



Metro Lake Union

SHARP Report — Part 1 of 2

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• SHARP first assessment		v2024.04.03	Ecology Info	
• SHARP rating	Medium		ERTS	na
• SHARP date	4/11/2024		CSID	1275
• EJFlagged?	⊘ - No Override		FSID	2217
• LD confidence level	low		VCP	na
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	na
• Assessor	Vance Atkins		LUST ID	na

This section is blank if this is the first SHARP

Assessment Media	Scores	Confidence	Additional Factors
Indoor air	B4	medium	multiple chemical types ⊘
Groundwater	C3	high	risk to off-site people ⊘
Surface water	A2	medium	climate change impacts ⊘
Sediment	B2	medium	plant/animal tissue data ⊘
Soil	C2	medium	

Location and land use info	
1602 N Northlake Way, Seattle, King County, 98103	
Parcel(s)	4083306985, 4088804670, City of Seattle ROW (N 34th St)
Responsible unit	NWRO
Land use	Mixed use

Sources reviewed
2023, Periodic Review, Ecology



Metro Lake Union

Primary census tract	Associated census tracts
53033005401	na

Local demographics comments	Go to top
no comments	

Source/source area description	Go to top
<p>The Site was operated as a bulk petroleum fueling terminal by Standard Oil, which later became Chevron. The South Yard formerly contained a warehouse, two docks, and a former railroad spur, and the North Yard formerly contained aboveground storage tanks (ASTs) for petroleum products, transfer piping, loading racks, and various small buildings. Piping extended under the South Yard docks to a pump vault near the warehouse, then underground to the North Yard tank farm. Releases associated with the petroleum storage and distribution were identified, as well as metals associated with on-Site painting and sandblasting activities.</p>	

Soil comments	Go to top
<p>Some residual petroleum-contaminated soils are present in ROW west and south of the North Yard. Generally covered with impermeable surface. Restrictive covenant in place for N and S Yard parcels.</p>	



Groundwater comments

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Groundwater analyzed for BETX compounds but not TPH based on Site CAP. Site cleanup level for arsenic is below current Ecology guidance for natural background concentrations and PQL.

Surface water comments

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no comments

Sediment comments

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no comments

Indoor air comments

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VI last sampled at site 1998. TPH soil concentrations present within 30 feet of exceed TPH screening levels for initial assessment of petroleum vapor intrusion.

Additional factors comments

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no comments



Site contamination and cleanup history

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The Site was operated as a bulk fuel storage and distribution facility between 1925 and 1992. Site investigations took place between 1988 and 1993, when an RI was completed for the Site. The RI/FS characterized the nature and extent of COC in soil and groundwater resulting from previous Site activities, and evaluated cleanup alternatives.

o Soil COCs identified during Site investigations include metals (arsenic, cadmium, chromium, lead, and mercury), polycyclic aromatic hydrocarbons (PAHs), benzene, and other petroleum hydrocarbons (gasoline-, diesel-, and oil-range hydrocarbons). Most of the metals-impacted soil was present in shallow soils located in the North Yard tank farm. Petroleum-impacted soil was primarily identified in deeper soils and groundwater throughout the Site.

o Groundwater COCs identified during Site investigations include petroleum products, benzene, ethylbenzene, cPAHs, naphthalene, arsenic, and lead. These COCs exceeded the groundwater CULs set in the CAP. Supplemental environmental investigations were conducted in 1997 and 1998 to evaluate soil and groundwater conditions and air quality, respectively.

The remedy selected in the 1998 CAP included demolition of ASTs and other structures, and removal of shallow metals contaminated soils. Between 1997 and 2007 various technologies were employed to remove and treat petroleum contaminated groundwater, such as injections, skimming, and biosparging. The Northyard was excavated for redevelopment in 2014 as part of a PPCD, with all parcel soils removed to <MTCA cleanup levels. Residual contaminated soils remain in ROWs. Minor soil excavation took place in 2008 on the South parcel, and MNA has been employed throughout the Site from 1999 to present. Environmental and restrictive covenants are in place for both the North and South parcels. The North parcel is currently developed with a mixed use building with underground parking, and the South parcel is leased to the Center for Wooden boats as a workshop and storage.



Overflow - Site contamination and cleanup history

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No overflow



Assessment scores by environmental medium

