

# Morrells Dry 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	03/11/2025		CSID	386
• EJFlagged?	✓ – No Override		FSID	18489568
• LD confidence level	low		VCP	SW1039
• Cleanup milestone	remedial investigation		UST ID	None
• SHARPster	Tim Mullin		LUST ID	None

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

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	C1	medium	multiple chemical types ✓
Groundwater	C1	medium	risk to off-site people ✓
Surface water	D4	medium	climate change impacts ☐
Sediment	D4	medium	plant/animal tissue data ☐
Soil	C1	medium	

Location and land use info	
608 N 1st, Tacoma, Pierce County, 98403	
Primary parcel	2030120012
Land use	commercial
Responsible unit	SWRO

Sources reviewed
Ecology, RE: VCP Further Action Likely, September 23, 2021.
Aspect Consulting, LLC, Statewide RI/FS Work plan, June 4, 2021.
Aspect Consulting, LLC, Property-Specific Closure Report for Parking Lot Parcel, August 28, 2020.
Aspect Consulting, LLC, Interim Cleanup Action Construction Completion Report, December 23, 2014.
Aspect Consulting, LLC, Interim Cleanup Action and Design Report, May 16, 2014.
Aspect Consulting, LLC, Data Gaps Investigation, May 1, 2012.
Aspect Consulting, LLC, Site Conditions Summary, July 14, 2009.



Primary census tract	Associated census tracts
53053061500	None

**Local demographics comments**

Census tract number taken from WA Tracking Network. A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating. The hazardous substances from this site remained on the census tract where the release occurred.

**Source/source area description**

Release from historical dry cleaning operations. Release on adjacent property from former service station and car repair likely affects this Site.

**Soil comments**

no comments

**Groundwater comments**

no comments



**Surface water comments**

no comments

**Sediment comments**

no comments

**Indoor air comments**

SVE system mitigating indoor air concentrations of benzene and solvents since 2014.

**Additional factors comments**

Release historically may have impacted adjacent Thriftway Grocery Store. Remediation appears to have mitigated that risk.

**Site history**

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A site conditions summary was provided in July 2009, summarizing the historical operations and likely release areas, as well as due diligence investigation results from 2006-2008. The Tully's Coffee store occupying the building adjacent to the former dry cleaner suite, identified in 2007 a leak of over 600,000 gallons of tap water into the subsurface, estimated at a period of at least a year. Remedial investigation to delineate the Site both horizontally and vertically, as well as distinguish dry cleaning and petroleum related releases from the adjacent former service station and car repair facility were completed from 2009 through 2012. In 2014, interim actions were completed at the Site to mitigate risks of vapor intrusion, primarily through a SVE system. Biosimulant injections were completed in 2014 as well to reduce subsurface solvent concentrations. Cleanup alternatives were further considered in 2018. Ecology responded with a further action opinion letter in 2021 to a request for property-specific closure for the parking lot parcel (located between the dry cleaner and the adjacent former service station and car repair facility). In 2025, Ecology concurred with decommissioning the most downgradient monitoring well, which had sufficient quarters of compliant results, to accommodate the City of Tacoma's construction timeline for re-paving and new construction at the intersection of North First Street and Tacoma Avenue.



**Overflow - Site contamination and cleanup history**

No overflow

# Morrells Dry Cleaners

386 Morrells Dry Cleaners 20250311

First SHARP

SHARP rating — Low

# SHARP Report — Part 2 of 2

Conceptual site model

03/11/2025



## Assessment scores by environmental medium

