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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

August 25, 2025

ION Renton, LLC
1450 Frazee RD STE 409
San Diego, CA, 92108-4344
(COMPLIANCE@COAGENCYGLOBAL.COM)

RE: Site hazard assessment results and recommended next steps for the following contaminated site:

Site name: Garden Plaza
Address: Park Ave N & N 6th St, Renton, WA 98055
Facility/Site ID: 2475
Cleanup Site ID: 3049

Dear Ion Renton, LLC:

The [Washington State Department of Ecology](#)¹ (Ecology) has conducted a site hazard assessment for the [Garden Plaza](#)² facility (Site) using the [site hazard assessment and ranking process](#)³ (SHARP), as established under the Model Toxics Control Act (MTCA) Cleanup Regulations, WAC [173-340-320](#)⁴.

We use SHARP to assess a site's potential hazards to people and other living things based on available information. SHARP assesses the exposure potential and severity of contamination in five environmental media: soil, groundwater, surface water, sediment, and indoor air. Based on the assessment, we assign the site an overall hazard rating of low, medium, high, or critical.

Based on the information we have reviewed; **the Site's overall SHARP rating is Medium**. The SHARP report is enclosed. Please note we may update site hazard assessments and ratings as

¹ <https://ecology.wa.gov/>

² <https://apps.ecology.wa.gov/cleanupsearch/site/3049>

³ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/assessing-contaminated-sites>

⁴ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-320>

appropriate, such as when we receive and review information about changed site conditions or completed cleanup activities.

Key findings

Groundwater sampling has confirmed oil range total petroleum hydrocarbons (TPH-O), diesel range total petroleum hydrocarbons (TPH-D), and arsenic present on Site above Model Toxics Control Act (MTCA) A screening levels. The Site is also within a wellhead protection zone for a City of Renton drinking water well indicating there is a higher risk of contamination impacting the drinking water supply.

Groundwater at the Site received an A exposure score in the SHARP, which indicates a complete exposure pathway. A complete exposure pathway means potential health risks to people, plants, and animals on the Site.

Recommended actions

Recommended next steps: Cleanup or mitigation at the Site

We recommend you take action to address the risks posed by these complete exposure pathways at the Site. You can either:

- Eliminate the risks by performing a cleanup to remove the contamination; or
- Minimize the risks by taking some mitigation measures to break the complete exposure pathway.

Unless you hear otherwise from Ecology, these actions may be conducted independently or with technical assistance or oversight from Ecology. For more information about your options, see WAC [173-340-510](https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510)⁵. You must report independent actions to Ecology within 90 days of completion in accordance with WAC [173-340-515](https://app.leg.wa.gov/wac/default.aspx?cite=173-340-515)(4)⁶. We may use the reported information to update, as appropriate, our site hazard assessment and ratings.

Staying Updated on Site Progress

You can subscribe to this Site to be notified if Ecology uploads a document, changes the site status, or opens a comment period. To subscribe, visit the [cleanup site webpage](#)⁷ and click the **Subscribe to this site** button in the upper right corner. You can unsubscribe at any time.

⁵ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-510>

⁶ <https://app.leg.wa.gov/wac/default.aspx?cite=173-340-515>

⁷ <https://apps.ecology.wa.gov/cleanupsearch/site/3049>

Ion Renton, LLC

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Thank you for taking steps to protect Washington's people and environment. If you have any questions, please contact me at kelly.finley@ecy.wa.gov or at 206-677-6489.

Sincerely,



Kelly Finley
Contaminated Site Assessor
Toxics Cleanup Program, NWRO

Enclosure(1): SHARP report

Additional resources:

- [Laws and regulations directing our cleanup work](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work)⁸
- [How the cleanup process works](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/)⁹
- [Options for contaminated site cleanup](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options)¹⁰

⁸ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/rules-directing-our-cleanup-work>

⁹ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/>

¹⁰ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-process/cleanup-options>

Garden Plaza



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	N15050
• SHARP date	04/25/2025		CSID	3049
• EJFlagged?	✓ – No Override		FSID	2475
• LD confidence level	low		VCP	NW0349
• Cleanup milestone	periodic review		UST ID	none
• SHARPster	Kelly Finley		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	D4	medium	multiple chemical types ✓
Groundwater	A1	high	risk to off-site people ☒
Surface water	D4	high	climate change impacts ✓
Sediment	D4	high	plant/animal tissue data ☒
Soil	C1	high	

