

Dawn Food Products



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	707004
• SHARP date	09/15/2025		CSID	16678
• EJFlagged?	✓ – No Override		FSID	3505
• LD confidence level	low		VCP	none
• Cleanup milestone	site hazard assessment		UST ID	none
• SHARPster	Kelly Finley		LUST ID	none

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B3	medium	multiple chemical types	✓
Groundwater	C1	medium	risk to off-site people	✓
Surface water	D4	high	climate change impacts	✓
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C1	medium		

Location and land use info	
6901 Fox Ave S, Seattle, King County, 98108	
Primary parcel	0001800113
Land use	industrial
Responsible unit	NWRO

Sources reviewed
Crete Consulting, Inc., June 10, 2024, Interim Action Work Plan
Department of Ecology, August 2024, Fact Sheet
Department of Ecology, August 2, 2023, Site Hazard Assessment

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 Property covers 5.4-acres and is located in the Georgetown neighborhood of Seattle and includes a warehouse building that is approximately 128,800 square feet. It is an industrial site within a primarily industrial area. Contaminants of concern are metals, gasoline range total petroleum hydrocarbons (TPH-G), carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and chlorinated volatile organic compounds (cVOCs). The likely source of contamination is historical use of the site.

Soil comments

2024 soil samples showed zinc, arsenic, copper and nickel above Model Toxics Control Act (MTCA) screening levels. The site is covered by pavement and buildings so a TEE exemption may be possible. An interim work plan has been proposed indicating substrate injections may be conducted as a remedial action, but work has not begun.

Groundwater comments

In 2024, groundwater sampling showed tetrachloroethane (PCE), trichloroethene (TCE), vinyl chloride, zinc, and gasoline range total petroleum hydrocarbons (TPH-G) above MTCA screening levels. The site is not within a group A or B wellhead protection zone so it is unlikely drinking water is at risk.

Surface water comments

The Duwamish Waterway is directly adjacent to the site. Stormwater discharge to the Lower Duwamish Waterway from the Site is covered by an active Industrial Stormwater General Permit. 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 River is directly adjacent to the site. Stormwater discharge to the Lower Duwamish Waterway from the Site is covered by an active Industrial Stormwater General Permit. 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 has been assessed in a separate SHARP.

Indoor air comments

In 2020, soil vapor sampling showed PCE, TCE, and petroleum hydrocarbons above MTCA Method B screening levels. In 2021 indoor air sampling showed PCE, TCE, 1,2-dichloroethane, benzene, naphthalene, and petroleum hydrocarbons above MTCA Method B cleanup levels for unrestricted land use. The site is currently vacant, but if the buildings become occupied again indoor air quality should be addressed.

Additional factors comments

Multiple chemical types have been confirmed on site including petroleum, metals, 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 Dawn Food Products cleanup site is located at 6901 Fox Avenue South in Seattle WA. Bridge Point Seattle 130 LLC purchased the approximately 5.4-acre property in the industrial area near Seattle's Georgetown neighborhood in 2021. Historical evidence indicates that the property has been used since at least 1917 for various commercial and industrial uses including ship building, sheet metal fabrication and generator manufacturing, electric thermostat manufacturing, paint spraying, general storage, and offices. Ship building operations occurred primarily in the southwestern portion of the property. Roughly seven structures were removed and replaced with the existing warehouse in 1977. The existing structure is approximately 128,800 square feet (2.96 acres). The warehouse was used by multiple food companies over the decades but is currently vacant.

The Site is adjacent to 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

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First SHARP

SHARP rating — Low

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Conceptual site model

09/15/2025



Assessment scores by environmental medium

