

Block 38 West



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	N/A
• SHARP date	10/14/2024		CSID	15008
• EJFlagged?	⊘ - No Override		FSID	62773
• LD confidence level	medium		VCP	N/A
• Cleanup milestone	cleanup action plan		UST ID	N/A
• SHARPster	Tena Seeds		LUST ID	N/A

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	C2	high		

Location and land use info	
520 Westlake Ave N, Seattle, King County, 98109	
Primary parcel	1983200196
Land use	commercial
Responsible unit	NWRO

Sources reviewed
Remedial Investigation and Focused Feasibility Study, Farallon 2024
Cleanup Action Plan, Ecology 2024



Primary census tract	Associated census tracts
53033007303	53033007203

Local demographics comments

EJ Screen and EHD information as of October 2024 reflects a change from what is indicated in the RI/FFS report for this site. At the time of RI/FFS report preparation, the primary census tract containing the Site ranked a 10 in EHD; it is now ranked as 8. Socioeconomic demographics have also changed in that time frame.

Source/source area description

Contamination at the Site resulted from the following:

- Historical placement of impacted fill soil, including impacted fill located within wood debris associated with former lumber mill operations on Block 38
- A coal fill layer (4"-6" thick) across portions of the property, likely associated with historical fuel yard on Block 38
- Releases from former bunker fuel oil USTs
- Former timber pilings associated with historical buildings and former railroad trestle
- Oil encountered in a sanitary sewer line at the SE portion of the Block 38 West Property (no specific point of release identified)

Soil comments

Results of the RI confirm that volatile contaminants historically released at the Site are no longer present in soil and groundwater as a result of interim cleanup actions.

Groundwater comments

The results of the RI confirm that groundwater has been cleaned up as a result of interim actions.



Surface water comments
Remedial investigation data indicate that the pathway to surface water is not complete.

Sediment comments
Remedial investigation data indicate that the pathway to sediment is not complete.

Indoor air comments
There are no volatile contaminants associated with Block 38 West that could pose a threat to indoor air. However, chlorinated volatile organic compounds associated with another site have come to be located in groundwater in the vicinity of the Block 38 West property. Those impacts are subject to a different SHARP for the originating site (i.e., American Linen Supply Co Dexter Ave; CSID 12004).

Additional factors comments
no comments

Site history

[Go to top](#)

The Block 38 West Property historically was undeveloped marshland that extended along the southern shore of Lake Union and onto the north-adjacent property in the late 1880s. Historical operations at the Block 38 West Property have included the following:

- A lumber storage yard across the majority of the Block 38 West Property from the 1890s until approximately 1920;
- Small commercial operations (e.g., a blacksmith shop, a wagon shop) in pile-supported buildings on the southern parcel in the early 1900s. The pile-supported buildings were replaced in 1919 by a two-story masonry building with a basement level at 500 and 510 Westlake Avenue North;
- Retail and commercial operations (e.g., auto parts, appliances, school and office supplies, furniture storage, clothing, and outdoor equipment) at 500 and 510 Westlake Avenue North from the 1920s to 2019;
- Commercial operations (e.g., a horse stable and wagon house, a blacksmith shop, a wagon shop, an auto repair facility, and a veterinary hospital) from the early 1900s until 1950s on the central parcel at 520 Westlake Avenue North, which were replaced in 1964 with a two-story building with rooftop parking through 2019;
- Retail operations at 520 Westlake Avenue from 1964 to 2019; and
- Warehouse storage starting in the early 1920s and transitioning into commercial and retail operations, including a commercial printer, on the northern parcel at 534 and 536 Westlake Avenue North through 2019.

The structures that were used as retail, temporary office space, storage, and parking remained unchanged from 1969 through August 2019. The structures were demolished in late 2019 and early 2020 as part of the redevelopment of the Block 38 West Property. A historical timber-framed trestle previously extended north from Republican Street into the alley approximately 120 feet for support of a rail spur that extended out to the former southern shoreline of Lake Union.

Interim cleanup actions were performed in conjunction with redevelopment of the property. Those actions consisted of excavating contaminated soil from the Block 38 West Property (lot line to lot line) and the east-adjacent alley, and hauling it offsite to a disposal facility. Following the interim actions, some contaminated soil remains between ~5 and 15 feet below the ground surface in localized areas within the alley and beneath the sidewalk in the Westlake Avenue right-of-way near the northwest corner of the property. Contaminants remaining in soil include total diesel-range and oil-range petroleum hydrocarbons (total DRO+ORO) and carcinogenic polycyclic aromatic hydrocarbons (cPAHs). All remaining contaminated soil is under new pavement serving as a protective cap. Post-construction groundwater monitoring indicates that Site contamination in groundwater has been fully remediated as a result of the interim actions.



Overflow - Site contamination and cleanup history

The Block 38 West Property comprises three tax parcels, including the primary parcel listed above in Box 1 (1983200196) and King County Parcels Nos. 1983200180 and 1983200170. These three parcels are associated with property addresses 500 through 536 Westlake Avenue North.

Block 38 West

15008 Block 38 West 20241014

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

10/14/2024



Assessment scores by environmental medium

