King County
Brownfields
Program

King County
Department of
Natural Resources and Parks
Solid Waste Division

McCLELLAN STRIP PROJECT, Seattle, WA

Brownfields Assessment Fact Sheet # 1 April 2017

Project Name	**McClellan Strip Phase II Environmental Site Assessment**
Location	North side of South McClellan Street, between Martin Luther King Jr. Way South and 29th Avenue South in Seattle, WA 98144.
Site Description	Site consists of four tax parcels, two residential and two commercial with a total area of 0.41 acres. The commercial parcels are on the east and west ends of the block, and the residential parcels are in between. The commercial parcel at the east end of the site has been a commercial dry cleaning establishment for at least 70 years.
Site History	The two commercial parcels contain structures that date from the late 1920s and the two residential parcels have structures that date from the 1950s. The dry cleaning establishment, Mount Baker Cleaners at 2864 South McClellan Street, has been listed in Polk City Directories since at least 1941. In 2009 a Phase II Environmental Site Assessment (ESA) identified tetrachloroethylene (PCE) and trichloroethylene (TCE) contamination in groundwater above the MTCA Method A cleanup level of 5 µg/L on the western parcel and ascribed it to releases from the dry cleaner upgradient to the east. The owner of the impacted property reported the contamination to the WA State Department of Ecology and the site was placed on the Confirmed and Suspected Contaminated Sites List (CSCSL) with Facility ID 96127971. In 2010, three borings were completed on the Mount Baker Cleaners property which found both soil and groundwater contamination above MTCA Method A cleanup levels. In 2014, Ecology completed a Site Hazard Assessment of the property which it ranked at 3. The most hazardous sites are ranked 1 and the least are 5. In September 2015, a Phase I ESA was performed on all four parcels in accordance with American Society for Testing and Materials (ASTM) Standard E-1527-13 and the U.S. Environmental Protection Agency's 'All Appropriate Inquiry.' It identified the documented release of solvents from Mount Baker Cleaners and the possible release of petroleum from heating oil systems at all four parcels as "Recognized Environmental Conditions" or RECs. In addition, the Phase I ESA identified off-site solvent contamination in groundwater at a former Phillips66 gas station (known as the Hooe Property) downgradient from the dry cleaner as a potential long term liability to owners of the Mount Baker Cleaners parcel.
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 on contaminated Brownfield properties. King County's Brownfields Program uses the funds to hire consultants to conduct the assessments 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.

Assessment Description	King County's consultant Hart Crowser, Inc. will conduct a Phase II Environmental Site Assessment with the goal of adding to the understanding of the extent and concentration of solvent contamination from Mount Baker Cleaners in soil and groundwater near the four parcels and to evaluate the plume migration toward the former Phillips66 (aka Hooe) gas station property. The assessment will also help with the understanding if petroleum from heating oil tanks has contaminated groundwater near the four parcels. The Scope of Work includes the following tasks: · Prepare a Quality Assurance Project Plan (QAPP) for review and approval by EPA and a Health and Safety Plan for HC workers. · Obtain a street use permit from the City of Seattle to drill in McClellan Street. · Drill up to 11 hollow-stem auger drill holes to depths of about 20 feet. Two of the holes will be in McClellan Street. · Complete six of the holes as permanent groundwater monitoring wells including the two in McClellan Street. · Collect three soil and one groundwater sample from each hole. · Analyze selected samples for volatile organic compounds (VOCs), gasoline and diesel range petroleum, eight Resource Conservation and Recovery Act (RCRA) metals, moisture content and total suspended solids in groundwater. · Drill three direct push soil vapor probes to about 8 feet deep and take samples of soil vapor above the groundwater table and test them for VOCs. · Collect 10 groundwater samples from existing wells on the Phillips66 (aka Hooe) property across the street and analyze them for VOCs. · Prepare a summary report on findings and an engineer's estimate on the cost of remedial actions that may be required at the site. In addition to the above, a Cultural Resource Assessment and an Endangered Species Act Assessment will be completed as required by statute where federal assessment funds are expended.
Reason for Assessment	Mount Baker Housing Association (MBHA), a non-profit organization that develops and owns affordable housing in southeast Seattle, has plans of acquiring the four parcels for redevelopment. It is critical to their plans that they understand the liabilities and risks associated with the acquisition of the four McClellan Strip parcels, especially the Mount Baker Cleaners property. The Phase II assessment will provide technical data about the solvent and possible petroleum contamination that will allow MBHA's consultants to make informed decisions on the means and possible costs to clean up the property. It may take additional sampling to develop accurate cost estimates that can be integrated into the overall costs of the redevelopment project.
Results	Results of the proposed Phase II assessment will be provided in subsequent Fact Sheets when available.
Conclusions/ Next Steps	Conclusions and next steps will be determined following completion of the proposed Phase II site assessment.
Contact Information	Mount Baker Housing Association Contact: Conor J. Hansen, Director of Real Estate, MBHA, 206-257-2939, conor@mtbakerhousing.org. King County Contact: Lucy Auster, Senior Planner, King County Solid Waste Division, 206-477-5268, lucy.auster@kingcounty.gov.

This notice will be provided in alternative formats upon request.

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