

Cascade Laundry



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	626428
• SHARP date	09/05/2024		CSID	11853
• EJFlagged?	✓ – No Override		FSID	21786898
• LD confidence level	low		VCP	NW3076
• Cleanup milestone	remedial investigation		UST ID	5617
• SHARPster	Kim Vik		LUST ID	8027

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	C1	medium	multiple chemical types	✓
Groundwater	C3	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

205 Prospect Street, Bellingham, Whatcom County, 98225

Primary parcel 380330111249

Land use commercial

Responsible unit NWRO

Sources reviewed

3/12/24: Draft Work Plan for Site Characterization

6/24/21: ECY VCP Opinion of Site Cleanup (letter)

12/17/19: Vapor Intrusion Investigation Report

12/11/19: Remedial Investigation/Site Characterization Report

3/12/15: Baseline Environment Study Report



Primary census tract	Associated census tracts
53073000600	None

Local demographics comments
no comments

Source/source area description
<p>The property is the location of a former dry cleaners. The source of contamination is from dry cleaning operations including the use of one 3,200-gal heating oil UST, one 500-gal gasoline UST, and one 300-gal dry cleaning (PCE) UST. The USTs have been removed, but releases from these USTs have contaminated soil and groundwater. The primary contaminants of concern are petroleum hydrocarbons (TPH-G, TPH-D, TPH-O, BTEX) and chlorinated solvents (PCE, TCE, DCE). PCE, TCE, chloroform and carbon tetrachloride have been detected in indoor air above the MTCA Method B commercial screening levels.</p>

Soil comments
<p>The contamination in soil is generally 14 feet bgs or deeper; however, PCE in soil collected from a test pit (TP1) at 2 feet bgs was above the CUL. This was the only place where contaminants were detected above the CUL in soil from the ground surface to 2 feet bgs. It is not clear whether this is soil was removed. The Site hasn't been fully characterized and the RI is not complete. Until the RI is complete, "maybe" is being used to answer SL-Ex2.</p>

Groundwater comments
<p>The Site has not been fully characterized; the RI is ongoing to define the extents of groundwater contamination/plume.</p>



Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

The building usage is commercial. VOCs were detected in indoor air at concentrations exceeding the MTCA Method B commercial screening levels prior to the installation of a passive vapor mitigation system (in 2022). Since the installation of the system, indoor air concentrations have been below the MTCA Method B indoor air CULs (unrestricted land use).

Additional factors comments

Multiple types of chemicals include petroleum hydrocarbons and VOCs (including CVOCs).



Site history

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The property was first developed with a residence (1892). The large building (205 and 207 Prospect St) was constructed on the property in 1922 and consists of two stories with a daylight basement. The southern portion of the property was used as a car sales lot until 1935. The property was developed into a dry cleaning and laundry facility in 1932, which included fabric dyeing and leather tanning. A one-story addition (203 Prospect St) was added on the south wall of the large building in 1966. Dry cleaning and fabric dyeing activities continued until 1971. A commercial laundry operation continued at the property until the early 2000s. The two buildings on the property are currently occupied by a cider company, restaurant, art gallery and performing arts theatre.

Three USTs were located on the property for the storage of Bunker C fuel oil (3,200 gals) used to power the boilers, gasoline (500 gals), and dry-cleaning solvent (PCE)(300 gals). All three USTs have been removed. Releases of petroleum hydrocarbons and chlorinated solvents have been confirmed in soil and groundwater beneath the property. A vapor intrusion assessment also confirmed the presence of VOCs (benzene, PCE, chloroform, carbon tetrachloride) in indoor air.

A passive vapor mitigation system was installed in the basement of the building in May 2022. The system consisted of below-grade piping (below the concrete floor) venting vapors to outside the building. VOCs in indoor air have decreased in 2023 to below the MTCA Method B cleanup levels (unrestricted land use). The Site has not been fully characterized; the remedial investigation is on-going.



Overflow - Site contamination and cleanup history

No overflow

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First SHARP

SHARP rating — Low

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Conceptual site model

09/05/2024



Assessment scores by environmental medium

