

# Y Pay Mor Drycleaner



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	N18783
• SHARP date	05/02/2025		CSID	3180
• EJFlagged?	✓ – No Override		FSID	2518
• LD confidence level	medium		VCP	NW3265
• 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	high	multiple chemical types	⊗
Groundwater	C2	high	risk to off-site people	⊗
Surface water	D4	high	climate change impacts	⊗
Sediment	D4	high	plant/animal tissue data	⊗
Soil	C2	high		

## Location and land use info

2210 S 320th Street, Federal Way, King County, 98003

Primary parcel 2423200050; 2423200020

Land use mixed use

Responsible unit NWRO

## Sources reviewed

GeoEngineers, Agency Review Draft Environmental Summary and Mitigation Measures, April 24, 2025.

GeoEngineers, Updated Remedial Investigation, October 20, 2023.

O'Neill Service Group, Soil Characterization and Interim Action Remediation Report, February 19, 2021.

Restrictive Covenant, King County Recording No. 9808101434, July 24, 1998.

Restrictive Covenant, King County Recording No. 9510121424, September 21, 1995.

Primary census tract	Associated census tracts
53033030006	none

**Local demographics comments**

no comments

**Source/source area description**

The Site is located in downtown Federal Way. The Site was developed with the SeaTac Plaza Shopping Center in 1979, which included a retail building on the northern half, and a paved parking lot on the south. A former dry cleaner (Y Pay Mor Cleaners) occupied the easternmost tenant space of the building from 1985 to 1992. The Site is contaminated with chlorinated volatile organic compounds (CVOC) associated with the former dry cleaner. Two PCE spills were reported to Ecology in 1991 during the dry cleaner operation. Two source areas are identified: (1) Southern source area: near the former dry-cleaning equipment and a former floor drain, where two PCE spills occurred in 1991; (2) Northern source area: near the former catch basin and loading dock located north of the former dry cleaner space.

**Soil comments**

no comments

**Groundwater comments**

The parcel boundary has been adjusted recently. Previously the Site is confined within a 7.52-acre king county parcel 2423200050. After the recent boundary adjustment (as part of the lightrail construction project), a new road way (22nd Ave S) has been constructed between the eastern and western portion of the Site. The Site now spans two current King County parcels 2423200020 (3.72 acres) and 2423200050 (7.55 acres). Therefore the answer is "yes" to GW\_Sv7.

**Surface water comments**

no comments

**Sediment comments**

no comments

**Indoor air comments**

CVOCs above the VI screening levels are confirmed in groundwater plume, where mixed use apartment buildings will be built. Mitigation measures have been proposed on western portion of the Site that include installation of a vapor barrier and a passive venting system. Cleanup action is expected to be conducted on eastern portion of the Site before a building is planned to be constructed. Since no buildings are currently present on Site, no VI risk is present. VI pathway will be re-evaluated after buildings are constructed and mitigation/cleanup actions are implemented.

**Additional factors comments**

no comments

**Site history**[Go to top](#)

In 1992 to 1993, CVOC concentrations above the MTCA cleanup levels were confirmed in soil and groundwater samples collected from the southern source area. A soil vapor extraction (SVE) system was installed and operated in the area from 1993 to 1994. After the SVE system shutdown, soil samples were collected in the SVE treatment area, which contained CVOC concentrations above MTCA soil cleanup levels at 5 to 8 feet bgs. In 2017 to 2020, soil and groundwater samples were collected within and near the former dry cleaner space. CVOC concentrations exceeded MTCA soil cleanup levels in soil samples collected from northern and southern sources areas, and between the two source areas, at depths of 5 to 26 feet bgs. A remedial excavation was subsequently completed to 10 feet bgs in the southern source area and to 11 feet bgs in the northern source area. A total of 4,202 tons of CVOC-contaminated soil, and 39,634 gallons of contaminated water were disposed of off-Site. After remedial excavation, vadose zone soils do not contain CVOC concentrations above the MTCA soil cleanup levels. The residual soil concentrations that are above the MTCA cleanup levels are all located below the groundwater table, or in groundwater fluctuation smear zone (cis-1,2-DCE only). Shallow groundwater flows primarily to the southwest. 27 monitoring wells were installed after the remedial excavation. PCE, TCE, and/or cis-1,2-DCE exceeded MTCA groundwater cleanup levels three wells. Vinyl chloride exceeded MTCA groundwater cleanup level in 11 wells. The PCE plume is confined near the former dry cleaner space. The vinyl chloride plume spreads more widely, extending to the western portion of the Site. The extents of both plumes are fully delineated.

**Overflow - Site contamination and cleanup history**

Currently, the Site is being redeveloped as part of the Federal Way Downtown (FWD) station for light rail transportation. Part of the former dry cleaner space is located near a bus loop on eastern portion of the FWD, which is currently operational as part of a transit center. The remainder of the Site is now a construction laydown yard. The western portion of the Site is planned for Transit Oriented Development (TOD), which will likely be redeveloped into mixed-use apartment buildings.

## Y Pay Mor Drycleaner

3180 Y Pay Mor Drycleaner 20250502

First SHARP

SHARP rating — Low

## SHARP Report — Part 2 of 2

Conceptual site model

05/02/2025



### Assessment scores by environmental medium

