

Mt Baker Properties



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	09/10/2025		CSID	13054
• EJFlagged?	✓ – No Override		FSID	96127971, 4274684
• LD confidence level	low		VCP	none
• Cleanup milestone	post-cleanup controls & monitoring		UST ID	2796
• SHARPster	Sandra Matthews		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	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	D4	medium		

Location and land use info

2810 S McClellan St, Seattle, King County, 98144

Primary parcel 5007300000

Land use mixed use

Responsible unit NWRO

Sources reviewed

AEG, 2014, UST Decommissioning (In-Place) Letter Report, Mt. Baker Cleaners, 2864 South McClellan Street, Seattle, Washington 98144, dated January 7, 2014.

ERM, 2009, Preliminary Site Findings, Chlorinated Volatile Organic Compounds in Groundwater, 2800 Martin Luther King Jr. Way S., Seattle, dated March 31, 2009.

Aspect, 2019, RI/FS Mt Baker properties, December 31, 2019

Aspect, 2023, Cleanup Action Report, September 28, 2023

Primary census tract	Associated census tracts
9500	

Local demographics comments

no comments

Source/source area description

Surface spill(s) of PCE in the north, central, and south portions of the building. The area in the central and south portions of the former dry-cleaner building has sectioned concrete slabs separated by wood partitions. Surface spills in this area of the former dry cleaner could have flowed between the floor sections/wood partitions and discharged to soil beneath the building. could have occurred from PCE that allegedly was stored in the heating-oil UST (now decommissioned), located in the northeast corner of the former building

Long-term release(s) of PCE

Soil comments

no comments

Groundwater comments

PCE (and any other contaminants) was confirmed on site above Model Toxics Control Act (MTCA) screening levels. The site is not within a wellhead protection zone for a group A or B well, so drinking water is not likely impacted.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

2864 S. McClellan Street, Mount Baker Cleaners (Parcel -0031). The retail building at 2864 S. McClellan Street was constructed in 1927 and demolished to the foundation in November 2018. It was originally occupied by a grocery store, as indicated in city directories. A dry cleaner began utilizing the building as early as 1940, according to tax assessor records and city directories. Beginning in at least 1951, the dry-cleaning business operated under the name Mt. Baker Cleaners and has had several owners since that time. Tax assessor records indicate the building was originally heated by a heating-oil system with the associated UST, located in the northeast corner of the building, which was closed in place in 2011; the most recent heating system was natural gas.

Tetrachloroethene (PCE) was utilized in the dry-cleaning equipment from as early as 1940 until February 2017, when the dry cleaner converted to using supercritical carbon dioxide as the solvent for dry-cleaning equipment as a condition of its lease with MBHA. We understand that during the 1940s through 1990s, dry cleaning and spot cleaning occurred in the northern portion and northeast quadrant of the building. The northern portion of the building had a concrete slab with no drains, with the exception of a floor drain located in the bathroom. In the early 1990s, the concrete slab was extended to the south and a "closed system" dry-cleaning machine (utilizing PCE) was installed on the new, approximately 2-foot-thick slab. The area in the central and south portions of the building had concrete floors with wood partitions at 2- to 3-foot intervals.

- 2810 S. McClellan Street, Four-plex (Parcel -0008). The existing residential four-plex located on Parcel -0008 was constructed in 1959. Tax assessor records indicate that the complex has been heated by an electric system since its construction. The building is currently vacant.

- 2806 S. McClellan Street, Residence (Parcel -0032). The existing residential dwelling located on Parcel -0032 was constructed in 1950. Tax assessor records indicate the dwelling was originally heated by a heating-oil system, potentially sourced from a heating-oil UST; the existing heat system is natural gas. The specific location of a potential or former heating-oil UST on this parcel is unknown. The building is currently vacant.

- 2802 S. McClellan Street, Multitenant Property (Parcel -0030). The existing multitenant retail and residential building on Parcel -0030 was constructed in 1928 and originally occupied by a shoe repair store and barber shop, according to tax assessor records and city directories. The barber shop was replaced by a restaurant in the 1950s. The shoe repair store continued operation until the 1970s, when the space was converted to a grocery and novelty store, which operated (under various brands) until at least 2013. Tax assessor records indicate that the building was originally heated by "stove,"

Overflow - Site contamination and cleanup history

The first identified development of the Former Phillips 66 parcel, located at 2800 MLK Jr. Way S., was in 1916 as part of larger “vegetable gardens” (Aspect, 2016a). The gardens appear to have been cleared and the first building constructed on the parcel by 1951, which consisted of a small, unheated real estate office building.

In 1955, the real estate office was replaced by the existing automobile service and gasoline station facility. City directory and tax assessor records indicate the following petroleum companies occupied the existing building on the Subject Property: Tidewater Oil (also listed as Associates Gas Station) from 1954 to 1966; Phillips Petroleum (listed as Phillips Gas Station) from 1966 through 1974; and Rainier Bonanza Self-Serve) in the 1970s to 1990s. We understand Tidewater Oil and Phillips Petroleum were associated with (or predecessors of) ConocoPhillips Petroleum. The following automobile detailing and repair facilities subsequently occupied the Subject Property from the 1990s until its vacancy in 2014, with the exception of an additional period of vacancy between 2004 and 2010: R&R Auto Repair, CK Auto Repair and Service, and Vu Auto Care Detail.

Five King County Parcels: 000360-0030, 000360-0032, 00360-008, 000360-0031, and 000360-0055

Mt Baker Properties

13054 Mt Baker Properties 20250910

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/10/2025



Assessment scores by environmental medium

