

Union Station



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	04/09/2025		CSID	3858
• EJFlagged?	✓ – No Override		FSID	2060
• LD confidence level	low		VCP	na
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	na
• SHARPster	Zak Wall		LUST ID	na

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B1	low	multiple chemical types	✓
Groundwater	C3	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

401 S Jackson St, Seattle, King County, 98104

Primary parcel 8809700000

Land use commercial

Responsible unit NWRO

Sources reviewed

2024-2025 Quarterly Groundwater Monitoring Reports

2024 Ecology Response Letter

2022 Union Station Assoc Periodic Review Response Letter

2021 Ecology Periodic Review

2001-2019 Groundwater Monitoring Reports

2005 Certificate of Completion

1997 Cleanup Action Plan

1996 RIFS

Primary census tract	Associated census tracts
53033009300	53033009100, 53033009200

Local demographics comments

EPA EJScreen data is unavailable. "0" values entered as placeholders.

Source/source area description

Historical COCs at the site include PAHs, TPH, BTEX, metals, and cyanide. Current COCs include PAHs, TPH, BTEX, and metals. Possible contaminant sources include: coal gasification plant operations, railroad activities, ironworks foundry operations, treated pilings, undocumented fill, and possible upgradient off-property sources.

Soil comments

Soil sampling data is approximately 30 years old.

Groundwater comments

no comments

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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1874-1907 - Coal gasification plant operated at the north end of the property, on the original shoreline of Elliot Bay. As the plant expanded in capacity/operations, more structures were built southward, out onto pilings over the tideflats. Vulcan Ironworks also operated at south end of Site, on pilings.

1907-1910 - Jackson Street regrades contributed fill to the site.

1911 - Union Station constructed, tideflats fully filled in.

1971 - Union Station ceases passenger operations.

1986 - King County Metro builds the transit tunnel, using imported fill for the project.

1991 - Site listed.

1996-1997 - RIFS and CAP completed, site enters into PPCD, environmental covenant recorded.

2001 - Construction completed.

2005 - Certificate of completion issued by Ecology. Groundwater monitoring frequency reduced to every 5 yrs.

2021 - Periodic review concludes that groundwater contaminant concentrations continue to exceed cleanup levels and that vapor intrusion risk has not been assessed at the Site.

2024-2025 - Property owner begins contingency quarterly groundwater monitoring.

Overflow - Site contamination and cleanup history

No overflow

Union Station

3858 Union Station 20250409

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

04/09/2025



Assessment scores by environmental medium

