Meeker Cleaners

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	None
• SHARP date	11/27/2024	CSID	1177
• EJFlagged?	✔ – No Override	FSID	87719977
• LD confidence level	medium	VCP	NW3168
• Cleanup milestone	remedial investigation	UST ID	None
• SHARPster	Jing Song	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	C4	high	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C2	high		

Location and land use info

1317 W Meeker Street, Kent, King County, 98032

Primary parcel	5436200526
Land use	commercial
Responsible unit	NWRO

Sources reviewed

Friedman & Bruya, Inc., Environmental Chemists, letter report, October 15, 2024.

Environmental Partners Inc. (EPI), Groundwater Monitoring Report, December 18, 2019.

EPI, Remedial Investigation, Feasibility Study, and Cleanup Action Plan, September 6, 2017.

EPI, Interim Remedial Action Report, September 1, 2017.

EPI, Technical Memorandum, Re: Summary of Investigation, February 25, 2016.

Primary census tract	Associated census tracts
53033029206	5303309529803

Local demographics comments

no comments

Source/source area description

The Site is located on the southwest corner of a 1.88-acre King County parcel 5436200526 (Property). The Property was developed into part of the Meeker Square shopping center in 1966. A former dry cleaners (Meeker Cleaners) operated on the southern portion of the Property from 1991 through the end of 1999. In 2000, dry cleaning operations stopped and building was demolished. That part of the Property was used for parking since 2000.

The Site was contaminated with halogenated volatile organic compounds (HVOCs) including PCE, TCE, and VC. The HVOC contamination was initially discovered in 1996. The contamination is associated with the former dry-cleaning operations at the Site.

The Site was also contaminated with diesel and heavy oil-range petroleum hydrocarbons (TPH-D and TPH-O). The source of the petroleum hydrocarbon contamination is unknown.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

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From December 1996 to April 2000, a total of 25 soil samples were collected from 20 locations. PCE and/or TCE concentrations exceeded the MTCA Method A soil cleanup levels were discovered in soil and groundwater in the vicinity of the former dry cleaners.

In 2002, approximately 1,500 tons of PCE-contaminated soil were excavated and removed from the Site. Excavation was completed to a depth of 6 feet below ground surface (bgs). Two soil samples collected from the bottom of the excavation still contained PCE and/or TCE concentrations above the MTCA Method A soil cleanup levels.

Additional investigation was completed in 2014 and 2015. TPH-D and TPH-O concentrations above the MTCA Method A cleanup levels were discovered in soil and groundwater across the Site. PCE and/or VC concentrations above the MTCA Method A cleanup levels were also discovered in limited areas.

In 2017, remedial excavation removed 2,169.33 tons of petroleum-contaminated soil to 5.5 feet bgs. Among a total of 38 confirmation soil samples, TPH-D + TPH-O concentrations exceeded the MTCA Method A soil cleanup level in two soil samples collected from south sidewall. An additional 25.23 tons of PCE-contaminated soil were removed from two small areas at the Site. The PCE excavations extended to approximately 6 feet bgs. All confirmation soil samples contained HVOC concentrations below the MTCA Method A soil cleanup levels.

Three monitoring wells (MW-1 through MW-3) were installed after remedial excavation. As of October 2018, HVOC concentrations have been below the MTCA Method A groundwater cleanup levels for four consecutive quarters in all three monitoring wells. However, TPH-D + TPH-O concentrations were still above the MTCA Method A groundwater cleanup level in monitoring wells MW-1 and MW-2.

Overflow - Site contamination and cleanup history

No overflow

Meeker Cleaners

1177 Meeker Cleaners 20241127
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
11/27/2024

SHARP