

FORMER PEROVICH GAS STATION, SEATTLE, WA

Brownfields Assessment Fact Sheet #4 August 2012

Project Name	Former Perovich Brothers Gas Station
Location	6525 Ellis Avenue South, Seattle, WA 98108
Site Description	The site is an unoccupied 0.12 acre parcel with a 437 square foot wood frame building built in 1926. The parcel number is 2734101110.
Site History	<p>The Perovich family operated a gasoline station on this site between about 1926 and 1975. The property may have also been used for fuel oil sales and, for a brief time in the 1980s, rented to a dry cleaner.</p> <p>There may have been five underground storage tanks (USTs) on the site. According to a family member, the property was leased to the Boeing Company during World War II and operated as a fuel storage facility for aircraft being built at nearby Plant 2. Two 20,000 gallon USTs from this period were removed, allegedly in 1985, along with the smaller tanks but there is no documentation of UST removals. In 1992 a release from a removed oil tank was reported and the site was registered on the Washington State Department of Ecology's Leaking Underground Storage Tank (LUST) database. Contamination from this release was considered by Ecology to be "minor when compared to the norm."</p> <p>In 2008-2009, the King County Brownfields Program conducted Phase I and Phase II Environmental Site Assessments (ESAs) on this site on behalf of a prospective purchaser who wishes to covert the site into a "Mini-mart City Park" and community center. The Phase II included both a geophysical survey for buried USTs and piping, as well as drilling to collect soil and groundwater samples. The geophysical survey indicated five anomalous areas that conceivably could be USTs. Borehole sampling results for soil and groundwater indicated the presence of gasoline and diesel contamination above State of Washington Model Toxics Control Act (MTCA) Method A cleanup levels. A second Phase II ESA was conducted by an EPA contractor in 2011 that basically confirmed these contamination findings, and additionally, found evidence of contamination from tetrachloroethene (PCE), a common dry cleaning solvent.</p>
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 site assessments on 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, visit the Program's Web site at your.kingcounty.gov/solidwaste/brownfields/index.asp .

Assessment Description	<p>The latest assessment consisted of physical excavation of the five anomalous areas identified in the 2009 Phase II geophysical survey using a small excavator to determine if USTs or other buried objects might be present that could be an ongoing source of contamination. Overall, seven areas of interest (AOI) were investigated. One or two test pits were dug in each AOI and soil samples were collected from each AOI except for AOI #7. Each pit was backfilled with its own soil following sample collection.</p>
Reason for Assessment	<p>Artists collaborative SuttonBeresCuller (SBC) is a prospective purchaser of the Perovich property and wishes to convert it into the <i>Mini-Mart City Park</i>, a project intended to return this blighted piece of commercial architecture to beneficial public use. SBC has received funding for this project from a number of municipal agencies and private non-profit organizations and wants to have greater assurances as to the environmental liability associated with the site as part of their environmental due diligence.</p> <p>The 2009 Phase II ESA geophysical survey had identified a number of possible buried UST sites and the best way to investigate them was by physically exposing the tank shells and related piping in test pits. Prior to purchasing the site, SBC wants to be sure that there are no remaining sources of contamination on the site, hence this assessment to locate and evaluate any remaining USTs on the property.</p>
Results	<p>The assessment found that there are no remaining USTs on the site. A buried hydraulic hoist was found that contained a small amount of oil. The oil was removed and disposed of and the hoist scrapped. With the exception of the hoist, the anomalies found in the geophysical survey were probably due to old conduit piping and buried demolition debris that included piping, concrete and brick rubble. Soil samples were non-detect for petroleum hydrocarbons and volatile organic compounds (VOCs) except for two samples that had detectable PCE well below MTCA Method A cleanup levels.</p>
Conclusions/ Next Steps	<p>Even though previous assessments have shown that soil and groundwater contamination is a significant problem at the site, this assessment demonstrated conclusively that there are no remaining USTs on the property and therefore no ongoing sources of contamination. This is important information for SBC as it negotiates a purchase agreement with the site owner.</p>
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>SuttonBeresCuller (SBC) Contact: John Sutton, artist collaborative member, SBC, 206-243-6139, suttonberesculler@gmail.com</p>

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