

# SW Harbor Project



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	09/15/2025		CSID	3067
• EJFlagged?	✓ – No Override		FSID	2383
• LD confidence level	low		VCP	none
• Cleanup milestone	cleanup implementation		UST ID	none
• SHARPster	Sunny Becker		LUST ID	none

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	C3	high		

## Location and land use info

2330 SW Florida St, Seattle, King County, 98106

Primary parcel

Land use industrial

Responsible unit NWRO

## Sources reviewed

2018-2023 Progress Reports

2014 SWHP GWQM report

2012 five year periodic review reports

2011 Groundwater Monitoring Completion at Southwest Harbor Project Report

Primary census tract	Associated census tracts
53033009900	

**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**

Southwest Harbor Project site is located at Terminal 5. It has varied historic uses and contamination. These areas of contamination were divided into areas labeled RA1 (Buckley Yard), RA2 (Salmon Bay Steel North Property), RA3 (SSI Property), RA4(Wyckoff/Pacific Sound Resources), and RA5(Lockheed Yard 2). EPA is the lead agency for RA4. Ecology is the lead agency for RA1, RA2, RA3, and RA5

**Soil comments**

various metals, petroleum, and municipal and construction debris remained under a continuous asphalt cap

**Groundwater comments**

SW Harbor Project site (Termial 5) is located immediately adjacent to Puget Sound

**Surface water comments**

no comments

**Sediment comments**

no comments

**Indoor air comments**

office buildings at the terminal

**Additional factors comments**

no comments

**Site history**[Go to top](#)

In 1994 and 1995, Ecology and the Port of Seattle negotiated interim action (partial cleanup) Consent Decrees for each area(RA1,RA2,RA3 adn RA5). The interim actions included soil removal and paving. They were completed.

From 2008 to 2011 the Port of Seattle, with Ecology's review and approval, conducted groundwater monitoring programs. Six rounds of monitoring were conducted. In October 2011, Ecology sent a letter saying that collected groundwater data do not show contaminants above MTCA cleanup standards and that the groundwater monitoring program met groundwater monitoring plan requirements.

In November 2012, Ecology conducted a five-year periodic review for RA1, RA2, and RA3. It found that the total groundwater arsenic concentration in one monitoring well (MW-308N) did exceed the MTCA Method A drinking water level of 5 ppb. Ecology proposed that the Port of Seattle complete an RI/FS to determine if arsenic in the groundwater poses a risk.

**Overflow - Site contamination and cleanup history**

No overflow

## SW Harbor Project

3067 SW Harbor Project 20250915

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

09/15/2025



### Assessment scores by environmental medium

