Lakewood Towne Center

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	06/16/2025	CSID	421
• EJFlagged?	✔ – No Override	FSID	7922231
• LD confidence level	medium	VCP	SW1801
• Cleanup milestone	cleanup implementation	UST ID	None
• SHARPster	Joe Hunt LHG	LUST ID	None

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B2	medium	multiple chemical types	⊘
Groundwater	C2	medium	risk to off-site people	✔
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C2	medium		

Location and land use info

6020-6030 Main St SW, Lakewood, Pierce County, 98499

Primary parcel	4002300090
Land use	commercial
Responsible unit	SWRO

Sources reviewed

Ecology Technical Assistance Opinion, 5/8/24

Herrera Final GW Treatment and Monitoring Workplan, 9/24/24

Primary census tract	Associated census tracts
0	None

Local demographics comments

EPA EJ Screen offline at time of SHARP on 2/20/25. 0 entered into EPA EJ Screen values per direction provided to TCP staff.

Source/source area description

Groundwater monitoring within the northwest portion of the Lakewood Towne Center (Site) indicate a dry cleaner solvent, perchloroethylene (PCE) and its
breakdown products (aka daughter products) trichloroethylene (TCE), cis-1,2-dichloroethene (DCE), and vinyl chloride (VC) and several related halogenated volatile organic compounds (HVOCs), were detected in groundwater across the Site.

Soil comments

Undelineated PCE-impacted soil exists beneath the former dry cleaner footprint.

Groundwater comments

PCE-impacted groundwater needs to be better delineated within Site.

Surface water comments

No surface water issues at Site.

Sediment comments

No sediment issues on Site.

Indoor air comments

Ecology proposed Tier 2 sampling be conducted within the building at 5815 Lakewood Blvd.

Additional factors comments

None

Site history

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The extent of HVOC in groundwater across the Mall property was initially evaluated during an August 2000 Hydropunch Investigation (HI) conducted by Impact Environmental. Thirty-four hydropunch locations were drilled and the subsequent groundwater sample results indicated the presence of HVOC in groundwater across the northern portion of the Site. While the groundwater HVOC concentrations were generally below the respective MTCA CULs across the HI network, the results from sample P-12 indicated the presence of an HVOC hotspot where concentrations exceeded the CULs. This location is coincident with the location of the former Plaza Dry Cleaners.

During May-September 2000, a Phase II Environmental Site Assessment was conducted by Herrera Environmental Consultants, including two subsequent follow-up site investigations. A total of 34 direct-push borings were drilled with collection of both soil and groundwater samples and 7 groundwater monitoring wells were installed (Figure 1). Soil and groundwater samples collected from 4 of the direct-push borings (P18 through P21) identified a source area of dry cleaning solvent in the septic and drain field system at the former Plaza Cleaners that operated from 1968-1987 and was situated south of the existing mall building at 5815 Lakewood Towne

Center Boulevard. Since 2021, groundwater monitoring has shown a decreasing trend in contaminant concentrations at the six existing wells at the site. Concentrations of nearly all HVOC chemicals of concern (COCs) except VC have dropped below their respective Model Toxics Control Act

(MTCA) cleanup levels (CULs). During 2021 and 2022, the VC concentrations detected in groundwater in monitoring well MW 1S exceeded the MTCA Method A CUL. Although VC concentrations have been decreasing since 2004, Herrera's general conclusion is that a decreasing trend of PCE in all six wells indicates biodegradation is ongoing, and concentrations of nearly all HVOCs except vinyl chloride have dropped below the respective MTCA Method A or B CULs.Herrera developed the current Workplan to i.) describe additional investigation activities planned to further characterize the nature and extent of residual HVOC in groundwater, and ii.) propose groundwater treatment via in-situ chemical oxidation (ISCO) in wells MW-1s, MW-1m, and MW 1d to reduce the HVOC concentrations in groundwater below the respective MTCA CULs. This remedial action would be followed by resampling of the on-site wells approximately 1 year after the ISCO treatment to assess whether HVOC concentrations are below the CULs. If so, this would be followed by three additional quarterly ground water monitoring events to provide a minimum of four consecutive quarters of monitoring data compliant with cleanup levels in order for Ecology to consider a No Further Action.

Overflow - Site contamination and cleanup history

No overflow