

Grand Street Commons



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	09/22/2025		CSID	3018
• EJFlagged?	✓ – No Override		FSID	97763114
• LD confidence level	medium		VCP	NW1254
• Cleanup milestone	cleanup implementation		UST ID	None
• SHARPster	Sandra Matthews		LUST ID	None

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	medium	risk to off-site people	⊘
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	C2	medium		

Location and land use info

1750 22nd Avenue South, Seattle, King County, 98144

Primary parcel 1822300175

Land use residential

Responsible unit NWRO

Sources reviewed

Aspect, 2021, RI/FS Grand Street Commons June 17, 2021

Aspect, 2018, Phase I Environmental Site Assessment –Grand Street Commons Property, 1750 and 1765 22nd Avenue S, Seattle, WA June 27, 2018.

Primary census tract	Associated census tracts
9400	none

Local demographics comments

no comments

Source/source area description

Former manufacturing operations for bakery and restaurant equipment on the East and West Blocks. Belshaw Brothers, Inc. (Belshaw), a commercial company, used several underground storage tanks (USTs) for storing gasoline/diesel fuel and it used other hazardous chemicals (such as 1,1,1-trichloroethane [TCA]; petroleum-based cutting oils; aromatic alcohol; propylene glycol; chlorinated alkane polymer; methyl ethyl ketone (MEK); toluene; xylene; ethylbenzene; ethanol; methanol; petroleum naphthalene; and mineral spirits) to support their manufacturing of bakery and restaurant equipment from approximately the 1920s through 2004. Today, the East and West Blocks are vacant lots, except for a one-story vacant building in the northwest portion of the West Block.

Former dry-cleaning operations on the West Block. Penthouse Drapery Cleaners & Manufacturers, Inc. (Penthouse), a commercial dry cleaner, operated within the building present on the northwest portion of the

Soil comments

Some soil contamination may still be on site that was blocked by shoring structures.

Groundwater comments

Monitoring site post injections. MNA

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history[Go to top](#)**East Block – Residences then Bakery and Restaurant Equipment Manufacturing**

The earliest identified use of the parcels on the East Block was residential dwellings and a grocery store in the 1910s. A commercial-use structure (former Belshaw Foundry) and a dormitory for Belshaw's workers replaced the grocery store in the 1920s. Another commercial-use structure (Belshaw's machine shop) was added on the north portion of this parcel in the mid-1960s. By the 1970s, all these structures except the Foundry were replaced by a single large structure (Belshaw's former

Main Building) where Belshaw manufactured bakery and restaurant equipment.

Belshaw's manufacturing operations on the East Block included production of metal castings/parts, parts washing using solvents, parts machining, and equipment assembly.

The chemicals Belshaw used in the manufacturing operations included: 1,1,1-TCA, petroleum-based cutting oils, aromatic alcohol, propylene glycol, chlorinated alkane polymer, methyl ethyl ketone (MEK), toluene, xylene, ethylbenzene, ethanol, methanol, petroleum naphthalene, and mineral spirits. Historical information

suggests that Belshaw may have used the spent solvents for weed control on unpaved portions of the East Block .

A gasoline UST and a diesel UST were historically used by Belshaw to support manufacturing bakery and restaurant equipment at the East Block. The gasoline UST was removed from the northwest portion of the East Block in October 2003, but gasoline-contaminated soil was left-in-place at the time. The diesel UST remains buried in the south portion of the East Block.

The three Belshaw structures on the East Block became unsafe and dangerous due to fire damage and occupancy by illegal encampments. GSC demolished these structures to the concrete floor slab in December 2018 to facilitate the RI and end the unsafe and dangerous conditions. The East Block is currently vacant.

West Block – Residences, Belshaw Manufacturing Facilities, Penthouse Commercial Dry-cleaning, and SCC Automobile Body Repair

The West Block was first developed with residential dwellings in the early 1900s. Between the 1920s and mid-2000s, the West Block was occupied by residences and commercial-use buildings.

The north half of the West Block was first developed with residential dwellings in the early 1900s. At least one of these former residences used an UST for home heating oil

UST was later removed. Development increased with the commencement of Belshaw's operations. Additional dwellings and two commercial-use structures (an Auto Repair Shop and a Machine Shop) in the southeast and central portions of the West Block had been built by the early 1920s when Belshaw started operating at the West Block.

Development increased further in the early 1950s and 1960s with the construction of four additional commercial-use structures on the West Block. A residence was added in the southeast portion of the West Block. The southwest portion of the West Block was used as a parking lot between the 1920s and 1960s. A small office structure was added in the southwest portion that reduced the parking lot footprint.

The existing one-story building in the northwest corner of West Block was first occupied by a parts manufacturing facility (Associated Industries Inc.) in 1950. A patio pool and furniture supplies retail business replaced the manufacturing facility in the 1970s followed by Penthouse, a commercial dry-cleaning facility that operated from the 1980s through mid-1990s. PCE was used by Penthouse for dry-cleaning operations. SCC, an automotive body repair shop, has occupied this building from 1998

Overflow - Site contamination and cleanup history

<p>o East Block. Parcels 1822300175, 1822300180, and 0924049007</p> <p>South Block. Parcels 3881900515, 3881900540, 3881900550, and 3881900560.</p> <p>o West Block. Parcels 1822300005, 1822300020, 1822300025, 7548301095, 7548301100, 7548301115, 7548301120, 7548301125, and 7548301150, and 7548301155</p>	0
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Grand Street Commons

3018 Grand Street Commons 20250922

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/22/2025



Assessment scores by environmental medium

