

# Cleaning Shoppe



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	726959
• SHARP date	07/31/2024		CSID	17114
• EJFlagged?	✓ – No Override		FSID	19537445
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	none
• SHARPster	Cecilia Henderson		LUST ID	none

**This section is blank if this is the first SHARP**

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	B4	low	multiple chemical types <input type="checkbox"/>
Groundwater	C4	low	risk to off-site people <input type="checkbox"/>
Surface water	D4	high	climate change impacts <input type="checkbox"/>
Sediment	D4	high	plant/animal tissue data <input type="checkbox"/>
Soil	C3	medium	

Location and land use info	
2830 NE Sunset Blvd, Renton, King County, 98004	
Primary parcel	7227801205
Land use	commercial
Responsible unit	NWRO

Sources reviewed
2024, Email correspondence between Ecology and TRC Companies
2021, Letter Re: Contained-In Determination, Ecology and DevCo
2021, Email correspondence between Ecology and DevCo
2018, SEPA Environmental Checklist, Quadrant Homes



Primary census tract	Associated census tracts
53033025401	none

Local demographics comments
no comments

Source/source area description
<p>The site is a former dry cleaner located within a strip mall. The site is currently being redeveloped with residential and mixed-use residential buildings. In May 2021, Ecology's HWTR received a contained-in determination request for specific F002 listed waste PCE contaminated soils to be excavated on the property at 2830 NE Sunset Blvd in Renton.</p> <p>This SHARP is based on reported conditions and currently available information; limited data and technical reporting was available for review.</p>

Soil comments
<p>Known chlorinated solvent impacts in soil exceeding MTCA Method A cleanup levels extend to approximately 60 feet bgs. Email correspondence from TRC to Ecology mentions excavation of chlorinated solvent impacted soil to 17 feet bgs with all confirmation samples not detecting chlorinated solvents. Limited information currently available for review. Site is currently under construction and a majority of surface area will be covered with impermeable surfaces.</p>

Groundwater comments
<p>Reported sampling of groundwater monitoring wells has not reported concentrations of chlorinated solvents exceeding MTCA Method A cleanup levels. Limited information currently available.</p>



**Surface water comments**  
No surface water present on site.

**Sediment comments**  
No sediment present on site.

**Indoor air comments**  
No known soil vapor or indoor air samples collected. Reported areas of chlorinated solvent impacted soil excavated to 17 feet bgs. Impermeable vapor barrier installed in residential buildings currently under construction as a precaution. Limited information currently available.

**Additional factors comments**  
no comments

## Site history

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A former dry-cleaning facility, The Cleaning Shoppe, was previously located in at 2830 Northeast Sunset Boulevard, in Renton Washington. The former dry cleaner property was known to have been impacted by historical releases of dry-cleaning chemicals from the Cleaning Shoppe.

DevCo provided Ecology with the following summary of the property's remedial activities:

"The former dry cleaner had previously undergone extensive assessment and initial attempts at remediation using in-situ methods such as soil vapor extraction (SVE). The SVE system was operated for 6-8 months but no detailed reports of that work were reportedly generated.

In 2020, DevCo continued the assessment of chlorinated solvent impacts in soil at concentrations exceeding the MCTA Method A Soil cleanup levels (CULs). Impacts to soil were identified vertically to 30 feet below ground surface (bgs) at concentrations exceeding the CULs. Soil impacts exceeding MTCA Method A have been reported up to 60 feet bgs.

Groundwater beneath the subject property is approximately 60-70 feet (bgs) and previous sampling of groundwater monitoring wells did not identify concentrations of dry cleaning related compounds at concentrations exceeding the MTCA Method A CULs for groundwater. Based on the available data and a vertical separation of >40 feet between exceedance of soil CULs and groundwater, it was determined that groundwater remediation would likely not be necessary at the site. TRC recommended remediation of all soil exceeding a MTCA soil CUL using excavation and off-site disposal.

In May 2021, TRC assisted DevCo with obtaining a contained-in determination (CID) from Ecology for the low level PCE soil impacts. In July 2021, TRC oversaw the remedial mass excavation of approximately 7,140 tons of contained-in soils to a final depth of 17 feet bgs. TRC collected a total of 99 performance soil samples at the terminal sides and bottom of the excavation. None of the performance soil samples contained contaminants of concern at a concentration at a concentration greater than the laboratory detection limit. After excavation activities were completed, and using an abundance of caution, an impermeable vapor barrier was placed over the deeper remaining impacts prior to building construction. While not necessary (i.e., no soil or groundwater impacts were present) DevCo opted to install the vapor barrier to address the potential low risk tolerance of future buyers. The excavation was then backfilled with structural fill as necessary to facilitate the subsequent redevelopment. The subject property is currently nearing completion of the apartment buildings known as the Solera Project.

**Overflow - Site contamination and cleanup history**

In August 2023, TRC oversaw installation of four compliance wells. The wells were installed with the objective of facilitating confirmation that groundwater beneath and in the immediate vicinity of the former dry cleaner is in compliance with MTCA CULs. Groundwater was encountered at a depth of about 65 feet below grade and the wells were completed to a depth of approximately 70 feet bgs with 15 feet of screened interval. Soil sampling results from the well installation did not encounter any detections of chlorinated solvents. TRC has completed two quarterly monitoring events to date with the third quarterly event scheduled for March 2024. Only one well has contained a detectable concentration of PCE, which was less than the CUL. Neither TCE, t-DCE, c-DCE nor vinyl chloride have been detected at any concentrations above the method detection limit in any other samples.

DevCo intends to continue quarterly groundwater for two more quarters (March & June 2024). It is anticipated that those results will be similar to the first two quarterly events and will establish full compliance with CULs at the site. At that point the full data set will demonstrate compliance with MTCA at the standard point of compliance and the site will qualify for an unconditional No Further Action (NFA) determination. TRC will then prepare the necessary reports and documentation, enroll the site into the Voluntary Cleanup Program (VCP) and request an NFA determination."

# Cleaning Shoppe

17114 Cleaning Shoppe 20240731

First SHARP

SHARP rating — Low

# SHARP Report — Part 2 of 2

Conceptual site model

07/31/2024



## Assessment scores by environmental medium

