



King County

Department of Natural Resources and Parks  
Solid Waste Division

# KING COUNTY BROWNFIELDS PROGRAM HARRINGTON-BEALL GREENHOUSES BROWNFIELDS ASSESSMENT FACT SHEET June – 2006

<b>Project Name:</b>	Harrington-Beall Greenhouses.
<b>Location:</b>	18531 Beall Road SW, Vashon, WA.
<b>Site Description:</b>	The site consists of two adjoining parcels totaling about 17 acres zoned RA-5. Nearly 50% of the property is covered by the footprints of 56 dilapidated and overgrown greenhouses that were abandoned decades ago.
<b>Site History:</b>	The property was first used in the late 1880s to grow vegetables for the Alaska market. It later developed into a world class facility for raising orchids and roses, reaching a peak in the 1960s when it was the largest commercial greenhouse complex in the western hemisphere. The greenhouse business was abandoned in the late 1980s due to rising fuel prices and overseas competition.
<b>King County Brownfields Program:</b>	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. The Brownfields Program website is: <a href="http://www.metrokc.gov/dnrp/swd/brownfields/index.asp">http://www.metrokc.gov/dnrp/swd/brownfields/index.asp</a> .
<b>Assessment Description:</b>	In late 2005/early 2006, the Brownfields Program used EPA grant funds to conduct Phase I and Phase II Environmental Site Assessments of this site. The assessments were conducted on behalf of The Institute for Environmental Research and Education (IERE), a tenant on the property. The work included: 1) Complete review of the site history, inspection of the property and historic aerial photos, database search of pertinent records (tax assessment, ownership, Washington State Department of Ecology files, etc.) and interviews with individuals knowledgeable about the site operations and history. 2) Collection of 40 near-surface soil samples within the upper two feet of the land surface and excavation of 17 test pits to depths ranging from 2 to 6 feet below ground surface. Selected near-surface and subsurface soil samples were analyzed at an off-site laboratory for pesticides, herbicides, petroleum products, metals, halogenated and volatile organics, PAH and asbestos.
<b>Reason for Assessment:</b>	With over a century of concentrated commercial agricultural activity, there is a possibility that residual pesticides and other contaminants may be present in soils posing a potential threat to human health and the environment. The assessment addressed and quantified these threats and will provide remedial options and alternatives for abatement.
<b>Results:</b>	Results from the Phase II Assessment were published in May 2006. The analytical testing identified the presence of Bunker C oil, residual pesticides, metals and asbestos in soil. A copy of the assessment report is available at the Vashon Library.
<b>Conclusions/Next Steps:</b>	The Phase II Assessment quantified environmental conditions on the property resulting from past greenhouse operations. Substances including Bunker C oil, residual pesticides, metals, and asbestos were identified in shallow soil at concentrations exceeding applicable regulatory criteria. King County is currently working with the property owners to explore options for environmental cleanup.
<b>Contact Information:</b>	<u>King County Contact:</u> Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, <a href="mailto:lucy.auster@metrokc.gov">lucy.auster@metrokc.gov</a> .