## A Plus Cleaners

SHARP Report — Part 1 of 2

Go to site contamination history

| • SHARP first SHARP | v2024.04.29 | Ecology Info | |
|---|---|---|---|
| • SHARP rating | Low | ERTS | 735576 |
| • SHARP date | 01/06/2025 | CSID | 17194 |
| • EJFlagged? | ⃠ - No Override | FSID | 100001584 |
| • LD confidence level | medium | VCP | none |
| • Cleanup milestone | cleanup completion/NFA | UST ID | none |
| • SHARPster | Jing Liu | 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 | D4 | high | risk to off-site people | ⃠ |
| Surface water | D4 | high | climate change impacts | ⃠ |
| Sediment | D4 | high | plant/animal tissue data | ⃠ |
| Soil | D4 | high | | |

### Location and land use info

2885 78th Ave SE, Mercer Island, King County, 98040

| | |
|---|---|
| Primary parcel | 531501326 |
| Land use | commercial |
| Responsible unit | NWRO |

### Sources reviewed

1. Construction Completion Environmental Sampling Report. CDM Smith. December 6, 2024.
2. Phase I Environmental Site Assessment Report. Farallon Consulting, LLC. May 23, 2018.
3. Summary of Subsurface Investigation. Farallon Consulting, LLC. November 12, 2014.
4. Summary of Additional Subsurface Investigation. Farallon Consulting, LLC. January 21, 2014.
5. Summary of Additional Subsurface Investigation. Farallon Consulting, LLC. November 15, 2013.
6. Phase I Environmental Assessment, Limited Phase 2 Assessment. ABPB Consulting. November 9, 2012.
7. Memorandum: Limited Subsurface Investigation. Pacific Crest Environmental. June 26, 2012.

| Primary census tract | Associated census tracts |
|---|---|
| 53033024301 | No |

## Local demographics comments

no comments

## Source/source area description

The likely sources of chlorinated solvent contamination at the site are associated with the historical operations of a former dry cleaner. Leaks from the dry cleaning machines, along with improper handling and disposal of cleaning solvents, likely contributed to the contamination.
The source of the petroleum contamination is unclear. Heavy oil was the only petroleum product exceeding the MTCA Method A Soil Cleanup Level (CUL), detected in a single sample collected from the south parking lot at a depth of 0.5 feet below ground surface (bgs). Low concentrations of petroleum products were found during site investigations and excavation activities, it appears that the source may be linked to the fill materials historically placed on the property, which were contaminated with low levels of petroleum. (Continued in overflow)

## Soil comments

Tetrachloroethylene (PCE) was detected in soil samples collected from the former dry cleaning facility and its adjacent area, with the highest concentration of 0.051 mg/kg found in a sample collected at a depth of 2.5 feet bgs, slightly exceeding the Method A CUL of 0.05 mg/kg. PCE concentrations in samples collected at greater depths at this location decreased. The only petroleum product exceeding the MTCA Method A Soil CUL was heavy oil, detected in a single sample from the south parking lot at a depth of 0.5 feet bgs. Results from post excavation confirmation soil samples demonstrate compliance with the CULs.

## Groundwater comments

Petroleum has not been identified as a contaminant of concern in groundwater at the site. PCE was detected in groundwater with the highest concentration recorded at 1.6 µg/L, which is below the MTCA Method A CUL of 5 µg/L. Its degradation products, TCE and cis-1,2-DCE, were also detected, but concentrations were one to two orders of magnitude below the MTCA Method A/B CULs. Considering the removal of contaminated soil, it is unlikely that chlorinated solvents will affect the groundwater.

## Surface water comments

Data collected from site investigations and post-excavation indicate that the contamination was contained within the property and has likely not migrated off-site toaffect surface water of Lake Washington. Furthermore, the site has been  remediated, thus will have no future impact on the lake.

## Sediment comments

Data collected from site investigations and post-excavation indicate that the contamination was contained within the property and has likely not migrated off-site to affect sediment of Lake Washington. Furthermore, the site has been remediated, thus will have no future impact on the lake.

## Indoor air comments

The site has been remediated, and there is no threat to indoor air quality.

## Additional factors comments

no comments

## Site history

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The site is located in a commercial area on Mercer Island. Initially developed for residential use in the late 1940s, it was replaced by a strip mall in 1962, which remained until its demolition in 2024. A dry cleaner operated at the site for approximately 12 years before ceasing operations in 2015. The property is currently being redeveloped into a mixed-use building, combining commercial and residential spaces, with retail on the ground level and underground parking.

A total of 447.46 tons of chlorinated solvent-contaminated soil, designated under the Contained-In Determination, were removed from the site and disposed of at a permitted facility. Additionally, 1,363.68 tons of petroleum-impacted soil were removed and disposed of at a permitted facility. Results from confirmation sampling showed compliance with CULs. No further action is needed at the site.

## Overflow - Site contamination and cleanup history

Additional info on source of contamination:

The property slopes to the southwest and groundwater appears to flow in that direction as well. A Shell gas station is located across the street to the south of the Property,and received a NFA under VCP NW1918 in 2008 for addressing petroleum contamination. The gas station is not likely a source of petroleum contamination at this Site since it appears to be  downgradient of this site, and the data collected near the southern property boundary of this site has not indicated petroleum contamiantion.

**A Plus Cleaners**

**17194 A Plus Cleaners 20250106**
**First SHARP**
SHARP rating — Low

**SHARP Report — Part 2 of 2**

Conceptual site model
01/06/2025

SHARP