

Douglas Management Dock



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	611839
• SHARP date	09/19/2025		CSID	6967
• EJFlagged?	✓ – No Override		FSID	97573251
• LD confidence level	high		VCP	none
• Cleanup milestone	remedial investigation		UST ID	4131
• SHARPster	Cliff Nale		LUST ID	2514

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	✓
Groundwater	C3	high	risk to off-site people	✓
Surface water	D4	high	climate change impacts	✓
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	C1	high		

Location and land use info

7100 First Avenue South, Seattle, King County, 98108

Primary parcel 292404-9090

Land use industrial

Responsible unit NWRO

Sources reviewed

August 19, 2019, Public Review Draft Final Remedial Investigation Report, GeoEngineers

Primary census tract	Associated census tracts
11200	

Local demographics comments

no comments

Source/source area description

The site was historically a turning basin of the Lower Duwamish Waterway (LDW) until it was filled in the 1960s to create the upland. Primary uses consisted of material storage, barge loading and shipping with school bus fueling, maintenance and parking (including underground storage tanks [USTs]). Prior to development of the site in the 1960s, the adjacent property to the south of the turning basin (south of the present-day Trotsky Inlet) was the site of a drum reconditioning facility that operated under the name of Mitzel & Co., and later, Northwest Cooperage. This business continues to operate today as Industrial Container Services (ICS).

Soil comments

COCs for the site, which impacts only the soil and groundwater above the native soil unit, include: gasoline-, diesel- and oil-range TPH, VOCs (benzene and ethylbenzene), SVOCs (N-nitrosodiphenylamine), PAHs, PCBs, pesticides and metals (copper, lead, mercury and zinc). Releases from an off-site source that contaminated the native soil unit beneath the site before fill placement (i.e., ICS Property) have impacted soil and groundwater beneath the site.

Groundwater comments

COCs for the site, which impacts only the soil and groundwater above the native soil unit, include: gasoline-, diesel- and oil-range TPH, VOCs (benzene and ethylbenzene), SVOCs (N-nitrosodiphenylamine), PAHs, PCBs, pesticides and metals (copper, lead, mercury and zinc). Releases from an off-site source that contaminated the native soil unit beneath the site before fill placement (i.e., ICS Property) have impacted soil and groundwater beneath the site.

Surface water comments

COCs for the site, which impacts only the soil and groundwater above the native soil unit, include: gasoline-, diesel- and oil-range TPH, VOCs (benzene and ethylbenzene), SVOCs (N-nitrosodiphenylamine), PAHs, PCBs, pesticides and metals (copper, lead, mercury and zinc). Releases from an off-site source that contaminated the native soil unit beneath the site before fill placement (i.e., ICS Property) have impacted soil and groundwater beneath the site and may impact the adjacent LDW.

Sediment comments

COCs for the site, which impacts only the soil and groundwater above the native soil unit, include: gasoline-, diesel- and oil-range TPH, VOCs (benzene and ethylbenzene), SVOCs (N-nitrosodiphenylamine), PAHs, PCBs, pesticides and metals (copper, lead, mercury and zinc). Releases from an off-site source that contaminated the native soil unit beneath the site before fill placement (i.e., ICS Property) have impacted soil and groundwater beneath the site and may impact the adjacent LDW and sediments.

Indoor air comments

COCs for the site, which impacts only the soil and groundwater above the native soil unit, include: gasoline-, diesel- and oil-range TPH, VOCs (benzene and ethylbenzene), SVOCs (N-nitrosodiphenylamine), PAHs, PCBs, pesticides and metals (copper, lead, mercury and zinc). However, there are no structures on-site that have potential indoor air concerns.

Additional factors comments

COCs for the site, which impacts only the soil and groundwater above the native soil unit, include: gasoline-, diesel- and oil-range TPH, VOCs (benzene and ethylbenzene), SVOCs (N-nitrosodiphenylamine), PAHs, PCBs, pesticides and metals (copper, lead, mercury and zinc). Releases from an off-site source that contaminated the native soil unit beneath the site before fill placement (i.e., ICS Property) have impacted soil and groundwater beneath the site and may impact the adjacent LDW habitat.

Site history

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The location of the site was a turning basin of the LDW until fill was placed in the tide flat to produce the upland upon which the site was developed in the 1960s. Once constructed, primary historic activities at the site consisted of material storage, barge loading, and shipping consistent with the mission of current and previous ownership. During the late 1970s, the site was also used for school bus fueling, maintenance, and parking. These operations included installation and use of USTs and associated dispensing facilities. Earlier investigations in the 1990s included soil and groundwater sampling to evaluate contamination associated with the USTs. Based on more recent remedial investigations, two separate releases occurred at the site, 1) releases from former USTs in the vicinity of the former garage, and 2) releases from an off-site source that contaminated the native soil unit beneath the site before fill placement (i.e., ICS Property).

Overflow - Site contamination and cleanup history

Source Area - Drum refurbishing operations on the ICS property date back as early as the 1930s, including significant refurbishing operations to support World War II. It was reported that the drums may have contained food products, petroleum products, solvents, resins, paints, adhesives and hazardous wastes. Subsequent testing encountered a broad range of contaminants in various media on and adjacent to the ICS site, including total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), carcinogenic and non-carcinogenic polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), pesticides and metals. Hazardous substances from the drum storage facility were apparently discharged to the tide flat that later became the site and Trotsky Inlet. During this time period (prior to the 1960s), contaminants were most likely released to the tide flat from the drum refurbishing facility via stormwater. This contamination is present beneath the present-day site in the native soil unit and lower part of the overlying fill unit.

Contaminants of concern (COCs) for the site, which impacts only the soil and groundwater above the native soil unit, include: gasoline-, diesel- and oil-range TPH, VOCs (benzene and ethylbenzene), SVOCs (N-nitrosodiphenylamine), PAHs, PCBs, pesticides and metals (copper, lead, mercury and zinc).

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First SHARP

SHARP rating — Low

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Conceptual site model

09/19/2025



Assessment scores by environmental medium