Location and land use info
Parke N & N 6th St, Renton, King County, 98055
Primary parcel
Land use commercial
Responsible unit NWRO

Sources reviewed
Department of Ecology, February 1, 2023, Periodic Review
ZipperGeo, October 4, 2022, Tier II Vapor Investigation
ZipperGeo, November 1, 2021, Soil and Groundwater Investigation Figure-Data-Tables-Boring Logs-Lab Reports
Landau Associates, August 7, 2018, Phase II Environmental Site Assessment



Primary census tract	Associated census tracts
53033025301	none

Local demographics comments

A zero was applied to all EJ screen parameters because the EJ screen website was not available at the time of ranking. The hazardous substances from this site remained on the census tract where the release occurred.

Source/source area description

The site is located in a mixed use area with residential to the west, and commercial and industrial in all other directions. The site is currently vacant with two office buildings and multi-level parking garage. Contaminants of concern are gasoline range total petroleum hydrocarbons (TPH-G), oil range total petroleum hydrocarbons (TPH-O), carcinogenic polycyclic aromatic hydrocarbons (cPAHs) napthalene, polychlorinated biphenyls (PCBs), arsenic, vinyl chloride, benzene, chloroform, and 1,3-butadiene.

Soil comments

In 2018, soil samples showed TPH-G, napthalene, and PCBs above Model Toxics Control Act (MTCA) A screening levels. In 2021, PCBs were found below MTCA A screening levels and cPAHs were found above site cleanup levels. This contamination was found under buildings and pavement. Further investigation may be needed to fully characterize contamination on site.

Groundwater comments

In 2018, ground water samples showed vinyl chloride and arsenic above MTCA A screening levels. In 2021 ground water samples showed TPH-D, TPH-O, and arsenic above MTCA A screening levels. Vinyl chloride was below MTCA A screening levels in 2021 sampling. The site is within a 5 year wellhead protection zone of a City of Renton well. Further information may be needed to determine extent of current contamination.



Surface water comments

The closest surface water bodies are the Cedar River approximately 1/2 mile west, and Lake Washington approximately 0.85 miles north of the site.

Sediment comments

The closest surface water bodies are the Cedar River approximately 1/2 mile west, and Lake Washington approximately 0.85 miles north of the site.

Indoor air comments

In 2018, sub slab samples showed benzene, chloroform, and 1,3-butadiene above MTCA B screening levels. However, indoor air samples only detected benzene and 1,3-butadiene below MTCA B screening levels. In 2022, sub slab sampling was performed again and no VOCs sampled for were above MTCA B screening levels.

Additional factors comments

This site has multiple chemical groups confirmed on site including metals, VOCs, petroleum, and PAHs. This site is vulnerable to sea level rise during 100 year storms.



Site history

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Industrial and commercial use of the Site reportedly began in 1943 with the construction of a Shell heating oil distributor on the northwestern corner of the Site. Sunset Coal and Oil operated the distribution facility between 1950 and 1967. The Renton Boilerworks occupied the east-central portion of the property from 1960 to 1970. The southern office building/Building 10-13 (historically referred to as the Fifth and Park building) was constructed in 1979. The northern office building / Building 10-16 (historically referred to as the Garden Plaza building) and parking garage were constructed in 1988.

Following remedial activities, a Restrictive Covenant was recorded for the property in 1994 and was replaced with an updated Restrictive Covenant in 2001. The Site received a conditional Site 'No Further Action' (NFA) determination in 1994, which was updated in 2001 to a Site NFA determination following the completion of groundwater monitoring at the Site.

According to the 2023 Periodic Review, the 2001 NFA will be rescinded since the NFA opinion letter and Restrictive Covenant do not accurately represent current site conditions.

Overflow - Site contamination and cleanup history

No overflow

Garden Plaza

3049 Garden Plaza 20250425

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

04/25/2025



Assessment scores by environmental medium

