

Fox Avenue Building



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	09/12/2025		CSID	5082
• EJFlagged?	✓ – No Override		FSID	2282
• LD confidence level	low		VCP	none
• Cleanup milestone	cleanup implementation		UST ID	3803
• SHARPster	Kelly Finley		LUST ID	588

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	✓
Groundwater	C2	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

6900 Fox Ave S, Seattle, King County, 98108

Primary parcel 0001800087

Land use industrial

Responsible unit NWRO

Sources reviewed

CALIBRE Systems, Inc., March 2024, 2023 Annual Report

CALIBRE Systems, Inc., February 26, 2024, Indoor Air Monitoring Summary Memo

Department of Ecology, July 2012, Final Cleanup Action Plan

Department of Ecology, March 2012, Fact Sheet

Primary census tract	Associated census tracts
53033010900	none

Local demographics comments

A zero was applied to all EJ screen parameters because the EJ screen website was not available at the time of ranking. The hazardous substances from this site remained on the census tract where the release occurred.

Source/source area description

The site is an industrial property in an area that is mostly industrial. Contaminants of concern are perchloroethylene (PCE), benzene, trichloroethylene (TCE), pentachlorophenol (PCP), total petroleum hydrocarbons (TPH), 1,1 dichloroethene, and vinyl chloride. The likely source of contamination is historical use of the property as a chemical and petroleum repackaging and distribution facility. Releases occurred from numerous USTs and ASTs on the property.

Soil comments

Chlorinated solvents and breakdown products are present at the site in groundwater. Thermal treatment was completed but concentrations in soil are likely above current table values.

Groundwater comments

Chlorinated solvent impacted groundwater is present but seeps to nearby surface water are below cleanup values. The site is not within a group A or B wellhead protection zone so drinking water is likely not at risk.

Surface water comments

The Duwamish Waterway is approximately 400 feet southwest of the site. Concentrations in seeps at the waterway are below cleanup levels. The Site is part of the Lower Duwamish Waterway (LDW) Superfund Site, the U.S. Environmental Protection Agency (EPA) is responsible for investigation and cleanup of the waterway and sediment, therefor surface water and sediment have been assessed in a separate SHARP.

Sediment comments

The Duwamish Waterway is approximately 400 feet southwest of the site. The Site is part of the Lower Duwamish Waterway (LDW) Superfund Site, the U.S. Environmental Protection Agency (EPA) is responsible for investigation and cleanup of the waterway and sediment, therefor surface water and sediment have been assessed in a separate SHARP.

Indoor air comments

Indoor air sampling was completed following the most recent 5-year review and indicated no issues with indoor air.

Additional factors comments

Multiple chemical types have been confirmed on site including petroleum, halogenated organics, and non-halogenated organics. This site is vulnerable to sea level rise during 100 year storms.

Site history

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The Fox Avenue Building Site is located in an industrial area near the Lower Duwamish Waterway in south Seattle. Since 1918, several companies have owned and leased this property. Past site activities include operation of coke and oil fired furnaces and bulk storage of petroleum and chemicals. From 1956 to 2001, Great Western Chemical Company operated a chemical and petroleum repackaging and distribution facility at the site.

The Site is part of the Lower Duwamish Waterway (LDW) Superfund Site, which includes a 5-mile stretch of the Duwamish River that flows north into Elliot Bay. Ecology is working to stop or reduce sources of contamination to the LDW Superfund Site, an effort known as "source control," so that the U.S. Environmental Protection Agency (EPA) can proceed with the cleanup of the river sediment.

Overflow - Site contamination and cleanup history

No overflow

Fox Avenue Building

5082 Fox Avenue Building 20250912

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/12/2025



Assessment scores by environmental medium

