

# Lora Lake Apartments



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	09/10/2025		CSID	2008
• EJFlagged?	✓ – No Override		FSID	1880040
• LD confidence level	low		VCP	na
• Cleanup milestone	cleanup completion/NFA		UST ID	na
• SHARPster	Sunny Becker		LUST ID	na

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	C3	high		

Location and land use info	
15001 Des Moines Memorial Drive , Burien, King County, 98148	
Primary parcel	
Land use	commercial
Responsible unit	NWRO

Sources reviewed
2020-2024 Annual Compliance Monitoring Report
2016 Engineering Design Report
2015 Final Consent Decree with Cleanup Action Plan
2015 Final RI/FS report

Primary census tract	Associated census tracts
wahsinton tracking network	SHARP it

**Local demographics comments**

A zero was applied to all EJScreen parameters because the EJ Screen website was not available at the time of rating

**Source/source area description**

Mid-1940s–Mid 1980s: A barrel-cleaning company followed by an auto-wrecking facility operated on site.

1987: A 22-building apartment complex was built.

1998: The Port acquired the property as part of a Sea-Tac runway protection zone. The portion of the site that was not required for the Runway Protection Zone is slated to be redeveloped.

2007: The Port demolished six buildings. Environmental samples prior to demolition showed higher-than-expected levels of contaminants.

**Soil comments**

Lora Lake Apartments Parcel

The Port removed approximately 42,000 tons of highly contaminated soil for disposal and placed a temporary barrier over the entire parcel. The barrier prevents wildlife and humans from coming in contact with the contaminated soil. A deed restriction (environmental covenant) limits the use of the site to commercial activities

**Groundwater comments**

Dioxin/furan TEQ results in groundwater collected within the sediment cap area do not exceed the site vicinity background concentration and Lora Lake Apartments Site. Therefore no contingency actions are warranted.

**Surface water comments**

no comments

**Sediment comments**

Lake Sediment: The lake was restored to a wetland by placing approximately 58,200 tons of sand, 44.5 tons of granular activated carbon, and 6,200 cubic yards of topsoil over contaminated sediments contained at the bottom of the lake. Restoration of the lake to a wetland prevents contaminants from entering surface water that flows to Miller Creek. The restored wetland surface was stabilized with biodegradable erosion control fabric and approximately 4,100 woody wetland plants were planted and integrated into the surrounding wetlands. An environmental covenant ensures that the wetland will be maintained.

**Indoor air comments**

No enclosed building and the soil contaminations are not volatile

**Additional factors comments**

no comments

## Site history

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2009: Ecology and the Port entered into an Agreed Order, under which the Port agreed to conduct a Remedial Investigation/Feasibility Study to understand the nature and extent of the contamination. The Port also demolished remaining above-ground structures and took measures — with Ecology oversight — not to disturb potentially contaminated soil.

2013: The Agreed Order was amended to require the Port to prepare the Draft Cleanup Action Plan.

2015: Ecology and the Port entered into a Consent Decree that included Ecology's final Cleanup Action Plan.

2016: The Port finalized the Engineering Design Report, which includes a detailed plan and specifications for the proposed cleanup actions.

2017: Construction Season 1 was completed.

2020: Construction Season 2 was completed.

2022: Environmental Covenants were recorded with King County.

**Overflow - Site contamination and cleanup history**

No overflow

## Lora Lake Apartments

2008 Lora Lake Apartments 20250910

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

09/10/2025



### Assessment scores by environmental medium

