

ISLAMIC SCHOOL OF SEATTLE, Seattle, WA

Brownfields Assessment Fact Sheet #1 - August 2012

Project Name	Islamic School of Seattle (ISS) Property
Location	720 – 25th Avenue, Seattle, WA 98122
Site Description	The site is a 0.73 acre parcel located in a residential area of the City of Seattle's Central District. The parcel is adjoined on the southeast by a 4,000 square foot lot that is the location of the now closed Custom Cherry Street Cleaners No. 2.
Site History	<p>The site has been used by various private organizations as a school since the 1920s. For the past 32 years, the owner has been the Islamic School of Seattle (ISS). In June 2012, the school closed and ISS is negotiating to sell the property to the Lake Washington Girls Middle School (LWGMS), another private educational organization. The adjacent 4,000 square foot lot has been a dry cleaner since 1949. According to Washington State Department of Ecology records, Cherry Street Cleaners entered into the Voluntary Cleanup Program in 2008 and since then an extensive amount of testing for soil and groundwater contamination has been done. Between January and September 2008, 11 monitoring wells were installed and soil and groundwater samples collected, many of which were found to contain Tetrachloroethene (PCE), a common dry cleaning solvent, at levels above Washington State Model Toxics Control Act (MTCA) cleanup standards.</p> <p>One of the monitoring wells, MW 5, was installed on ISS property about 50 feet west of the former dry cleaner site. Groundwater samples taken in May 2008 and September 2009 contained 53 and 17 micrograms per liter (µg/L) PCE, respectively. The MTCA cleanup standard for PCE is 5 µg/L.</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 assessments on contaminated Brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessment work on behalf of public and nonprofit entities. For more information on the Brownfields Program visit the website at your.kingcounty.gov/solidwaste/brownfields/index.asp.</p>

Assessment Description	<p>Using its consultant, the King County Brownfields Program will conduct a Phase I Environmental Site Assessment (ESA) on this site. The Phase I assessment will consist of a review of existing reports and documents on site history and sampling programs. The consultant will focus on sampling and geotechnical data related to the release of solvents from the adjacent Cherry Street Cleaners in order to identify “data gaps” that limit knowledge of contamination impacts on the site. They may also interview individuals with knowledge of site history and examine aerial photos, topographic maps, assessor records, and other historical documents. This assessment will be 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 ESA report will be prepared that identifies recognized environmental conditions (RECs), principally the likely presence of hazardous substances (dry cleaning solvent) that resulted from the release from the former dry cleaner next door. Other potential hazardous substances may be identified as well.</p> <p>It is likely that a Phase II ESA with more groundwater sampling will follow to further characterize environmental conditions at the site.</p>
Reason for Assessment	<p>The LWGMS wants to purchase the site from ISS. Under Title II of the Brownfields Revitalization and Environmental Restoration Act of 2001, persons that acquire ownership of a facility after January 11, 2002 where hazardous substances have been released will qualify for liability exemption under federal Superfund legislation provided (amongst other things) that they conduct a Phase I environmental assessment that meets EPA’s standard for all appropriate inquiry prior to acquiring said facility. This exemption is known as the “Bona Fide Prospective Purchaser” exemption, and provides the purchaser with certain legal protections that would facilitate financing for cleanup and redevelopment.</p> <p>Furthermore, should a Phase II ESA be carried out, it would provide LWGMS with much more information on contamination impacts to the school property and contribute data to overall cleanup planning and cost estimating at the former Cherry Street Cleaners.</p>
Results	Results will be posted in a second fact sheet after the assessment is complete.
Conclusions/ Next Steps	Conclusions and next steps will be posted in a second fact sheet after the assessment is complete.
Contact Information	<p><u>King County Contact:</u> Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, lucy.auster@kingcounty.gov.</p> <p><u>Lake Washington Girls Middle School Contact:</u> Mason Bowles, Facilities Planner, 206-423-6314, masebowles@earthlink.net.</p>

This notice will be provided in alternative formats upon request.
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