Coit Services

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	715365
• SHARP date	08/21/2024	CSID	16672
• EJFlagged?	⃠ - No Override	FSID	36189742
• LD confidence level	low	VCP	NW3377
• Cleanup milestone	feasibility study	UST ID	none
• SHARPster	David Unruh	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	C3	high	risk to off-site people	⃠
Surface water	D4	high	climate change impacts	⃠
Sediment	D4	high	plant/animal tissue data	⃠
Soil	C1	high		

Location and land use info

16750 Woodinville-Redmond Rd NE, Woodinville, King County, 98072

Primary parcel	0926059084
Land use	industrial
Responsible unit	NWRO

Sources reviewed

Landau Associates, Final Additional Investigation Report, Coit Services Site, August 7, 2024

Ecology, Opinion on Remedial Action, Coit Services, February 8, 2024

Landau, Additional Investigation Report, Building C at Woodinville West Business Park, October 12, 2023

SLR International, RI/Focused Feasibility Study, Building C at Woodinville West Business Park, March 2023

Primary census tract	Associated census tracts
53033021906	SHARP it

Local demographics comments

no comments

Source/source area description

Releases at the Site are related to use of a dry-cleaning machine and potential improper disposal of dry-cleaning waste from 1999 to 2007. Halogenated volatile organic compounds (HVOCs) tetrachloroethylene (PCE); cis-1.2-dichloroethene (DCE); and vinyl chloride were released to soil. Groundwater sampling at the Site indicates the only contaminant above relevant cleanup levels is vinyl chloride.

Soil comments

Areas of soil contamination are limited to the areas adjacent to the former location of the dry cleaning machine and an oil-water separator located north of the building.

Groundwater comments

Groundwater contamination extends northeast of the source areas toward the Sammamish River. Groundwater samples collected from deep monitoring wells indicate that contamination is confined to the shallow groundwater interval.

Surface water comments

A total of seven surface water samples were collected from the Sammamish River, downgradient of the site, in August 2023. None of the samples contained Site contaminants above laboratory reporting limits.

Sediment comments

Contaminanted soils at the Site are limited in area and below impermeable surfaces. Groundwater contamination consists of dissolved-phase vinyl chloride and is unlikely to contaminate sediments northeast of the source areas.

Indoor air comments

Soil vapor and indoor air sampling was conducted at the Site in Devember 2021. Soil vapor samples contained PCE; trichloroethylene (TCE); cis-1,2-DCE; and vinyl chloride above the Method B screening levels for unrestricted use. However, indoor air samples collected from buildings on the Property did not contain these contaminants above the Method B cleanup levels for unrestricted use.

Additional factors comments

no comments

Site history

Go to top

Contamination at the Site was initially discovered in 2019 as part of a Phase II Environmental Site Assessment. Further investigations conducted at the Site from 2019 to 2024 identified the nature and extent of contamination. A total of 19 permanent monitoring wells are installed at the Site in two intervals: shallow (~3 to 23 feet NAVD88; MW-1 to MW-17) and deep (~43 to 49 feet NAVD88; DMW-1 and DMW-2).

A Focused Feasibility Study (FFS) was conducted at the Site in 2023. The results of the FFS indicated the preferred remedial alternative at the Site is enhanced reductive dechlorination (RDC) using injection of dilute emulstified vegetable oil. This action was chosen based on the hydrogeology of the Site and the lack of PCE in groundwater. Following the implementation of injections at the Site, a performance groundwater and soil sampling schedule will confirm the efficacy of these actions.

Overflow - Site contamination and cleanup history

No overflow

Coit Services

16672 Coit Services 20240821
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
08/21/2024

SHARP