Seventh Avenue Service

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	08/26/2025	CSID	11348
• EJFlagged?	✔ – No Override	FSID	99187287
• LD confidence level	high	VCP	NW3315, XN0009 (b
• Cleanup milestone	cleanup implementation	UST ID	9017
• SHARPster	Jing Song	LUST ID	6172

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⊘
Groundwater	D4	high	risk to off-site people	✔
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C4	high		

Location and land use info

701 S Jackson Street, Seattle, King County, 98104

Primary parcel	5247802725
Land use	mixed use
Responsible unit	NWRO

Sources reviewed

GeoEngineers, Post-Construction Monitoring Progress Report – February 2025 Sampling Event, March 7, 2025.
GeoEngineers, Monitoring Well and Vapor Pin Installation, June 14, 2024.
GeoEngineers, Cleanup Action Report, February 20, 2024.
GeoEngineers, Underground Storage Tank Removal and Closure Report, February 20, 2024.
Propsective Purchaser Consent Decree, 22-2-15886-7 SEA, November 23, 2022.
Department of Ecology, Cleanup Action Plan, September 20, 2022.

Primary census tract	Associated census tracts
53033009100	53033009200

Local demographics comments

Based on the data, the site did not extend to the adjacent tract to the north. However, the adjacent tract is still listed here because the site is located on the edge of the primary tract. Both the primary tract and adjacent tract rank 10.

Source/source area description

The site is located on one 0.31-acre King County Tax Parcel at the southeast corner of South Jackson Street and 7th Avenue South in Seattle. The Property has been used for automobile repair and fueling service from 1920s through 1970s and is planned to be redeveloped with a new eight-story mixed use building. Petroleum-contaminated soil (PCS) was confirmed in the western and central portions of the Property between approximately 5 and 17.5 feet below ground surface (bgs) and extends into the 7th Avenue South and South Jackson Street right of way (ROW) in the upper 25 feet bgs. Shallow lead and cPAH-contaminated soil was also confirmed in isolated areas on Property which is associated with imported fill. Groundwater is present between 58 and 67 feet bgs and is not impacted by shallow soil contamination.

Soil comments

Residual PCS is still present in the city ROW under 7th Avenue S and S Jackson Street. Ecology is currently working with PLP to establish an environmental covenant to maintain the pavement (physical barrier).

Groundwater comments

Three groundwater monitoirng wells are present at the site (in city ROW). These monitoring wells were sampled for four consecutive quarters. Sampling results indicate groundwater samples were below the cleanup levels for all contaminants of concern. Ecology will require long-term monitoring of these wells as part of the covenant.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

Two vapor pins were installed in 7th Avenue S ROW and soil vapor samples collected from these two vapor pins were below the vapor intrusion screening levels for petroleum and petroleum related compounds. In addition, an Ecology-approved vapor barrier will be installed in the new building to prevent any potential petroleum vapors from entering the building.

Additional factors comments

Residual PCS is present in city ROWs under 7th Avenue S and S Jackson Street. Ecology is working on establish a covenant to maintain the pavement on city ROW to prevent potential contact with the residual PCS.

Site history

Go to top

From June to August 2023, remedial excavations were conducted at the property to remove contaminated soil. During excavation, four previously undocumented underground storage tanks (USTs) were encountered and subsequently removed from the site. Based on product analysis, these USTs included one heating oil UST, one gasoline/diesel UST, and two waste oil USTs. Soil sampling during the tank removal identified PCS in all four UST excavations. These PCS were subsequently removed along with other PCS identified at the property during the remedial excavations.

Remedial excavations were conducted to a depth of 15 to 20 feet bgs to remove PCS on the western and central portions of the property. Approximately 1,600 cubic yards of PCS were removed for disposal at permitted facility. Confirmation soil sampling indicated that all PCS within the property boundaries have been removed from the site. Residual PCS are present in the 7th Avenue South ROW (west of property) and South Jackson Street ROW (north of property).

In addition, fill material in certain areas of the property was excavated to a depth of 6 to 8 feet bgs to remove lead- and cPAH-contaminated soil. Approximately 25 cubic yards of lead-contaminated soil and 45 cubic yards of cPAH-contaminated soil were removed from the Site. Confirmation soil sampling indicated all lead- and cPAH-contaminated soil were removed from the site.

One monitoring well was installed along South Jackson Street ROW after remedial excavation. This well, along with two previously installed monitoring wells on 7th Avenue South ROW, were monitored quarterly from August 2024 to May 2025. Groundwater depths were measured between approximately 58 to 67 feet bgs. Groundwater monitoring results indicate that all contaminants in groundwater were below the respective cleanup levels.

Two soil vapor pins were installed within 7th Avenue South ROW to evaluate the vapor intrusion risk from residual PCS in ROW. Soil vapor samples were collected from these vapor pins in November 2024 and June 2025. All contaminants in soil vapor samples were below the respective screening levels for vapor intrusion. In addition, an Ecology-approved vapor barrier will be installed in the new building.

Ecology is currently working with the PLP to establish an environmental covenant to implement the engineering and institutional controls on the residual contamination in ROWs.

Overflow - Site contamination and cleanup history

No overflow

Seventh Avenue Service

11348 Seventh Avenue Service 20250826
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
08/26/2025

SHARP