



King County

Department of
Natural Resources and Parks
Solid Waste Division

**KING COUNTY BROWNFIELDS PROGRAM
12th AVENUE AND EAST JEFFERSON STREET PROJECT
BROWNFIELDS ASSESSMENT FACT SHEET #2
MARCH, 2009**

Project Name:	12 th Avenue & East Jefferson Street Workforce Housing Project.
Location:	The project site now consists of one parcel located at the northeast corner of 12 th Avenue and East Jefferson Street in the Squire Park neighborhood of Capitol Hill. The address is 500 12 th Avenue, Seattle WA, 98122.
Site Description:	The subject parcel is an empty 0.22 acre lot with parcel number 7948300165.
Site History:	The site was residential until 1926 when a one story gasoline station and garage was built on the western half of 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) were removed in late 1989 by a geotechnical contractor working for Seattle University.
King County Brownfields Program:	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: http://your.kingcounty.gov/solidwaste/brownfields/index.asp .
Assessment Description:	Using its consultant, the King County Brownfields Program conducted a Phase I environmental site assessment (ESA) on this site in December 2008 and January 2009. The Phase I ESA consisted 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history; and conducting site inspections and examination of aerial photos, topographic maps, assessor records and other historical documents. The assessment also reviewed state and federal records for adjacent or nearby properties that may have created or caused contamination at the site and was conducted 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> . A Phase I Environmental Site Assessment Report, dated January 27, 2009 was prepared and delivered to the King County Solid Waste Division that identified real and potential environmental impairments or risks of impairment on the site that represent existing or potential financial or legal liabilities to responsible parties.

Reason for Assessment:	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, CHH needed an ASTM Phase I Site Assessment to be established as a bona fide prospective purchaser with limited liability for cleanup under EPA regulations. In addition, maps had 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.
Results:	The Phase I assessment verified the above site history and also identified the following recognized environmental conditions (RECs) on the site: the former service station and auto repair facility represent potential sources of petroleum contamination to soil and/or groundwater. In addition to the two USTs, a historical “grease pit” may still be present on the property. Several offsite properties are considered to have high potential for contamination impacts as well. These include a historic dry cleaner at the northwest corner of 13th Avenue and East Jefferson Street, a motorcycle repair shop 150 feet to the north, a former dry cleaner and an auto repair shop 450 feet to the northeast and finally, another dry cleaner and metal plating business 400 feet to the north with an identified plume of solvent contaminated groundwater that has been detected to within 350 feet of the subject site.
Conclusions/ Next Steps:	As a result of the Phase I ESA, a Phase II assessment is proposed for the site that will include preparation of a Quality Assurance Project Plan (QAPP) for review and approval by EPA and, because federal funds will be expended, an Endangered Species Act (ESA) review and a cultural resources assessment (CRA) consistent with the National Historic Preservation Act (NHPA) Section 106 requirements. Proposed field sampling work will include soil and groundwater sampling at selected locations using a combination of direct-push technology (DPT) and hollow-stem auger (HSA) sampling methods. Between seven and nine DPT and one HSA borings will be made. The DPT borings will be made to the shallow groundwater depth estimated at between 10-and 15-feet below ground surface. The HSA boring will drill a hole 40-to 50-feet deep to test deeper groundwater for contamination that might be migrating on site from the north. Soils will be evaluated on site and selectively sampled. Up to two samples will be collected from each boring but this may be adjusted based upon field conditions. A groundwater sample is expected to be collected from each boring. The samples will be analyzed in the laboratory for petroleum products, lead, and halogenated volatile organic compounds. Field work is expected to take two days and the laboratory analysis two weeks. A draft report will be completed two to three weeks following receipt of the laboratory analyses. Results from the Phase II will be reported in a updated fact sheet.
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