

Bothell Landing



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	na
• SHARP date	09/10/2025		CSID	3013
• EJFlagged?	⊘ - No Override		FSID	73975762
• LD confidence level	low		VCP	na
• Cleanup milestone	cleanup completion/NFA		UST ID	na
• SHARPster	Sunny Becker		LUST ID	na

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

18120, 18126, 18132 Bothell Way NE, Bothell, King County, 98011

Primary parcel 9457200020

Land use commercial

Responsible unit NWRO

Sources reviewed

2023 Bothell Landing and Hertz Environmental Covenant Removal

2022 No Further Action letter

2018-2021 Progress report

2018 Final Agreed Order

Primary census tract	Associated census tracts
53033021803	SHARP it

Local demographics comments

A zero was applied to all EJScreen parameters because the EJ Screen website was not available at the time of rating

Source/source area description

A strip mall, restaurants, and historic gas stations with multiple abandoned petroleum underground storage tanks (USTs) formerly occupied the site. Initially, a portion of this site was acquired by Bothell for roadway widening and construction of a small park (Rotunda Park). In the course of redevelopment, five underground storage tanks and approximately 385 tons of petroleum contaminated soil were encountered and removed during construction of the park in 1998. Two gasoline service stations were formerly located on the north and northeast portions of the Bothell Landing site. One of the stations was likely associated with the five underground storage tanks.

Soil comments

no comments

Groundwater comments

Groundwater monitoring data collected between 2020 and 2022 shows localized and naturally high arsenic in some groundwater wells, and total petroleum hydrocarbons (TPHs-diesel and heavy oil) are sporadically detected. The sporadic detections are due to degradation products (polar metabolites) of TPHs in groundwater. Ecology has determined that the naturally occurring arsenic and petroleum degradation products do not pose any threat to human health and the environment.

Surface water comments

no comments

Sediment comments

sediment is capped

Indoor air comments

No enclosed building and the soil contaminations are not volatile

Additional factors comments

no comments

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The Bothell Landing Site was under the Voluntary Cleanup Program and Ecology issued an Interim No Further Action letter in 2002 for site soils (excluding ground water). The property owner recorded a restrictive covenant for the site in 2002 confirming that petroleum-affected soils and ground water exist at the site. Ecology removed the site from the Voluntary Cleanup Program in 2006 due to a lack of activity. Also in 2006, Ecology issued a Further Action Determination at the Site. The Further Action Determination stated that Ecology would review the No Further Action determination based on further ground water data showing compliance with the MTCA cleanup levels for petroleum hydrocarbons and aromatic hydrocarbons at the site (Riley Group, 2007).

An environmental investigation conducted at the Site in 2007 included soil and ground water samples at two locations. One location was at the vicinity of the former underground storage tank location near the north property boundary. The second location is at the central and southern portion of the Site, where historic fill activities are suspected. Chlorinated volatile organic compounds were detected in ground water samples. The source of these organic compounds is the nearby Ultra Custom Care Cleaners site, which is being cleaned up separately

Interim action soil cleanups were conducted in September and October 2010, October 2013 to May 2014, September 2015, and January 2017. Following the excavations, confirmation samples were taken. Oxygen Release Compound (ORC) was placed in the 2010 excavation. The remedy for the Site is a combination of actions:

- excavation of contaminated soils (already completed as interim actions),
- engineering controls (capping under roadways, already completed),
- institutional controls (environmental covenants restricting access to soil and groundwater), and
- groundwater compliance monitoring to determine when cleanup standards have been met and if groundwater arsenic is natural background or induced by petroleum hydrocarbon degradation.

Chemicals of concern remaining after the interim action:

In soil: Gasoline range petroleum hydrocarbons and benzene

In groundwater: Arsenic

Remaining soil impacts are located under an active roadway (SR 522).

Overflow - Site contamination and cleanup history

No overflow

Bothell Landing

3013 Bothell Landing 20250910

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/10/2025



Assessment scores by environmental medium

