

North Lot Development



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	N/A
• SHARP date	06/16/2025		CSID	1966
• EJFlagged?	✓ – No Override		FSID	5378137
• LD confidence level	high		VCP	NW1986
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	N/A
• SHARPster	Jing Liu		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	D4	high		

Location and land use info

201&255 South King Street, Seattle, King County, 98104

Primary parcel 766620-4878, 765300

Land use mixed use

Responsible unit NWRO

Sources reviewed

2020 and 2025 Groundwater and Indoor Air Monitoring Reports. EHSI.

2021, 2022, 2023, and 2024 Annual Cap Inspection Memo. EHSI.

2017, 2018 and 2019 Groundwater Monitoring Reports. Rothman & Associates.

2018 and 2019 Indoor Air Assessment Report. Rothman & Associates.

2018 Cleanup Action Report (East Parcel). Rothman & Associates.

2013 Cleanup Action Plan Addendum. Landau Associates.

2012 Cleanup Action Report (West Parcel). Landau Associates.

Primary census tract	Associated census tracts
53033009300	SHARP it

Local demographics comments

no comments

Source/source area description

The petroleum contamination in the northwest portion of the West Parcel is most likely associated with the historical operations of former gasoline stations previously located in that area.

Coal tar contamination was discovered in the northern portion of the East Parcel, situated above the native soil, and likely originated from an off-site source.

Fill materials containing concentrations of PAHs, dioxins/furans, and mercury exceeding cleanup levels were identified throughout the Property. Additionally, localized areas showed elevated levels of arsenic and lube oil. These contaminants likely originated from historical industrial and railroad activities on the Property and adjacent sites, or from the placement of contaminated fill material.

Soil comments

The remaining contaminated soil is capped, and institutional controls are in place to maintain the integrity of the cap. As a result, the potential risk to human health and the environment is likely very low.

Groundwater comments

Based on the results of five post-remedial groundwater monitoring events conducted between September 2018 and January 2020, which demonstrated compliance with cleanup levels, Ecology decided to reduce the groundwater monitoring frequency to once every five years. The most recent monitoring was conducted in January 2025. Analytes included petroleum hydrocarbons, BTEX, metals, and PAHs, with results showing continued compliance with cleanup levels.

Surface water comments

Elliott Bay is located approximately 1,000 feet west of the Site. The remaining contaminated soil is capped, and groundwater data collected at the points of compliance indicate that contamination from the Site has likely not reached the bay. Therefore, it is unlikely that the Site has impacted the water quality of Elliott Bay.

Sediment comments

Elliott Bay is located approximately 1,000 feet west of the Site. The remaining contaminated soil is capped, and groundwater data collected at the points of compliance indicate that contamination from the Site has likely not reached the bay. Therefore, it is unlikely that the Site has impacted the sediment of Elliott Bay.

Indoor air comments

Six post-remedial air monitoring events were conducted between March 2018 and January 2025. Benzene levels in the garage were consistent with typical parking garage use, and levels in the basement hotel office were likely impacted by garage traffic. The hotel office is used commercially, and is expected to remain so. Benzene concentrations in the hotel office were below the CLARC screening level for commercial workers. In addition, the impermeable seal-slab floor system functions as a vapor barrier. Therefore, vapor intrusion from the residual contamination is not considered a concern.

Additional factors comments

no comments

Site history

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The site was originally undeveloped tide flats along Elliott Bay, which were filled in during the late 1890s and early 1900s. It was subsequently used as a rail yard until the late 1960s. In addition, two gasoline stations operated on the northwest portion of the property during the late 1930s and again in the 1960s.

From the 1970s onward, the site served as a parking lot and staging area during the construction of the Kingdome and, later, CenturyLink Field and now Lumen Field. Redevelopment occurred between 2011 and 2018. Today, the West Parcel spans an entire city block and includes residential units, retail space, and above-ground parking. The East Parcel also covers a full city block and features a hotel, a commercial office/retail building, and one level of below-ground parking.

The Site was initially enrolled in the Voluntary Cleanup Program (VCP) in 2008 to conduct a Remedial Investigation and Feasibility Study (RI/FS). In 2011, it entered into a Prospective Purchaser Consent Decree (PPCD) to carry out remedial actions at the West Parcel. A Consent Decree (CD) was entered in 2014 to supersede the PPCD, implement remedial actions at the East Parcel and complete the remaining work required at the West Parcel.

Remedial actions conducted at the Site are summarized below.

Soil Excavation

West Parcel: In 2011, hotspot excavation of contaminated soil was conducted in the former gasoline station area of the West Parcel. Approximately 675 cubic yards of contaminated soil were removed and disposed of at a permitted facility. An oxygen release compound was applied to the bottom of the excavation to enhance bioremediation of residual contamination.

East Parcel: Between February 2015 and January 2018, soil excavation was conducted within the building footprint to a depth of 17.5 feet below ground surface (bgs). In localized areas designated for structural components—such as pile caps, elevator pits, and grade beams—excavation extended to 22 feet bgs. Approximately 57,009 tons of contaminated materials were excavated and transported to a permitted facility for disposal.

Overflow - Site contamination and cleanup history

Protective Cap Installation

A protective cap was installed across both parcels of the Property to prevent contact with any contaminated soil remaining in place following cleanup and construction activities. The cap consists primarily of building foundations, which also function as a barrier to vapor intrusion for the East Parcel.

Landscaped areas outside the building footprint, soil was excavated to a depth of five feet and replaced with clean fill. A protective barrier was placed at the bottom of the excavation.

Non-landscaped areas outside the building footprint, soil was excavated to a depth of 1.5 feet and capped with an impermeable concrete layer.

Considering the remedial actions conducted at the Site, along with the capping of the remaining contamination and the implementation of institutional controls to maintain cap integrity, the potential risk to human health and the environment is expected to be very low.

North Lot Development

1966 North Lot Development 20250616

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

06/16/2025



Assessment scores by environmental medium

