

Rainier Mall



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	515717
• SHARP date	08/27/2025		CSID	4187
• EJFlagged?	✓ – No Override		FSID	88987973
• LD confidence level	low		VCP	NW3261
• Cleanup milestone	cleanup implementation		UST ID	SHARP it
• SHARPster	Tanner Bushnell		LUST ID	SHARP it

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	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	
4208 Rainier Ave S , Seattle, King County, 98118	
Primary parcel	7950301480
Land use	commercial
Responsible unit	NWRO

Sources reviewed
Status Report - 1st Quarter of 2025, UEP, 4/16/25
Cleanup Action Plan, Rainier Mall, Ecology, 9/23/21
Remedial Investigation and Feasibility Study, UEP, 9/7/21

Primary census tract	Associated census tracts
10100	SHARP it

Local demographics comments

no comments

Source/source area description

Three drycleaners in the southern parcel operated on the property resulting in PCE and daughter product contamination to soil and groundwater. Additionally, the former building on the northern parcel was built on treated timber piles resulting in localized cPAH contamination in soil around each pile.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

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The property was formerly developed with up to three separate dry-cleaning facilities on the southwestern portion of the property. These historical dry-cleaners reportedly operated in three distinct locations between approximately 1930 and 1968. The buildings were removed from the Property between 1967 and 1978.

A single-story retail building was constructed on the north end of the Property around 1967 and was initially occupied by a Safeway Store which ceased operations in approximately 1998, and the structure was then expanded and converted into a mixed-use mall (Rainier Mall) supporting multiple retail tenants. Rainier Mall closed in August of 2016 and was vacant until a fire destroyed the building in 2023.

Historical building plans associated with the construction of the Safeway indicate the building was constructed on approximately 174 treated wooden piles. Beginning in 2022 ERH and ISCR injections have been implemented to cleanup drycleaner related soil and groundwater contamination at the site. Lake Union Partners and Community Roots Housing have entered into PPCDs with Ecology to cleanup the site and redevelop as mixed income apartments and retail.

Overflow - Site contamination and cleanup history

Additional parcel: 7950301485

Rainier Mall

4187 Rainier Mall 20250827

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

08/27/2025



Assessment scores by environmental medium

