

## Montlake Cleaners



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	645448
• SHARP date	04/17/2025		CSID	12574
• EJFlagged?	⊘ - No Override		FSID	14643
• LD confidence level	medium		VCP	NW3058 (closed)
• 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	medium	multiple chemical types	⊘
Groundwater	C3	medium	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C3	medium		

### Location and land use info

2311 24th Ave E, Seattle, King County, 98112

Primary parcel 6788201460

Land use mixed use

Responsible unit NWRO

### Sources reviewed

Landau Associates, 2021 Annual Remediation System Monitoring Report, July 9, 2021.

Landau Associates, Additional Information for VCP to Support Request for Opinion, March 9, 2017.

Landau Associates, Remediation System Completion Report, February 23, 2016.

Landau Associates, Building Mitigation System Completion Report, April 17, 2014.

Landau Associates, Summary of Subsurface Investigation, May 29, 2013.

Primary census tract	Associated census tracts
53033006200	None

**Local demographics comments**

no comments

**Source/source area description**

The property is occupied by a two-story mixed-use building that has two rental apartments upstairs and two commercial spaces downstairs. One commercial space is occupied by Mr. Johnson's Antiques and the other is used for storage. A dry cleaner (Montlake Cleaners) operated at the current antique store space from approximately 1966 to 1990. During the former dry cleaner operation, spent dry cleaning solvents were reportedly disposed of through a hole in the building foundation.

**Soil comments**

no comments

**Groundwater comments**

Site data appear to suggest that contaminated groundwater does not migrate beyond property boundary. However, CVOC plume was discovered east (downgradient) of the Site across 24th Ave E. There are other CVOC sources (former and current dry cleaners) east of 24th Ave E. It is not clear now if Montlake Cleaners contribute to the CVOC plume discovered east of 24th Ave E. Therefore, a "maybe" was entered for GW\_Sv7 question.

**Surface water comments**

no comments

**Sediment comments**

no comments

**Indoor air comments**

PCE and TCE exceeded screening levels in soil vapor. A SSD/SVE system are operational to mitigation the potential vapor intrusion risk. The indoor air samples collected to date did not exceed the Method B cleanup levels.

**Additional factors comments**

no comments

Site history

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During Site investigation in 2012 to 2013, PCE exceeded MTCA Method A soil cleanup level at 4 to 5 feet bgs at two soil borings located within the building (SB-4 and SB-5). Perched groundwater was encountered in borings between 2 and 5 feet bgs. PCE and TCE exceeded MTCA Method A groundwater cleanup levels in groundwater samples collected from four borings located within the building (B-2, SB-1, SB-4, SB-5).

Three monitoring wells were installed in the right-of-way north and south of the building. Two wells (MW-1 and MW-3) are screened at the deep water-bearing zone (approximately 80-90 feet bgs); one well (MW-2) is screened at the shallow water-bearing zone (approximately 13-17 feet bgs). CVOCs did not exceed MTCA cleanup levels in soil and groundwater samples from these wells. The CVOC contamination appears to be limited within the building footprint.

PCE and TCE exceeded MTCA Method B soil vapor screening levels at multiple vapor probes within the building (SV-1, SV-2, SV-4, SV-8). A sub-slab depressurization (SSD) was installed beneath the building in 2014, and was expanded to a combined SSD/soil vapor extraction (SVE) system in 2016. The system operated through at least 2021.

**Overflow - Site contamination and cleanup history**

No overflow

## Montlake Cleaners

12574 Montlake Cleaners 20250417

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

04/17/2025



### Assessment scores by environmental medium

