



King County

Department of Natural Resources and Parks

Solid Waste Division

**KING COUNTY BROWNFIELDS PROGRAM**  
**CHRISTENSEN PROPERTY**  
**BROWNFIELDS ASSESSMENT FACT SHEET #1**  
*September, 2006*

<b>Project Name:</b>	Christensen Property.
<b>Location:</b>	1117 Washington Avenue, Enumclaw, WA.
<b>Site Description:</b>	Site is a vacant 0.41 acre lot at the northwest corner of Washington Avenue and Railroad Street. It is zoned commercial and the parcel number is 3966900005.
<b>Site History:</b>	In 1928, Shell Oil Co. established a bulk oil distribution facility on the site that included 4 above ground storage tanks (ASTs) and 2 underground storage tanks (USTs) with a combined capacity of over 73,000 gallons. The facility supplied fuel dealers in the area with a variety of petroleum products which were shipped into and out of the facility by truck. Besides leaded gasoline (both regular high octane ethyl); diesel fuel, heating oil/kerosene; and lubricating oils were handled at the site. Hans Christensen purchased the property from Shell Oil Company in 1970 and operated the business until 1983 when he leased it to Associated Petroleum Products (AAP) of Tacoma. The facility was decommissioned in the late 1980s and the last of the tanks removed in 1992. The site has been vacant since then. In 1996, it was listed on the state Department of Ecology's list of confirmed and suspected contaminated sites after petroleum contamination was found by the city during utility work on Railroad Street in front of the site in 1994.
<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 Descriptions:</b>	The Brownfields Program will use EPA grant funds on behalf of the City of Enumclaw to conduct Phase I and Phase II Environmental Site Assessments of this site. The Phase I assessment will include a 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 who may have knowledge about site operations and history. The Phase II assessment will include excavation of about 10 test pits and installation of up to 9 direct push borings to collect soil and groundwater samples for laboratory analyses.
<b>Reason for Assessments:</b>	The Phase I assessment will provide information on site history to meet EPA's standard of "all appropriate inquiry" and will preserve the opportunity for a qualified applicant to apply for an EPA cleanup grant. The Phase II assessment will characterize site contamination and provide remedial alternatives and cleanup cost estimates necessary for cleanup of the property.
<b>Results:</b>	Sample results should be available about a month after completion of the field work. A complete report should be available approximately 4 to 6 weeks after completion of field work.
<b>Conclusions/ Next Steps:</b>	The assessment information should provide enough data for a qualified entity, such as the City of Enumclaw, to apply to EPA for a cleanup grant.
<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> . <u>City of Enumclaw Contact:</u> Michael Thomas, Community Development Director, City of Enumclaw, 360-615-5725, <a href="mailto:MikeT@ci.enumclaw.wa.us">MikeT@ci.enumclaw.wa.us</a> .