

# Eastside Laundry Allison's Norge Village



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	02/27/2025		CSID	852
• EJFlagged?	⊘ - No Override		FSID	14214153
• LD confidence level	low		VCP	SW0804
• Cleanup milestone	cleanup implementation		UST ID	none
• SHARPster	John Kirkpatrick		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B4	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

120 NE Turner St, Olympia, Thurston County, 98506

Primary parcel 80800500102

Land use commercial

Responsible unit SWRO

## Sources reviewed

2025, VCP Termination Letter, Department of Ecology

2018, Cleanup Action Progress Report, Farallon Consulting

Primary census tract	Associated census tracts
53067010300	

#### Local demographics comments

A zero was applied to all EJScreen parameters because the EJScreen website was not available at the time of rating.

#### Source/source area description

The northernmost suite at the building operated as a dry cleaning store from roughly 1962 to 2012. Soil contaminated with tetrachloroethylene (PCE) was found in locations associated with dry cleaning equipment as well as releases of wastewater and sludge outside the building.

#### Soil comments

The most recent soil sampling data available for review was from 2012 and 2013. Samples indicated PCE contamination above Model Toxics Control Act (MTCA) Method A cleanup levels between 2 and 20 feet, the maximum depth of soil sampled. While contaminated soils were excavated in 2012, not all impacted soil was removed due to building structural constraints. A Soil Vapor Extraction (SVE) system was installed in 2012 and operated until at least 2017.

#### Groundwater comments

PCE was measured in site groundwater above MTCA Method A limits into 2017. The plume extends across property lines into the grocery store parking lot to the SE as recently as 2017. One detection was made off property to the west in 2009, which Farallon Consulting concluded was downgradient.

The results of the In-Situ Chemical Oxidation (ISCO) treatment in 2017 were not present in the documentation on file for review.

**Surface water comments**

Budd Inlet is roughly 3/4 mile west of the site. Groundwater monitoring appeared to indicate that the plume has not advanced NW, W, or SW from the site as of 2017.

**Sediment comments**

no comments

**Indoor air comments**

The former dry cleaner site was occupied by a pharmacy as recently as the time of this review (2025). The current state of the SVE system is not clear.

**Additional factors comments**

no comments

**Site history**

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The site originally entered the Voluntary Cleanup Program (VCP) in November 2001. At that time, the dry cleaning business was still in operation. The VCP agreement was terminated in February 2006 at the customer's request, and a new VCP application accepted in September 2006. Also in 2006, an SVE system was installed to remove PCE from site soils, thereby reducing the source of groundwater contamination as well. Operation of the SVE system began in 2007, and ran intermittently through at least 2017.

In 2011, soil sampling was conducted by Farallon Consulting to detail the progress made in extracting PCE. They concluded that "significant reductions" had been made, although concentrations remained above MTCA Method A cleanup levels. In 2012, after the dry cleaning business closed, contaminated soil was removed from the northernmost suite at the property where that business had operated. These excavations were informed by additional sampling in the dry cleaning suite as well as the adjacent suite to the south, occupied by a barber shop. 140 tons of contaminated soil was removed, although not all of the contamination could be excavated due to the building's structural supports. Two new SVE wells were then installed.

The SVE system was restarted in 2015, having been rebuilt after a 3 year outage. From 2015 to 2017 the system remained in operation. Farallon Consulting estimated that over 600 pounds of PCE had been removed by the system by February 2017. In March 2017, groundwater sampling at the site indicated that concentrations of PCE remained above MTCA Method A cleanup levels.

To address remaining contamination in site soils and groundwater, Farallon Consulting prepared a cleanup action plan for remediation with ISCO. In May 2017, sodium permanganate solution was injected into two wells at the site. The injections targeted contamination at 80 to 115 feet below the ground surface. Groundwater monitoring through September 2017 indicated that the solution was gradually dispersing at one well, and that little dispersal was found at the other well. Downgradient well monitoring did not indicate that manganese had migrated downgradient.

In May 2023, Ecology requested a project status update. In early 2025, the VCP agreement was terminated at the customer's request.

**Overflow - Site contamination and cleanup history**

No overflow

## Eastside Laundry Allison's Nørge Village

852 Eastside Laundry Allison's Nørge Village 20250227

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

02/27/2025



### Assessment scores by environmental medium

