



Magic Cleaners

SHARP Report — Part 1 of 2

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• SHARP first assessment		v2024.04.03	Ecology Info	
• SHARP rating	Low		ERTS	714215
• SHARP date	4/9/2024		CSID	TBD
• EJFlagged?	SHARP it		FSID	TBD
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	none
• Assessor	Vance Atkins		LUST ID	none

This section is blank if this is the first SHARP

Assessment Media	Scores	Confidence	Additional Factors	
Indoor air	B4	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	C2	medium		

Location and land use info

6515 California Ave SW, Seattle, King County, 98136

Parcel(s) 7625704440

Responsible unit NWRO

Land use Commercial

Sources reviewed

1997. 4th Quarter Ground Water Monitoring Data, Environmental Partners Inc (EPI)

1997. Geophysical Survey, EPI

1996. Phase II Environmental Site Assessment, EPI



Magic Cleaners

Primary census tract	Associated census tracts
53033010602	SHARP it

Local demographics comments	Go to top
no comments	

Source/source area description	Go to top
The likely source of contamination is a dry cleaners that historically operated on the property. Magic Cleaners occupied the southern most tenant space from 1964 through 1977.	

Soil comments	Go to top
no comments	



Magic Cleaners

Groundwater comments

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no comments

Surface water comments

[Go to top](#)

no comments

Sediment comments

[Go to top](#)

no comments

Indoor air comments

[Go to top](#)

no comments

Additional factors comments

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no comments



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Site contamination and cleanup history

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The first environmental sampling completed in August 1996 as part of a Phase II Environmental Site Assessment. Sampling locations were selected specifically to look for potential contamination associated with the former dry cleaner. Soil samples from six boring locations and spanning soil depths from 1-10 feet below ground surface (bgs) were submitted for chemical analysis. Tetrachloroethene (PCE) was present above the MTCA Method A cleanup level in samples at soil depths of 4-10 feet bgs. Groundwater was encountered in borings at approximately 8-8.5 feet bgs. Groundwater collected from two locations was submitted for chemical analysis. Both samples had PCE above laboratory reporting limits, and the concentration in one sample was above the Method A cleanup level. PCE breakdown products (trichloroethene (TCE), vinyl chloride) were not detected in any analyzed sample.

Three groundwater monitoring wells were installed at the Site in October 1996. As of the last report in the site file, which includes results of sampling for four quarterly groundwater sampling events between October 1996 and October 1997, PCE was present in groundwater from two wells at concentrations above the Method A cleanup level. TCE was present in on one well at concentrations below the applicable Method A cleanup level. Groundwater flow was measured to be to the southeast during three sampling events, with a shift to the northeast during the summer (June, 1997) sampling event. Well MW-1 is generally the most downgradient well, and MW-3 is located near the suspected original source area, west of the existing buildings on the Site property. A geophysical survey of the Site in August 1997 did not identify any specific structures (septic systems, drainfields, underground storage tanks, abandoned sewer lines) that may have been the specific location of the PCE release to the environment.



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Overflow - Site contamination and cleanup history

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No overflow

Low SHARP Rating

Conceptual site model



Assessment scores by environmental medium

