

Victory Northgate



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	737028
• SHARP date	07/23/2025		CSID	17330
• EJFlagged?	✓ – No Override		FSID	100003438
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	620660
• SHARPster	Vance Atkins		LUST ID	8406

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	D4	high		

Location and land use info	
1000, 1020 NE Northgate Way, Seattle, King County, 98125	
Primary parcel	5724500819
Land use	commercial
Responsible unit	NWRO

Sources reviewed
Underground Storage Tank Decommissioning and Cleanup Report, Victory Northgate. EVREN Northwest. May 27, 2025.



Primary census tract	Associated census tracts
53033001200	none

Local demographics comments
<p>EJ Screen offline at time of II</p>

Source/source area description
<p>Five abandoned USTs were decommissioned during site redevelopment activities. The USTs were likely associated with former gas stations at the Site parcel. Three of the USTs (T1, T4, T5) did not have evidence of a release and were either removed or closed in place. A waste oil release to soils was identified at T2, and a diesel release at T3.</p>

Soil comments
<p>See overflow.</p>

Groundwater comments
<p>See Overflow.</p>



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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Gasoline stations operated in the western half of the Site parcel between the 1930s and 1970. The Site parcel was redeveloped with a restaurant (west half) and Jiffy Lube (east half) and operated until overall site redevelopment activities in 2025.

Overflow - Site contamination and cleanup history

This parcel does not have an official address. Is known as both:

1000 NE Northgate Way

1100 Roosevelt Way NE

Soil Comments:

The tanks were found on the western half of the Site parcel, associated with the two former service stations. Petroleum releases were identified at two tank locations, T2, and T3. PCBs were also identified at T2, which was found to be a waste oil UST. 50.58 tons of soil associated with T2 were disposed of as hazardous waste due to the PCB concentrations. 93.26 tons of soils associated with T3 were disposed of as PCS. Confirmation samples collected after overexcavations did not contain detectable concentrations of contaminants. UST T1 was decommissioned by removal, soil assessment samples were < MTCA method A. USTs T4 and T5 were decommissioned in place, soil assessment samples did not contain detectable concentrations of petroleum.

Groundwater Comments:

Shallow groundwater was observed on Site at depths of 3.5-6 feet below grade in glacial soils. Eight reconnaissance groundwater samples were collected at the Site, as well as two excavation water samples collected from the T2/T3 remedial excavation. Excavation water samples were collected before and after pumping of water to facilitate soil excavation. Detected contaminant concentrations decreased significantly between the two sampling events, however diesel/Oil petroleum hydrocarbons, PCB, lead, and arsenic concentrations exceeded their respective MTCA groundwater cleanup levels. Ecology typically does not consider excavation water samples representative of local groundwater conditions due to turbidity and soil entrainment in samples. The decreasing concentrations between the two samples indicated that Site remediation. Confirmation soil samples collected adjacent to the excavation water sample location did not contain detectable concentrations of PCBs or diesel/oil petroleum hydrocarbons. The reconnaissance water samples were collected from temporary wellpoints installed around the T2/T3 remedial excavation, as well as around decommissioned in-place tanks T4 and T5. Reconnaissance boring water samples did not contain contaminants of concern exceeding MTCA cleanup levels. The reconnaissance samples surrounded the T2/T3 remedial excavation.

Recommendation: No Further Action due to successful cleanup action.

Victory Northgate

17330 Victory Northgate 20250723

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

07/23/2025



Assessment scores by environmental medium

