Dallas Ave S PCE

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	719215
• SHARP date	06/16/2025	CSID	16765
• EJFlagged?	SHARP it	FSID	99999008
• LD confidence level	medium	VCP	none
• Cleanup milestone	site hazard assessment	UST ID	none
• SHARPster	Nick Treat	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	C3	high	risk to off-site people	✔
Surface water	D4	medium	climate change impacts	✔
Sediment	D4	low	plant/animal tissue data	⊘
Soil	C2	medium		

Location and land use info

Dallas Ave S & S Thistle St, Seattle, King County, 98108

Primary parcel	7883608688
Land use	commercial
Responsible unit	NWRO

Sources reviewed

- Dallas Ave S PCE - Summary of Findings Related to Historic Dry Cleaner Site
- Dallas Ave S PCE - Initial Investigation Field Report
- Dallas Ave S PCE - Draft Map of PCE Reselts in GW (for South Park Marina)
- Dallas Ave S PCE - Draft Table of Soil Gas Results (for South Park Marina)
- Dallas Ave S PCE - Historical South Park Neighborhood Inventory (undated)

Primary census tract	Associated census tracts
53033011200	53033026400

Local demographics comments

N/A

Source/source area description

Tetrachloroethene (PCE) was discovered in the Dallas Ave S right of way during remedial investigations at the adjacent South Park Marina site (CSID 2858). The concentrations of contaminants indicate an upgradient source of chlorinated volatile organic compounds (cVOCs). The potential source properties include addresses 8506, 8507, and 8510 14th Ave South on King County Parcel 7883608688. Source activities that may have contributed to cVOC contamination include dry cleaner, painting, furniture and upholstry, fur reselling, and auto parts business operations.

Soil comments

Soil data collected from the adjacent South Park Marina property and within the right-of-way indicates chlorinated solvents in soil above screening levels. The site is located near the Lower Duwamish Waterway and any potential contamination in soil could pose a risk to the nearby surface water and sediment; however, soil samples collected near to the Lower Duwamish Waterway does not contain chlorinated solvents above screening levels.

Groundwater comments

Tetrachloroethene (PCE) has been detected in samples collected for the South Park Marina site (CSID 2858). Trichloroethene (TCE), Dichloroethene (DCE), and Vinyl Chloride (VC) are known degradation products of PCE and may be present in groundwater at the site. Vinyl chloride is an extremely toxic chemical and TCE is a very toxic chemical. Groundwater near the Lower Duwamish Waterway contains chlorinated solvents at concentrations above screening levels; however, surface water and sediment data are not available to confirm if those media are impacted.

Surface water comments

no comments

Sediment comments

Sediment is present in the Lower Duwamish Waterway adjacent to the downgradient end of the plume; however, chlorinated solvents were not detected at concentrations of concern in sediment.

Indoor air comments

Indoor air has been sampled at the Tire Factory which is part of the downgradient South Park Marina site, but no indoor air has been sampled at the likely source property.

Additional factors comments

no comments

Site history

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Tetrachloroethene (PCE) was discovered in the Dallas Ave South right of way during remedial investigations at the adjacent South Park Marina site (CSID 2858). Trichloroethene (TCE), dichloroethene (DCE), and vinyl chloride (VC) are known degradation products of PCE and may be present in groundwater at the site. Collectively, these compounds are considered chlorinated volatile organic compounds (CVOCs). Based on the concentrations and observed groundwater flow direction, an upgradient source of cVOCs was indicated.

The potential sources appear to be from the south adjacent parcel (King County parcel 7883608688) where various business operations may have contributed to cVOC contamination. Multiple addresses are associated with this parcel including: 8500, 8502, 8506, 8508, and 8510 14th Ave South.

According to historical records, the parcel was first developed in 1940 as a tavern. Starting in 1951, various dry cleaning businesses operated on the property. In addition to dry cleaning businesses; painting, furniture and upholstry, auto parts, and fur reselling businesses operated on the property between 1951 and 2016. The property is now used as a marijuana growing facility.

Of particular note is that a fire occurred in 2007 while the building operated as Regency II Cleaners.

Overflow - Site contamination and cleanup history

Tetrachloroethene (PCE) was detected in the Dallas Ave S right of way above results of sampling performed elsewhere on the South Park Marina site. PCE concentrations at that site range from 12ug/L to 2,900 ug/L. The sample in the right of way had a concentration of 3,300 ug/L. Based on the sample location and the observed groundwater flow direction, an upgradient source of PCE is likely.

Dallas Ave S PCE

16765 Dallas Ave S PCE 20250616
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
06/16/2025

SHARP

