



King County

Department of Natural Resources and Parks
Solid Waste Division

KING COUNTY BROWNFIELDS PROGRAM
Seattle Housing Authority 12th Avenue Project
BROWNFIELDS ASSESSMENT FACT SHEET #1

Project Name:	Seattle Housing Authority 12 th Avenue Project— Former NuWay Cleaners.
Location:	109-111 and 113-117 - 12 th Avenue, Seattle, WA 98122.
Site Description:	<p>The site includes four tax parcels A, B, C, and D shown on the site map on page 2. The site encompasses less than 0.37 acres. The Seattle Housing Authority (SHA) owns parcels C and D and is trying to purchase parcels A and B. SHA plans to develop a mixed-use building on the site with ground-floor commercial space and residential units above.</p> <p>SHA received a Brownfields Grant from the U.S. Environmental Protection Agency (EPA) to cleanup parcels C and D north of a building containing a restaurant and money transfer business. Residential structures on these parcels were recently demolished.</p> <p>The King County Brownfields Program received funding from EPA to assess the condition of parcels A and B, which SHA does not own. These parcels are located just north of the SHA parcels and are suspected to be the source of contaminants that have migrated on to the SHA property. Parcel B has a single story masonry structure of about 2,200 square feet, and parcel A has a 1,496 square foot single-story building.</p>
Site History:	<p>The earliest public records show residential structures on parcels C and D from 1936 until the buildings were demolished.</p> <p>The single story commercial structure on parcel B was constructed in 1931 and used as a dry cleaning establishment for over 60 years. It was heated with steam supplied by a boiler fueled by oil from an underground storage tank. The building is now empty. The commercial structure on parcel A was built in 1946 and used primarily as a laundromat. This building is still in use as a retail store.</p> <p>In 2004, SHA discovered petroleum and solvent contaminated soil while conducting due diligence on the parcels they now own. A consultant was hired to conduct a Phase I site assessment of parcel B, the former dry cleaning site up gradient. Besides verifying its history as a dry cleaner, a number of vent pipes from underground tanks at the rear of the building were identified. In January 2006, the site was included on the state Department of Ecology's "Confirmed and Suspected Contaminated Sites List" as the "Former NuWay Cleaners" site. By May, the C. Miller Property (parcel C) and Turner-Beatter Property (parcel D) had been added to the list.</p>
EPA and King County Brownfields Program:	Seattle Housing Authority has received a grant from the U.S. Environmental Protection Agency (EPA) Brownfields Program to help pay the cleanup costs for parcels C and D. The King County Solid Waste Division has received grant funds from the 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. King County will use EPA funds to pay for the assessment of parcels A and B. The Brownfields Program website is: http://www.metrokc.gov/dnrp/swd/brownfields/index.asp .
Assessment Description and Preparation of Cleanup Alternatives Report	SHA and King County are cooperating in the assessment of site conditions on the four parcels in order to prepare a comprehensive analysis of the contaminated parcels and the likely source of contamination – the old NuWay Cleaners. The assessment will be done by drilling boreholes inside and around the former dry cleaner structure and the impacted parcels to collect soil and groundwater samples. A geophysical survey may be conducted to determine the exact location and orientation of underground storage tanks (USTs). Drilling will be done using small portable direct push technology (DPT) equipment. Soil and groundwater samples will be analyzed for halogenated volatile organics and petroleum. Samples will also be taken from liquids in the USTs if possible. Up to sixteen borings are planned on the four parcels, two of which may be completed as monitor wells. Two additional monitor wells will be installed downgradient on SHA property to collect samples of groundwater migrating off the dry cleaner site.

Reason for Assessment:	In order to cleanup the solvent and petroleum contamination found on the SHA property, the source of contamination must be identified and assessed. By assessing the source of contamination, a cleanup plan for the entire area can be developed that will protect SHA property and comply with state regulations. The assessment will also enable SHA to be eligible for EPA cleanup grant funds to use on the NuWay Cleaners site.
Results:	Sample results should be available within a month of completion of fieldwork. A final report, with recommended cleanup strategies and cost estimates should be completed within two months after fieldwork has been done.
Conclusions/ Next Steps:	The assessment will provide the necessary information to write a cleanup action plan. The next step will be for SHA to prepare a draft Analysis of Brownfields Cleanup Alternatives (ABCA). SHA will invite the public to comment on the ABCA. Comments received will be considered when preparing the cleanup plan that will be submitted to EPA.
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