

Alfys Pizza Container



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	716453
• SHARP date	08/04/2025		CSID	16656
• EJFlagged?	⊘ - No Override		FSID	75334599
• LD confidence level	low		VCP	NW3347
• Cleanup milestone	remedial investigation		UST ID	none
• SHARPster	Kim Vik		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	low	multiple chemical types	⊘
Groundwater	A3	low	risk to off-site people	⊘
Surface water	D4	low	climate change impacts	⊘
Sediment	D4	low	plant/animal tissue data	⊘
Soil	C1	low		

Location and land use info

2317 Broadway, Everett, Snohomish County, 98201

Primary parcel 00439149500700

Land use commercial

Responsible unit NWRO

Sources reviewed

2023 - Ecology Further Action Opinion Letter, 4/11/23

2022 - Excavation and Well Installation Report, 4/8/22

2021 - Limited Site Assessment Report, 11/21/21

Primary census tract	Associated census tracts
53061040400	None

Local demographics comments
Census Tract obtained from WA DOH environmental health disparities map. EPA's EJ Screen tool is not available.

Source/source area description
Releases to soil and groundwater from USTs from the former gasoline/service station.

Soil comments
The Site has not been fully characterized. The extent of soil and groundwater contamination across the Site is unknown.

Groundwater comments
Groundwater has not been fully characterized at the Site.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

Ecology recommended a Tier 1 VI evaluation for the Site building. A VI assessment has not been conducted, so VI for the current building is unknown.

Additional factors comments

no comments

Site history

[Go to top](#)

A gasoline station operated on the south portion of the Property. The station operations included auto repair and fueling (3 USTs). Waste oil and fuel oil USTs are documented; it is unknown what the 3rd UST contained. Two USTs were removed prior to 2021. There is no information regarding the USTs. The Site was redeveloped into an Alfys's Pizza restaurant (unknown date).

A subsurface investigation was conducted in October 2021. Soil samples were collected: TPH-G (up to 1,400 mg/kg) and TPH-D+O (19,000 mg/kg) were detected. BTEX and cPAHs were also detected in soil above the CULs. A groundwater sample collected from one boring exceeded CULs [TPH-G (2,000 ug/L), TPH-D+O (3,200 ug/L), and cPAHs (TEQ 5.692 ug/L)].

A UST was removed from the SW corner of the Property in December 2021. Confirmation soil samples were collected at the limits of the UST excavation: six samples collected at the SW sidewall and the excavation bottom (18 ft bgs) contained TPH-G and benzene above the CULs. Soil was described as saturated and wet; however, there was no mention of groundwater. Approximately 2,000 tons of PCS were removed and disposed off-site.

Six GW monitoring wells were installed and sampled in March 2022. Soil samples collected from MW-1 and MW-2 at 9 ft bgs contained TPH-D+O close to the CUL; all other results were below the CULs (both of these wells were located on the northern portion of the Property and were found to be "dry"). Two wells (MW-4 and MW-6) located in the SW portion of the Property contained contaminants (TPH-D, TPH-O, benzene) above the CULs. Groundwater was not sampled for cPAHs. The depth to groundwater is 4 to 6 ft bgs; the flow direction is to the SW. Groundwater may be perched.

Ecology requested further action for the Site (opinion letter dated 4/11/23). The VCP agreement was terminated on 3/6/24 due to no action.

Overflow - Site contamination and cleanup history

No overflow

Alfys Pizza Container

16656 Alfys Pizza Container 20250804

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

08/04/2025



Assessment scores by environmental medium

