

Boeing Developmental Center



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	03/16/2026		CSID	5059
• EJFlagged?	✓ – No Override		FSID	2101
• LD confidence level	low		VCP	none
• Cleanup milestone	CSL listing		UST ID	none
• SHARPster	Michelle Myers		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	B1	medium	climate change impacts	✓
Sediment	A1	medium	plant/animal tissue data	⊘
Soil	C1	medium		

Location and land use info	
9725 E Marginal Way S, Tukwila, King County, 98108	
Primary parcel	0003400018
Land use	industrial
Responsible unit	Haz Waste

Sources reviewed
Work Plan for Vapor Intrusion Investigation, Building 9-101; Sept 2025.
Draft Work Plan for Remedial Investigation, Phase 4; June 2025.
January 2025 Progress Report; Feb 2025.
Agreed Order 16275; July 2019.



Primary census tract	Associated census tracts
53033026300	

Local demographics comments
<p>A zero was applied to all Ejscreen parameters because the Ejscreen website was not available at the time of rating.</p>

Source/source area description
<p>Boeing Developmental Center included multiple laboratories and test facilities supporting airplane and missile research and development. Boeing used chemicals and generated wastes from manufacturing processes such as electroplating, chemical milling, conversion coating, cleaning parts and photographic processing. Because of those operations, chemicals contaminated soil and groundwater at the site. This Site is adjacent to the Lower Duwamish Waterway EPA Superfund Site.</p>

Soil comments
<p>Soil contamination includes petroleum products (diesel, gasoline, heavy oil), volatile organic compounds (tetrachloroethylene, trichloroethylene, vinyl chloride, benzene, ethyl benzene, toluene, xylene), semi-volatile organic compounds (naphthalene), metals (arsenic, copper, cadmium), polycyclic aromatic hydrocarbons, and polychlorinated biphenyls.</p>

Groundwater comments
<p>Groundwater contamination includes petroleum products (diesel, gasoline, heavy oil), volatile organic compounds (tetrachloroethylene, trichloroethylene, vinyl chloride, benzene, ethyl benzene, toluene, xylene), semi-volatile organic compounds (naphthalene), metals (arsenic, copper, cadmium), polycyclic aromatic hydrocarbons, and polychlorinated biphenyls.</p>



Surface water comments

There are confirmed sediment impacts near the upland site, which are part of the EPA Superfund cleanup in the Lower Duwamish Waterway. Surface water has not been sampled.

Sediment comments

Nearshore soil sampling is ongoing at the site. Sampling in November 2024 had reported detections of the following that exceeded preliminary cleanup levels: total petroleum hydrocarbons (oil range, TPH-O), metals, total polychlorinated biphenyls (PCBs), carcinogenic polycyclic aromatic hydrocarbons (cPAHs; benzo(a)anthracene, benzo(a)pyrene, naphthalene, benzo(g,h,i)perylene, and chrysene)

Indoor air comments

Indoor air investigation conducted in 2006 showed indoor air concentrations for PCE and TCE that were below the indoor air commercial worker action level. During Phase 3 of the Remedial Investigation, soil vapor testing near Building 9-101 in November 2024 showed trichloroethylene (TCE) levels above the commercial worker action level. Follow-up screening in February 2025 found no detectable TCE in indoor air. Additional evaluation of 3-week mean concentrations is planned for late 2025 to compare results against the indoor air commercial worker action level.

Additional factors comments

no comments

Site history

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Boeing has been the owner of the property since 1956, and currently owns or leases the land. Boeing operated the Boeing Developmental Center as a Dangerous Waste Management Facility on or after November 19, 1980. Operations at the Site were consistent with aerospace manufacturing processes. The Site applied for Ecology's Voluntary Cleanup Program (VCP) in 1999 and conducted cleanup under the VCP. In 2019, Boeing and Ecology signed an Agreed Order to bring the Site into Ecology's formal cleanup process under Ecology's Hazardous Waste and Toxics Reduction Program, Corrective Action Unit. The site is currently in the Remedial Investigation (RI) stage of the Model Toxics Control Act (MTCA) cleanup process.



Overflow - Site contamination and cleanup history

Additional Parcels: 5624200990, 0423049016, 0003400048, 0003400026, 0003400023, 0003400028, 5624200980, 5624200985, 5624200992, 5624201032, 5624201036, 5624201038

Boeing Developmental Center

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First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

03/16/2026



Assessment scores by environmental medium

