

McCLELLAN STRIP PROJECT, Seattle, WA

Brownfields Assessment Fact Sheet # 2 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 29 th 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 called Mount Baker Cleaners (MBC) for at least 70 years.
Site History	<p>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 Ecology Model Toxics Control Act (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 MBC property which found both soil and groundwater contamination above MTCA Method A cleanup levels.</p> <p>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.</p> <p>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 MBC 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 gas station (known as either the Phillips 66 or Hooe Property) downgradient from the dry cleaner.</p> <p>In October 2016, Ecology and the Mount Baker Housing Association (MBHA) proposed to enter into a Prospective Purchaser Consent Decree (PPCD) to identify the framework for future environmental assessment and cleanup at the site.</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 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.</p>

<p>Assessment Description</p>	<p>King County's consultant Hart Crowser, Inc. conducted a Phase II Environmental Site Assessment to provide additional data to further characterize solvent contamination in soil and groundwater adjacent to the four parcels. The principal contaminants of interest were typical dry cleaning solvents tetrachloroethene (also known as PCE or 'perc') and trichloroethene (TCE) and their breakdown or daughter compounds, cis-1,2-dichloroethene (1,2 DCE) and vinyl chloride. In addition to solvents, samples were analyzed for petroleum to detect possible releases from underground heating oil tanks.</p> <p>Seven groundwater monitoring wells (MW-1 through MW-7) and two soil borings (SB-1 and SB-2) were completed in the rights-of-ways adjacent to the four South McClellan Street parcels. Two monitor wells, MW-1 and MW-2 were located in the center of McClellan Street south of the parcels. Monitor well MW-3 was located just east of the southeast corner of the MBC building and MW-4 was northeast of the MBC building. MW-5 was located in the sidewalk near the southwest corner of the MBC building. Monitor wells MW 6 and MW-7 were located west of the four parcel area in the right-of-way of Martin Luther King Jr. Way South.</p> <p>Hydrologically, monitor wells MW-1, 2, and 5 are down-gradient from MBC; MW-4 is up-gradient, and MW 6 and 7 are cross-gradient. Soil boring SB-1 was east of the MBC building (up-gradient) and SB-2 was west of MW-5 (down-gradient) from MBC.</p> <p>Field activities began on May 16, 2016 but were suspended on May 17th due to site access restrictions. Drilling and sampling resumed on September 26th and were completed on October 4, 2016. A Summary Memorandum was prepared by Hart Crowser on October 27, 2016 that provided all field and laboratory data and tables with all sample analyses.</p> <p>Deviations in the assessment from the original plan presented in Fact Sheet #1 include: 1) A total of 9 borings were completed instead of 11; 2) a total of 7 borings were completed as monitoring wells instead of 6; 3) groundwater samples were not obtained from the existing wells on the Phillips66 (aka Hooe) property; 4) soil vapor samples were not obtained; 4) A total of 2 soil samples from each boring were submitted for chemical analysis instead of 3.</p>
<p>Reason for Assessment</p>	<p>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. This assessment provided technical data that helps characterize solvent contamination and will help MBHA's consultants make informed decisions on the means and possible costs to clean up the property under the PPCD. Additional sampling will be required to develop accurate cleanup cost estimates that can be integrated into the overall costs of the redevelopment project.</p>
<p>Results</p>	<p>Soil samples with detectable quantities of perc, TCE, and 1,2 DCE were found in soil from MW-1 between 15 and 16 feet below ground surface (bgs); in MW-2 between 8.5 and 9.5 feet bgs; in MW-5 from 10 to 11 feet bgs; in SB-1 at 15 feet bgs; and at SB-2 between 10 and 11 feet and 12.5 to 13.5 feet bgs. Perc alone was detected in soil samples from MW-3 between 7.5 to 8.5 feet and MW 5 from 12.5 to 13.5 feet bgs. However, the only soil with solvent contamination above MTCA Method A clean up levels was found at MW 5 in samples from 10 to 11 feet bgs and 12.5 to 13.5 feet bgs.</p> <p>Lubrication oil was detected in soil from in MW-1 and MW-6 below MTCA Method A cleanup levels. None of the soil samples had detectable diesel or gasoline range organics, but one sample from MW-1 at 10 to 11 feet, contained benzene at ten times the MTCA cleanup level.</p> <p>Groundwater samples from MW-1, MW-2, MW-3, and MW-5 contained perc and TCE above MTCA Method A cleanup levels. 1,2 DCE was detected in MW-1, MW-2, and MW-6 above Method A cleanup levels and vinyl chloride above MTCA Method A cleanup levels was found in MW 1 and MW 6.</p>

Conclusions/ Next Steps	The data package has been given to MBHA's consultant to be incorporated into its database with analytical data from earlier sampling programs at the McClellan strip and the Phillips 66 (aka Hooe) property to the south side of South McClellan Street. Next steps will be to use all the available data to complete a remedial investigation and feasibility study (RI/FS) for the entire site as per the PPCD.
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