



King County

Department of
Natural Resources and Parks
Solid Waste Division

**KING COUNTY BROWNFIELDS PROGRAM
12th AND EAST JEFFERSON STREET PROJECT
BROWNFIELDS ASSESSMENT FACT SHEET #1
DECEMBER, 2008**

Project Name:	12 th & East Jefferson Street Project.
Location:	The project site consists of two parcels located at the northeast corner of 12 th and East Jefferson Street in Seattle's Central Area. The address for Parcel A is 1200-06 East Jefferson Street, Seattle WA, 98122 and the address for Parcel B is 1212 East Jefferson Street, Seattle, WA 98122.
Site Description:	Parcel A is an empty 0.22 acre lot and Parcel B is a 0.12 acre lot adjacent to Parcel A on the east and is the site of a restaurant and lounge. The parcel numbers for A and B are 7948300165 and 7948300215, respectively.
Site History:	<p>Parcel A was residential until 1926 when a one story gasoline station and garage was built on the property. This station was in business up until the 1950s when it became primarily an auto repair facility. In the 1960s it was used as a trailer rental office. In the 1970s, the site was acquired by Seattle University who tore down the existing structure and converted the lot into parking. In 1990, Seattle University sold it to the City of Seattle who has used it most recently as a staging and storage area for construction materials. Reports from 1990 indicate that two 750 gallon underground storage tanks (USTs) on Parcel A were removed in late 1989 by a geotechnical contractor working for Seattle University.</p> <p>Parcel B was residential until the 1970s. The current building was constructed in 1977 and is being used commercially for a restaurant.</p>
King County Brownfields Program:	<p>The King County Solid Waste Division has received grant funds from the U.S. Environmental Protection Agency (EPA) to conduct environmental assessment and cleanup on contaminated brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessment and cleanup work on behalf of public and nonprofit entities. For more information on the Brownfields Program visit the website at:</p> <p>http://your.kingcounty.gov/solidwaste/brownfields/index.asp.</p>
	<p>Using its consultant, the King County Brownfields Program will conduct a Phase I and possibly a Phase II environmental site assessment (ESA) on this site. The Phase I ESA will consist of reviewing existing reports and documents on site history; interviewing individuals with knowledge of site history; and conducting site inspections and examination of aerial photos, topographic maps, assessor records and other historical documents. It will also review state and federal records for adjacent or nearby properties that may have created or caused contamination at the site. This assessment will be carried out in accordance with American Society for Testing and Materials (ASTM) Standard E 1527-05, <i>Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process</i> and 40CFR Part 312, <i>Standards and Practices for All Appropriate Inquiries</i>. At the conclusion of this assessment, a Phase I ESA report will be prepared that will identify real and potential environmental impairments or risks of impairment on the site that represent existing or potential financial or legal liabilities to responsible parties.</p>

Assessment Description	If needed, a Phase II ESA will be conducted to collect soil and water samples to characterize suspected contamination on the site using truck mounted drilling equipment to bore holes and install monitor wells. The number and location of borings will be specified in a Quality Assurance Project Plan (QAPP) to be prepared following completion of the Phase I ESA report
Reason for Assessment:	<p>Capitol Hill Housing (CHH), a community based non-profit housing development and management organization is planning to buy the property and redevelop it into workforce housing and commercial space to anchor the 12th Avenue Neighborhood Business District. Due to the possibility of petroleum contamination from the former gas station on Parcel A, CHH needs an ASTM Phase I Site Assessment to be established as a bona fide prospective purchaser with limited liability for cleanup under EPA regulations.</p> <p>Sample maps have been found that suggest soil samples were collected when the USTs were removed. This removal occurred before Washington State UST regulations became effective, and although a UST removal report was prepared, it was not filed with the state and has not been located. Without the analytical data, it cannot be determined if there was a petroleum release from the USTs and at what levels. Therefore, additional sampling may be required to fully characterize the site.</p>
Results:	Results from the initial Phase I assessment will be reported in an updated fact sheet.
Conclusions/ Next Steps:	EPA has approved use of Brownfields grant funds to conduct this assessment. The work is to be completed by mid-January 2009.
Contact Information:	<p>King County Contact: Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, lucy.auster@kingcounty.gov.</p> <p>Capitol Hill Housing Contact: Kate Stineback, Housing and Community Developer, Capitol Hill Housing, 206-329-7303, kstineback@chhip.org.</p>