



King County

Department of Natural Resources and Parks

Solid Waste Division

# KING COUNTY BROWNFIELDS PROGRAM ELLISPORT CREEK GREENSPACE PROJECT BROWNFIELDS ASSESSMENT FACT SHEET #2 FEBRUARY 2007

<b>Project Name:</b>	Ellisport Creek Greenspace Project.
<b>Location:</b>	Chautauqua Beach Drive SW, Vashon Island, WA.
<b>Site Description:</b>	Four parcels totaling about 8.67 acres at the head of Tramp Harbor consisting of both tideland and wetlands bisected by Ellisport Creek.
<b>Site History:</b>	The property was developed in the 1920s as a sawmill with a millpond and as greenhouses for growing vegetables. These operations were run using boilers that burned heavy Bunker C oil imported by barge and stored on site in large above ground storage tanks (ASTs). The mill and greenhouses were demolished in the 1940s but the ASTs continued to be used as oil storage and transfer facilities serving other greenhouse complexes on Vashon Island. The ASTs were finally removed in the early 1960s.
<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 September 2005, the Brownfields Program used EPA assessment grant funding to conduct a Phase II Environmental Assessment of this site that included 1) collection of ten soil samples at less than a foot from the surface, 2) collection of soil samples from 8 test pits ranging from 2.3 to 6 feet below ground surface, and 3) collection of one sediment sample from Ellisport Creek. In July 2006 a supplemental Phase II assessment was conducted that collected additional soil samples plus samples in marine and freshwater sediments and in shallow groundwater. Follow-up groundwater sampling was done in January 2007 to provide additional data on groundwater quality over time.
<b>Reason for Assessment:</b>	Over a period of forty years, leaks, spills and poor housekeeping practices led to releases of Bunker C oil in and around the AST area. When these tanks were removed, the site was regraded and oil contaminated soil was incorporated with debris into a new soil layer which subsequently has become a heavily overgrown wetland. Because Bunker C is a regulated contaminant and contains polycyclic aromatic hydrocarbon (PAH), a potential carcinogen, identifying the degree and extent of the Bunker C oil contamination is necessary to assess risk in accordance with the state Model Toxics Control Act (MTCA). Inasmuch as the site is a wetland, and the greatest risk is to environmental receptors (i.e. plants and animals), MTCA specifies that the site must undergo a Terrestrial Ecological Evaluation (TEE) to determine cleanup levels and to identify possible cleanup alternatives. The supplemental investigation was conducted to verify the limits of Bunker C contamination and to determine if there were any adverse impacts to groundwater, stream sediments or marine sediments in the intertidal zone where Ellisport Creek empties into Tramp Harbor. The follow-up sampling in January was to measure changes in groundwater conditions over time.
<b>Results:</b>	Soil sampling has confirmed that there are regulated levels of Bunker C contamination and PAH in soils near the location of the former ASTs. The area affected is believed to be about 80 feet long and 60 feet wide. Bunker C and PAH have been also been detected in shallow groundwater adjacent to, and downgradient from, this area, and in nearby surface water. However, marine sediments on the beach and freshwater sediments in the creek are not adversely impacted. Copies of the final assessment reports can be viewed at the Vashon Library and at the King County Solid Waste Division, 201 South Jackson Street, Suite 701, Seattle, WA, 98104. See contact information below for more information.
<b>Conclusions/ Next Steps:</b>	The studies to date suggest that impacts from Bunker C spills are localized to the area of immediate contamination. In consultation with the Department of Ecology, the county will conduct a TEE that will result in development of a soil cleanup level protective of plants and animals. After the cleanup level has been established, an engineer's estimate of cleanup costs will be calculated.
<b>Contact Information:</b>	<u>Vashon Island Contact:</u> Ann Spiers, Community Coordinator, 206-463-9858, <a href="mailto:spiers@eskimo.com">spiers@eskimo.com</a> . <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> .