

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	none
• SHARP date	09/19/2025		CSID	4532
• EJFlagged?	✓ – No Override		FSID	2056
• LD confidence level	high		VCP	NW 1511
• Cleanup milestone	feasibility study		UST ID	none
• SHARPster	Cliff Nale		LUST ID	none

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SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	C1	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	A1	high		

Location and land use info

1231 South Director Street, Seattle, King County, 98108

Primary parcel 000160-0055

Land use industrial

Responsible unit NWRO

Sources reviewed

November 11, 2024, Public Review Draft Remedial Investigation, GeoEngineers

Primary census tract	Associated census tracts
26400	

Local demographics comments

no comments

Source/source area description

Sources of contamination associated with historical operations from leaks and spills of process chemicals, fuels, solvents and waste include: tanks and vaults associated with chrome-plating activities, solvents use and storage associated with parts-cleaning and degreasing (i.e., steam cleaning pit and a trichloroethene (TCE) tank, oil/water separator), waste oil above ground storage tank, leaks from hydraulic oil equipment, grinding and machining of metal parts, and a former underground storage tanks (USTs).

Chemicals of Concern (COCs) for the site include chromium and mercury, diesel- and oil- range petroleum hydrocarbons (TPH), TCE, 1,4-dioxane and carcinogenic polycyclic aromatic hydrocarbos (PAHs).

Soil comments

The primary COCs include chromium, hexavalent chromium, TPH, cPAH, and TCE in shallow soil and groundwater. Impacts are limited to within the site/property boundaries. However, shallow soil has been impacted due to stormwater runoff into unlined stormwater retention bioswales south/southeast of the site.

Groundwater comments

The primary COCs include chromium, hexavalent chromium, TPH, cPAH, and TCE in shallow soil and groundwater. Impacts are limited to within the site/property boundaries. However, shallow soil has been impacted due to stormwater runoff into unlined stormwater retention bioswales south/southeast of the site.

Surface water comments

The primary COCs include chromium, hexavalent chromium, TPH, cPAH, and TCE in shallow soil and groundwater. Impacts are limited to within the site/property boundaries. However, shallow soil has been impacted due to stormwater runoff into unlined stormwater retention bioswales south/southeast of the site and the site is less than two miles from the Lower Duwamish Waterway (LDW).

Sediment comments

The primary COCs include chromium, hexavalent chromium, TPH, cPAH, and TCE in shallow soil and groundwater. Impacts are limited to within the site/property boundaries. However, shallow soil has been impacted due to stormwater runoff into unlined stormwater retention bioswales south/southeast of the site and the site is less than two miles from the LDW.

Indoor air comments

TCE in soil and soil gas have been identified beneath site warehouses. However, interim actions by soil excavation and flooring seals have been implemented to remove indoor air concerns. The indoor air is also monitored by a passive monitoring system. Interim actions and air quality monitoring protects against potential vapor intrusion.

Additional factors comments

The primary COCs include chromium, hexavalent chromium, TPH, cPAH, and TCE in shallow soil and groundwater. Impacts are limited to within the site/property boundaries. However, shallow soil has been impacted due to stormwater runoff into unlined stormwater retention bioswales south/southeast of the site and the site is less than two miles from the Lower Duwamish Waterway (LDW).

Site history

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Precision Engineering operated an industrial manufacturing business on the site from 1968 to March 1, 2005. The operation included manufacture and repair of hydraulic cylinders, metal rolls used in the manufacturing of paper and sheet metal products, and other equipment. Services included grinding and polishing, honing, hard-chrome plating, milling, welding, and application of flame- and arc-applied metal coating, much of which involved the use of chromic acid. From 1985 to 2003.

Overflow - Site contamination and cleanup history

No overflow

Precision Engineering Inc.

4532 Precision Engineering Inc. 20250919

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

09/19/2025



Assessment scores by environmental medium

