

# Alderwood Laundry

## SHARP Report — Part 1 of 2



<b>• SHARP first assessment</b>			<b>This section is blank if this is a SHARP first assessment</b>		
<ul style="list-style-type: none"> <li>• SHARP Tool Version v2024.02.20</li> <li>• SHARP rating Low</li> <li>• SHARP date 3/28/2024</li> <li>• EJFlagged? <input checked="" type="checkbox"/></li> <li>• LD data confidence level low</li> <li>• Cleanup milestone cleanup action plan</li> <li>• Assessor Jeff Wirtz</li> </ul>					
<b>Assessment Media</b>	<b>Scores</b>	<b>Conf</b>	<b>Additional Factors</b>	<b>Ecology Info</b>	
Indoor air	D4	high	multiple chemical types <input checked="" type="checkbox"/>	ERTS	n/a
Groundwater	C3	high	risk to off-site people <input checked="" type="checkbox"/>	CSID	12845
Surface water	D4	high	climate change impacts <input checked="" type="checkbox"/>	FSID	17078
Sediment	D4	high	plant/animal tissue data <input checked="" type="checkbox"/>	VCP	NW 3066
Soil	B1	high		UST ID	n/a
				LUST ID	n/a
<b>Location and Land Use Info</b>					
3815 196th Street SW, Lynnwood, Snohomish County, 98036			Responsible unit – HQ		
Parcel SHARPen it			Land use – Commercial		
<b>Source/source area description</b>					
<p>The property was initially developed with residences in the late 1940s. In the early 1960s, the residences were removed and commercial buildings, including the existing office/retail space building along the western margin of the property and multi-tenant retail strip mall buildings located in the southwest portion of the property, were constructed. By the mid-1970s, two additional retail/commercial buildings were constructed in the northern and eastern portions of the property. The Lynnwood Convention Center was constructed in 2004.</p>					
<b>Local demographics comments</b>					
<p>The hazardous substances from this site remained on the census tract where the release occurred.</p>					
<b>Soil comments</b>					
<p>The findings for the RI confirmed that PCE is the most frequently detected chlorinated solvent, followed by TCE, cis-DCE and trans-DCE and each of these is retained as a Site COC. Although VC was not detected in soil, soil vapor or groundwater during prior RI studies, VC is retained as a Site COC because it is a breakdown product of PCE.</p>					
<b>Groundwater comments</b>					
<p>The findings for the RI confirmed that PCE is the most frequently detected chlorinated solvent, followed by TCE, cis-DCE and trans-DCE and each of these is retained as a Site COC. Although VC was not detected in soil, soil vapor or groundwater during prior RI studies, VC is retained as a Site COC because it is a breakdown product of PCE.</p>					
<b>Surface water comments</b>					
<p>no comments</p>					

# Alderwood Laundry

## SHARP Report — Part 1 of 2



### Sediment comments

no comments

### Indoor air comments

Based on the November 2021 indoor air sampling and in accordance with VI guidance, concentrations of PCE, TCE and other chlorinated VOCs are not present at levels of regulatory concern for a commercial building.

### Additional factors comments

### Site narrative summary

Contaminants of concern (COCs) include potentially hazardous or toxic compounds, which have a history of use at the Site, or which were detected in environmental media during environmental investigations. Potential COCs were evaluated during the RI including benzene, ethylbenzene, toluene and xylenes (BETX), petroleum hydrocarbons (gasoline-, diesel- and lube oil-range hydrocarbons) and chlorinated solvents (HVOCs). The findings of the RI confirmed that petroleum hydrocarbons and BETX are not Site COCs. The findings for the RI also confirmed that PCE is the most frequently detected chlorinated solvent, followed by TCE, cis-DCE and trans-DCE and each of these is retained as a Site COC. Although VC was not detected in soil, soil vapor or groundwater during prior RI studies, VC is retained as a Site COC because it is a breakdown product of PCE.

# Alderwood Laundry

## SHARP Report — Part 1 of 2



# Alderwood Laundry

03/28/2024

SHARP First Assessment

Low SHARP Rating

# SHARP Report — Part 2 of 2

Conceptual site model



## Assessment scores by environmental medium

