

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	None
• SHARP date	09/30/2025		CSID	2520
• EJFlagged?	✓ – No Override		FSID	1940187
• LD confidence level	high		VCP	None
• Cleanup milestone	feasibility study		UST ID	None
• SHARPster	Beau Johnson		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	C1	high	risk to off-site people	✓
Surface water	D4	medium	climate change impacts	✓
Sediment	B3	medium	plant/animal tissue data	⊘
Soil	C1	high		

Location and land use info

7400 8th Ave S , Seattle, King County, 98108

Primary parcel 2136200641

Land use industrial

Responsible unit NWRO

Sources reviewed

ISIS

RI

FS

Primary census tract	Associated census tracts
10900	

Local demographics comments
no comments

Source/source area description
Unknown fill and previous industrial activities.

Soil comments
Soil at this site is impacted by typical LDW COCs: metals, VOCs, PAHs, PCBs, and TPH.

Groundwater comments
GW COCs include the following: metals (total and dissolved), vinyl chloride, PAHs, and PCBs.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

There may be plant or animal testing associated with the LDW Superfund Site from near the site. This information was not readily available.

Site history[Go to top](#)

From approximately 1889 to 1916, the Subject Property was agricultural land, primarily open field pasture, which was adjacent to a meander of the Duwamish River. A private residence appears to have occupied the northern part of Parcel F. With the dredging of the east and west waterways, the LDW was established in its present course and Slip 4 was isolated in its present configuration by 1916. Beginning in approximately 1918, the southern part of Parcel D was used for the manufacturing of hydraulic equipment and metal pipes, and the central part of Parcel D was occupied by sawmill operations. By 1922, the southeastern part of Parcel F was occupied by a wood shavings manufacturing company, and the northern part of Parcel F was used for the manufacturing and storage of concrete products. By 1950, the hydraulic equipment and metal pipe manufacturing operations on Parcel D had added a chain manufacturing facility at the southern end of the Subject Property, and the sawmill operations were no longer present. Puget Timber Company's creosote treatment facility, which started in the early 1940s and included wood pole and post treatment in a dip tank operation, occupied the western portion of the former sawmill site on Parcel D. By 1950, the Washington Excelsior and Manufacturing Company operations and the concrete products manufacturing operations on Parcel F were still present; however, the concrete storage area had expanded to the southwestern part of Parcel F and the northwestern end of Parcel D, and an aluminum window and sash manufacturing facility was present in the eastern part of Parcel F. By 1981, all of the structures on Parcel D and a few of the structures on Parcel F had been demolished. Figures 5 and 6 depict the historical activities and operations on Parcels D and F from approximately 1918 to 1949 and 1950 to 1981, respectively. There were three petroleum USTs and one oil AST located on Parcel F, and an oil AST was located on Parcel D. The former locations of the tanks are shown on both Figures 5 and 6. An 8,000- gallon diesel UST and a 2,000-gallon gasoline UST on Parcel F were removed in 1989. The oil AST associated with the excelsior manufacturing operations on Parcel F was removed by 1985, and the oil AST associated with the pipe manufacturing operations on Parcel D was removed prior to 1981. There is no documentation of the removal of a 5,000-gallon fuel-oil UST that was in the northwestern part of Parcel F.

By 1985, the Parcel D surface and the southern part of the Parcel F surface had been paved, and the seawall and pier along Slip 4 had been constructed. From the mid-1980s through September 2009, Crowley Marine Services, Inc. used the Subject Property for cargo storage and distribution. From October 2009 to approximately June 2014, Organic Fuel Processors, LLP used the south-central portion of the upland part of Parcel D to receive, grind, and store wood used to make compost or produce alternative fuel. OFP subleased the southern and southeastern portions of the upland part of Parcel D to Kelly Ryan Services Marine to load/unload cargo from barges and to maintain equipment. From December 2009 to November 2014, Parcel F and the northern part of Parcel D were leased to First Student, Inc., to schedule, stage, and park school buses. From October 2010 to June 2014, OFP expanded their lease area to the eastern part of Parcel D and the southeastern part of Parcel F for equipment storage. Crowley leased the Subject Property from the mid-1980s to 1992. After purchasing the property in 1992, Crowley owned the property until 2008. In October 2008, Crowley transferred the property to 8th Avenue. On April 18, 2014, the property was purchased by DeNovo. On March 11, 2019, 8th Avenue acquired the Subject Property from receivership



Overflow - Site contamination and cleanup history

No overflow

