Dirks fine Dry Cleaning 228th Ave

SHARP Report — Part 1 of 2

Go to site contamination history

• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	429336
• SHARP date	06/02/2025	CSID	1044
• EJFlagged?	⃠ - No Override	FSID	62894175
• LD confidence level	low	VCP	NW2746
• Cleanup milestone	cleanup implementation	UST ID	none
• SHARPster	Kim Vik	LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	low	multiple chemical types	⃠
Groundwater	C3	medium	risk to off-site people	⃠
Surface water	D4	medium	climate change impacts	⃠
Sediment	D4	medium	plant/animal tissue data	⃠
Soil	C3	medium		

Location and land use info

701 228th Avenue NE, Sammamish, King County, 98074

Primary parcel	3582300010, 3582300020
Land use	commercial
Responsible unit	NWRO

Sources reviewed

Cleanup Report, 2/9/21

ECY opinion letter on remedial action, 2/8/16

Primary census tract	Associated census tracts
53033032203	53033032214, 53033032317, 53033032318

Local demographics comments

Primary Tract obtained from WA DOH EHD map. The EPA EJ Screen is not available, so a census tract report could not be generated.

Source/source area description

Soil, soil gas, and groundwater contamination is attributed to releases of dry cleaning solvent associated with the operation of the dry cleaning business. The highest concentrations of PCE in soil and soil gas were found near floor drains and the former dry cleaning equipment.

Soil comments

Note that residual PCE and TCE soil contamination is present, but is limited to the area beneath the existing building at a depth of approximately 4 to 6 feet bgs. The area of soil contamination is limited to one tenant space.

Groundwater comments

Note: GW is approximately 12-15 feet bgs. PCE above the cleanup level was only detected in one well (MW-7). This well does not have four quarters of results below the cleanup level; the most recent samping event was 2019. MW-7 is also the upgradient well (located near the NE Property boundary. This well appears to be downgradient of the adjacent property, Bella Cleaners and Former Exxon Gas Station. The Site is located approximately 0.4 mile downgradient from Sammamish municipal wells and 0.1 mile upgradient of a private well (Roetemeyer). The municipal wells are deep (220 ft or greater); according to SWAP, the private well is inactive as

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

There is a passive venting system installed beneath the building floor slab. Althought soil gas samples were above the screening level, indoor air results were below the CUL (PCE and TCE). Note that the most recent data is from January 2019. No new data.

Additional factors comments

no comments

Site history

Go to top

The Property was first developed as farmland in the 1950s. The center was initially constructed 1985 and tenants included retail businesses, offices, a restaurant, and a dry cleaning business (Dirks Fine Dry Cleaning). The dry cleaners operated in Unit 701 and was in business from 1985 to 1990, when on-site dry cleaning operations were ceased. The dry cleaning equipment was removed in 1995. The business operated as a drop-off/pick-up only dry cleaning service (Inglewood Dry Cleaners) from 1990 until 2018. The Site is located at the Inglewood Plaza, a retail shopping center located on two adjoining parcels (King County parcels 3582300010 and 3582300020). Parcel 3582300010 is considered the source property. The tenant space is currently occupied by Swerve Driving School.

King County Water and Sewer District No. 82 reported problems with dry cleaning solvent in the sanitary sewer. In March 1986, the property sellers indicated (in a letter) that 5 to 6 gals of dry cleaning solvent had been spilled, mopped up and flushed down the toilet. Investigations started in 1995 and continued through 2018. PCE was detected in soil, soil gas, and GW above the cleanup/screening levels. A soil vapor extraction system operated at the Site from May 2004 through June 2009. An estimated 0.2 kg of HVOCs were removed from the subsurface.

Soil excavation was completed in 2018. The excavation was 27 feet long by 10 to 17 feet wide, and was located beneath the dry cleaner tenant space. Contaminated soil was encountered from 4 to 6 feet bgs. Approximately 138 tons of contaminated soil were removed. Confirmation samples were collected up to 7.5 ft bgs (bottom of excavation); sidewall samples were collected at 4 to 6 ft bgs. Results showed that PCE-contaminated soil above the CULs remain at depths ranging from 4 to 6 feet bgs along the limits of the excavation. Further excavation was reportedly not possible due to structural concerns regarding the building and the location of underground utitlities. A vapor barrier and a passive venting system was installed during backfilling activities. Post-excavation soil gas samples showed a decrease in concentrations; however, PCE and/or TCE above the screening levels were still present in 3 samples. The indoor air sample collected (same location) before and after soil removal showed that PCE decreased to below the Method B CUL (last sample collected in January 2019).

GW contamination (PCE) was only detected above the CUL in one well (MW-7). PCE concentrations decreased to below the CUL after the soil excavation; however this is based on one sampling event conducted in December 2019.

Overflow - Site contamination and cleanup history

Note that the most recent report on file is the Cleanup Report dated 2/9/2021.

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1044 Dirks fine Dry Cleaning 228th Ave 20250602
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
06/02/2025

SHARP

Assessment scores by environmental medium