. The interim action was completed by FH Brooklyn, LLC under an Agreed Order No. DE 13815 (Agreed Order), effective January 11, 2017, with the Washington State Department of Ecology (Ecology). All activities taken during the interim action were completed in full accordance with the Ecology-approved Final Interim Action Work Plan (Aspect 2018) and applicable Ecology regulations. These activities fully satisfy the interim action requirements under the Agreed Order and are a significant remedial action component to the final cleanup action for the Site.

Interim action soil removal was completed in conjunction with the mass excavation planned for Property redevelopment. Contaminated soil comprised a subset of the total excavation volume, but where necessary to meet applicable cleanup levels and comply with the Interim Action Work Plan, excavation extended beyond redevelopment depths to achieve remedial action goals. A total of 6,837 tons of petroleum-contaminated soil exceeding Model Toxics Control Act (MTCA) Method A cleanup levels and a total of 1,259 tons of impacted soil (petroleum-contaminant concentrations below MTCA Method A cleanup levels) were removed from the Property and transported to Cadman's permitted facility in Everett, Washington, for treatment and disposal.

Currently Groundwater monitoring is being performed to determine if Natural Attenuation is occurring.

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First SHARP

SHARP rating — Low

Conceptual site model

07/16/2025