



Spic N Span Cleaners

SHARP Report — Part 1 of 2

[Go to cleanup history](#)

• SHARP first assessment	v2024.04.03	Ecology Info
• SHARP rating	Low	ERTS 428373
• SHARP date	5/7/2024	CSID 3502
• EJFlagged?	✓ – No Override	FSID 54766547
• LD confidence level	medium	VCP NW2564
• Cleanup milestone	remedial investigation	UST ID 7654
• Assessor	Zak Wall	LUST ID 6643

This section is blank if this is the first SHARP

Assessment Media	Scores	Confidence	Additional Factors
Indoor air	B3	low	multiple chemical types ⊗
Groundwater	C2	medium	risk to off-site people ⊗
Surface water	D4	high	climate change impacts ⊗
Sediment	D4	high	plant/animal tissue data ⊗
Soil	C3	medium	

Location and land use info	
652 S Dearborn Street, Seattle, King County, 98134	
Parcel(s)	5247802485, 5247802530, 5247801801
Responsible unit	NWRO
Land use	Vacant

Sources reviewed
2024, Prospective Purchaser Consent Decree
2023, RIWP, PBS Inc.
2023, Construction Completion Report, Aspect
2023, GW Monitoring Report, Aspect



Spic N Span Cleaners

Primary census tract	Associated census tracts
53033009100	53033009300

Local demographics comments	Go to top
<p>Site is located at the southern boundary of Census Tract 53033009100, within Blockgroup 530330091002. The Site borders Tract 53033009300 to the south.</p>	

Source/source area description	Go to top
<p>Former drycleaner (active from 1963-2019). Release of mineral spirits and PCE from USTs and surface spills at 652 S Dearborn. Soil and groundwater contamination extended onto an adjacent property to the north, and groundwater contamination extends to the southwest to an unknown extent.</p>	

Soil comments	Go to top
<p>Confirmation soil sampling conducted in 2021 and 2022 demonstrate that soil at the site likely does not need further cleanup action. However, groundwater remains contaminated, and soil gas sampling conducted in 2024 detected TPH-G, PCE, and TCE at concentrations above Method B screening levels, indicating that contaminated soils may remain in untreated areas.</p>	



Spic N Span Cleaners

Groundwater comments

[Go to top](#)

no comments

Surface water comments

[Go to top](#)

no comments

Sediment comments

[Go to top](#)

no comments

Indoor air comments

[Go to top](#)

Based on soil gas concentration data from samples collected on 1/25/2024. Soil gas samples were collected from seven probes, located both on the subject property and off-property, near adjacent occupied buildings.

Additional factors comments

[Go to top](#)

no comments



Spic N Span Cleaners

Site contamination and cleanup history

[Go to top](#)

Release first reported in 1998. Site entered in VCP twice (2002-2008, and 2012-2019), and currently under PPCD (2024). RI, FS, and CAP completed under VCP, and several remedial actions were previously conducted at the site: Removal of USTs (1998), Air/ozone sparging and soil vapor extraction (2001-2004), in-situ electrical resistive heating (ERH, 2021-2022). ERH treatment appears to have been effective at addressing soil contamination. A workplan has been submitted to assess remaining groundwater contaminant concentrations and to assess VI risk at the site. Preliminary results have been received.



Spic N Span Cleaners

Overflow - Site contamination and cleanup history

[Go to top](#)

Previous VCP account: NW0945
PPCD Docket No. 24-2-05868-1SEA

Spic N Span Cleaners

05/07/2024

SHARP First Assessment

Low SHARP Rating

SHARP Report — Part 2 of 2

Conceptual site model



Assessment scores by environmental medium

