

Bear Creek Village Shopping Center



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

| • SHARP first SHARP | | v2024.04.29 | Ecology Info | |
|-----------------------|------------------------|-------------|--------------|----------|
| • SHARP rating | Low | | ERTS | 428131 |
| • SHARP date | 04/29/2025 | | CSID | 12191 |
| • EJFlagged? | ⊘ - No Override | | FSID | 61235962 |
| • LD confidence level | medium | | VCP | NW2776 |
| • 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 | B3 | low | 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 | C3 | low | | |

Location and land use info

17120 Redmond Way, Redmond, King County, 98052

Primary parcel 1225059211

Land use commercial

Responsible unit NWRO

Sources reviewed

WSP USA Inc., Groundwater Monitorig March 2024, April 22, 2024.

Golder, Technical Memorandum, December 20, 2019.

Ecology, Opinion Letter, Septembe 27, 2013.

Golder Associates, Groundwater Monitoring March 2012, June 13, 2012.

| Primary census tract | Associated census tracts |
|----------------------|--------------------------|
| 53033032309 | 53033032313 |

| Local demographics comments |
|-----------------------------|
| no comments |

| Source/source area description |
|--|
| The site is currently developed as a shopping center known as the Bear Creek Village Shopping Center. The shopping center includes two core building complexes, one stand-alone multi-tenant retail-strip building, and three pad buildings. Paved parking areas and limited landscaped areas comprise the remaining area. A dry-cleaning facility known as Bear Creek Cleaners formerly operated at the southeastern portion of the site. |

| Soil comments |
|---|
| CVOC-contaminated soil was reportedly excavated from the Site in 1997. However, a report documenting the soil removal and confirmational soil sampling is not available for Ecology's review. It is unclear if contaminated soil is still present at the Site or at what depth. |

| Groundwater comments |
|--|
| Bear Creek is located immediately east of the Site. But based on the Site groundwater contour, shallow groundwater flows to the west-northwest. So Bear Creek is located upgradient of the Site. |

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

Vinyl chloride concentration exceeds the MTCA Method B groundwater screening level for VI (0.33 ug/L). But no sub-slab or indoor air samples were collected.

Additional factors comments

no comments

Site history

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Site investigations in 1996 and 1997 confirmed the presence of CVOCs, primarily PCE, in soil and groundwater beneath and behind the former dry cleaner. PCE-contaminated soil was reportedly excavated from beneath and behind the former dry cleaner in 1997. 14 monitoring wells were installed at the Site. As of March 2024, vinyl chloride is still above the MTCA Method A groundwater cleanup level in well MW-10A located behind (east) of the former dry cleaner. Groundwater primarily flows to the west-northwest.

Overflow - Site contamination and cleanup history

former VCP number: NW0034

Bear Creek Village Shopping Center

12191 Bear Creek Village Shopping Center 20250429

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

04/29/2025



Assessment scores by environmental medium

