

Seattle DOT Mercer Parcels



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	09/30/2025		CSID	14784
• EJFlagged?	⊘ - No Override		FSID	27913
• LD confidence level	medium		VCP	NW3258 (closed)
• Cleanup milestone	cleanup action plan		UST ID	none
• SHARPster	Tena Seeds		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	C4	high	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	B1	high		

Location and land use info

800 Mercer Street, Seattle, King County, 98109

Primary parcel SHARP it

Land use SHARP it

Responsible unit SHARP it

Sources reviewed

2022 Cleanup Action Plan, Hart Crowser

2022 Feasibility Study, Hart Crowser

2022 Remedial Investigation Report, Hart Crowser

2021 Site Hazard Assessment, Ecology

Primary census tract	Associated census tracts
53033007200	

Local demographics comments

Medium confidence level supported by completed remedial investigation.

Source/source area description

The subject property is 2.35 acres in size and is located in the South Lake Union area of Seattle between Dexter Avenue North, Mercer Street, 9th Avenue North, and Roy Street. The property is currently vacant. Gas stations historically operated at the northwest corner of the property (between Dexter Ave N and Roy St) from approximately 1929 to 1960. Contamination at the Site is attributed to releases from underground storage tanks (USTs) and the fueling system associated with the historical gas station operations. The property has been used for a variety of commercial and light industrial purposes between 1925 and the present, but no contamination associated with the other uses has been detected. Contaminants associated with the gasoline releases are localized within the northwest corner of the property.

Soil comments

Gasoline-range organics and lead have been detected in soil exceeding the cleanup level at the Site.

Groundwater comments

Gasoline-range organics, diesel-range organics, and benzene have been detected in soil exceeding the cleanup level at the Site.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

There are currently no buildings on the property. Any volatile contamination associated with this Site will be removed via excavation when the property is redeveloped.

Additional factors comments

no comments

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As early as 1893, the southern shoreline of Lake Union extended onto the northeast corner of the property. By 1917, that area had been filled and the shoreline moved northward to its current location. An estimated 17 feet of fill was brought in to raise the ground surface in the northeast corner of the property to its current elevation.

Residential dwellings were present on the property from approximately the end of the 19th century to the 1950s. Various rights-of-way (ROWS) divided the property from approximately the end of the 19th century to 2012. The property was also used for a variety of commercial businesses from approximately 1917 to 2010. In the 2010s and as recently as 2019, the property was used for construction staging.

Historical facilities included a gasoline and service station (1929-1960), an automobile repair and service station (1930-1955), several auto wrecking businesses (1930-1955), a soap and chemical works facility (1925-1940), sign painting companies (1925-1955 and 1975-1996), and retail painting stores (1950).

As early as 1893, Vine Street ran north-south through the center of the property, connecting Roy and Mercer Streets. By 1905, Vine Street had been renamed 8th Ave N, which remained in this configuration until 1958. Sometime between 1917 and 1936 until 1958, the western half of the property was split diagonally by Broad St, which ran northeast to southwest along the surface from 8th Ave N to Dexter Ave N. In 1958, 8th Ave N and Broad St were vacated, and a new Broad St alignment was constructed that again ran diagonally, northeast to southwest, across the surface of the entire Property, from the intersection of Valley St and 9th Ave N to the intersection of Dexter Ave N and Mercer St and beyond.

From approximately 2012 to 2015, Broad St was filled in to match the existing grades of Mercer St and Dexter Ave N, and all roadways within the boundaries of the property were subsequently vacated as part of the City's Mercer Corridor Project. The Mercer Corridor Project also included widening Mercer St to its current extent, which moved the Mercer ROW northward onto the southeast corner of the property.

Environmental investigations were conducted at the Site primarily between 2017 and 2020, which found soil and/or groundwater contaminated with petroleum hydrocarbons (gasoline and diesel ranges), lead, and benzene at concentrations exceeding MTCA cleanup levels.

Contaminated soil and groundwater on the property will be fully excavated and disposed offsite concurrent with property redevelopment planned for 2026.

Overflow - Site contamination and cleanup history

No overflow

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First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/30/2025



Assessment scores by environmental medium

