

Olympia Dry Cleaners



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	SHARP it
• SHARP date	09/15/2025		CSID	4722
• EJFlagged?	⊘ - No Override		FSID	1446
• LD confidence level	low		VCP	SHARP it
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	SHARP it
• SHARPster	Steve Teel		LUST ID	SHARP it

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	✓
Groundwater	C1	high	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	✓
Sediment	D4	high	plant/animal tissue data	⊘
Soil	A1	high		

Location and land use info

606 E Union Ave SE, Olympia, Thurston County, 98501

Primary parcel 78204000800

Land use commercial

Responsible unit SWRO

Sources reviewed

2025, August 2025 Groundwater and Seep Monitoring Report, AEG Atlas, LLC.

2016, Vapor Intrusion Summary Report, Floyd/Snider

2016, Compliance Monitoring Plan, Floyd/Snider

2015, Remedial Action Completion Report, Floyd/Snider

2014, Feasibility Study Addendum, Floyd/Snider

2014, Consent Decree, Ecology

2009, Remedial Investigation, Sound Environmental Strategies

Primary census tract	Associated census tracts
78204000800	78204000100

Local demographics comments

no comments

Source/source area description

Historical Site use as a drycleaner resulted in releases of PCE and associated chlorinated volatile organic compounds breakdown products. These releases contaminated soil, groundwater, surface water (seep to the street gutter).

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

The site surface water that is referred to here consists of a seep that has historically been observed emerging into the Cherry Street gutter, west of the alley on the north side of the former drycleaners building. Recently, the City of Olympia performed street repairs (to fix broken and absent pavement). These street repairs appear to have significantly decreased seep flow.

Sediment comments

no comments

Indoor air comments

The 2016 vapor intrusion assessment report showed that no significant risk of vapor intrusion into indoor air on the basis of a comparison of sub-slab sampling results to the modified Method B sub-slab screening levels and the indoor air concentration predicted by the J&E model.

Additional factors comments

no comments

Site history

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Two interim actions were performed prior to 2015. First, a source removal interim action excavation was performed in 2006. Due to continued seepage of contaminated water into the street, a seep collection and treatment system was installed in 2007. In 2014, a Consent Decree was issued that required implementation of a Cleanup Action Plan. This cleanup was performed in 2015 and consisted of the excavation of almost all of the known and reasonably accessible residual source mass soil. Excavation areas were limited to outside the footprints of the existing buildings on the Site and also included a limited amount of excavation within the Cherry Street right-of-way. Post-cleanup groundwater and seep monitoring has been performed since the 2015 remedial action.

Overflow - Site contamination and cleanup history

No overflow

Olympia Dry Cleaners

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First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

09/15/2025



Assessment scores by environmental medium

