



• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	730271
• SHARP date	08/30/2024		CSID	17079
• EJFlagged?	⊘ - No Override		FSID	100002633
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	none
• SHARPster	Vance Atkins		LUST ID	none

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B2	medium	multiple chemical types	⊘
Groundwater	C3	low	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C4	medium		

Location and land use info	
1900-1906 E Aloha St, Seattle, King County, 98112	
Primary parcel	1338800075
Land use	commercial
Responsible unit	NWRO

Sources reviewed
SoundEarth Strategies, 2024, Vapor Intrusion Assessment Report, East Aloha Street Property

Primary census tract	Associated census tracts
53033006400	none

Local demographics comments
no comments

Source/source area description
Based on a prior Phase I ESA, the Site property had a historical dry cleaner between approximately 1939 and 1975. A subsequent Phase II ESA conducted at the former dry cleaner tenant space advanced soil borings through the building floor. The Phase II ESA found PCE at concentrations below the MTCA Method A soil cleanup levels in three samples collected at a depth of five feet below grade. However, PCE was detected at concentrations exceeding Method B soil gas screening levels in the three soil borings, also collected from approximately five feet below grade. A subsequent Phase II ESA collected additional soil gas samples adjacent to the original soil boring locations. Soil gas samples were collected directly beneath the floor slab of the Site building.

Soil comments
PCE has been detected in soil, but at concentrations below MTCA soil cleanup levels. However, soil gas samples exceed applicable screening levels, implying unidentified soil contamination at higher concentrations.

Groundwater comments
Groundwater in vicinity >20 feet below grade based on geotechnical boring approx one block south of site. No site specific groundwater data provided.

<p><b>Surface water comments</b></p> <p>no comments</p>
<p><b>Sediment comments</b></p> <p>no comments</p>
<p><b>Indoor air comments</b></p> <p>PCE was detected at concentrations exceeding Method B soil gas screening levels in the three soil borings completed at the property. Additional indoor air sampling is needed to confirm indoor air conditions are protective of building occupants. A VI assessment is recommended for the north-adjacent residence.</p>
<p><b>Additional factors comments</b></p> <p>no comments</p>

## Site history

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PCE was also detected at concentrations exceeding Method B soil gas screening levels in these three soil borings, but at lower concentrations than the prior Phase II, attributed to sample collection depth. Three indoor air samples were also collected during the second Phase II ESA investigation. PCE was either detected below MTCA indoor air screening levels for commercial land use or was not detected at laboratory reporting limits in these three samples. TCE was either not detected, or detected below associated screening levels in all soil and gas samples.

Additional VI assessment, soil and groundwater characterization is needed.



**Overflow - Site contamination and cleanup history**

No overflow
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## Lou Herron & Co Cleaners

17079 Lou Herron & Co Cleaners 20240830

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

08/30/2024



### Assessment scores by environmental medium

