

Snopac Property



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	none
• SHARP date	08/29/2025		CSID	12463
• EJFlagged?	✓ – No Override		FSID	1523145
• LD confidence level	medium		VCP	none
• Cleanup milestone	feasibility study		UST ID	11228
• 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	C1	medium	risk to off-site people	✓
Surface water	D4	medium	climate change impacts	✓
Sediment	A3	medium	plant/animal tissue data	⊘
Soil	C3	high		

Location and land use info

5053/ 5055 East Marginal Way S, Seattle, King County, 98134

Primary parcel 357320-1061

Land use industrial

Responsible unit NWRO

Sources reviewed

Integral, 2025, Sediment Feasibility Study Snopac Property, Jine 2025

Aspect Consulting, 2025, Cleanup Action Plan, Snopac Property, June2025

Aspect Consilting and Integral, 2025, Remedial Investigation Report, December 2023

Aspect Consulting, 2023, Uplands Feasibility Study, December 2023

Environmental Science Associatesl, 2018, Memo, Ordinary High Water Mark Determination

Integral 2015, Slip 1 field sampling and data report May/June 2015 sediment sampling Lower Duwamish Waterway, Seattle

Hart Crowser, 2011, Summary of existing information report, former Snopac Products Inc

Primary census tract	Associated census tracts
93	none

Local demographics comments
no comments

Source/source area description
The source area of contamination at the site is the entire length of the site north to south and from behind the building the former building to below the intertidal area at the east end of Slip 1.

Soil comments
Interim Action cleaned up all soil landward of the installed shoring wall. Contaminated soil remains on the river side of the wall and in sediments

Groundwater comments
no comments

Surface water comments

Threatened species - Steelhead, chinook, Bull trout, Candidate -Coho

Sediment comments

Sediment not cleaned up yet

Indoor air comments

no comments

Additional factors comments

no comments

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The Property has supported various industrial uses since the 1920s. The Property is located in an area that was hydraulically filled between 1901 to 1917 as part of the LDW construction (Harper Owes, 1985). During this period, the Lower Duwamish River was dredged and straightened, and the historical shoreline and floodplain were hydraulically filled to facilitate shoreline development and control flooding. Although the source of the fill material was not documented, it is likely dredge material from the main channel (Harper-Owes 1985). This hydraulic fill is present above native estuarine and alluvium soil deposits on the majority of the Property. The early 1900s fill material does not appear to contain contaminants at concentrations of concern, except where that older fill material has been impacted by later releases. Explorations completed as part of this RI confirmed that this hydraulic fill is present above the native soil deposits on the majority of the Property.

Sanborn maps³ indicate that the Property was developed with a building in 1919, and was occupied by Western Containers Inc, a corrugated paperboard manufacturing business, by 1929. At that time, Property improvements also included railroad spurs on the eastern and western sides of the Property, and a “coal screen” and two “coal burners” located between rail spurs in the northwest portion of the Property. The north adjacent property was listed as a coal yard in 1929.

Site history research by Hart Crowser (2011) and Farallon Consulting, LLC (Farallon, 2011) indicates that, following Western Containers Inc, the following businesses subsequently operated on the Property:

- ☐ Olympic Lighterage Company (1935 – 1940)
- ☐ Pioneer Towing Company (1935 – 1970)
- ☐ Interstate Transit Company (pre-1961)
- ☐ Emerson GM Diesel (1964 – Unknown)
- ☐ Stores Delivery Services (1970 – Unknown)
- ☐ Marine Leasing/Marine Logistics (1973 – 1988)
- ☐ United Marine Shipbuilding (1988 – 1992)
- ☐ Snopac Products, Inc. (1992 – 2012)

Overflow - Site contamination and cleanup history

No overflow

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First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

08/29/2025



Assessment scores by environmental medium

