



Seattle King County Housing County Authority Department of Natural Resources and Parks Solid Waste Division

KING COUNTY BROWNFIELDS PROGRAM Seattle Housing Authority 12th Avenue Project BROWNFIELDS ASSESSMENT FACT SHEET #2 March, 2007

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:	The site includes four tax parcels A, B, C, and D shown on the site map on page 3. 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.
	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.
	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.
Site History:	The earliest public records show residential structures on parcels C and D from 1936 until the buildings were demolished.
	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.
	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.
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: <u>http://www.metrokc.gov/dnrp/swd/brownfields/index.asp</u>
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. In September 2006, the County's environmental consultant conducted a Phase II site assessment consisting of drilling seven boreholes inside and around the former dry cleaner structure and two more on the impacted SHA parcel to the south. The latter two borings, and two of those on the former dry cleaner site, were completed as monitor wells. Drilling was done using small portable direct push technology (DPT) equipment which reached depths of between 10.5 and 15 feed below ground surface (bgs) on the dry cleaner site and 19- to 20-feet bgs on the parcel to the south. Soil and groundwater samples were collected and analyzed for petroleum hydrocarbons and chlorinated solvents.

Reason for Assessment:	In order to cleanup the solvent and petroleum contamination found on the SHA property, the source of contamination must be identified, assessed and cleaned up. 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:	Two areas of soil contamination were identified. Inside the western end of the former NuWay Cleaners building, a soil sample from boring B-1 at 4 feet below surface detected gasoline range hydrocarbons at 12,000 mg/kg and tetrachloroethene (also known as PCE or 'Perc') at 0.14 mg/kg. Fifteen feet to the northwest, outside the building, the boring for MW-1 found soil at 2.5 feet deep contaminated with 14,000 mg/kg gasoline range hydrocarbons, 7.8 mg/kg ethylbenzene and 21.8 mg/kg xylenes. A few feet west of the NW corner of the building, boring B-4 encountered vapors with detectable hydrocarbons and other field evidence of contamination even though the single sample taken at 6 feet deep was not impacted.
	The second area of contamination is centered on boring B-3 located inside the building about 25 feet from the east wall. Here a sample was collected at 7 feet deep containing 520 mg/kg gasoline range petroleum hydrocarbon. Laboratory evaluation of the gasoline range hydrocarbons detected in soils suggest they are mineral spirits or a similar substance comparable to solvents used in the dry cleaning industry.
	The state's unrestricted soil cleanup level for gasoline range hydrocarbons is 100 mg/kg. Although no cleanup level has been established for mineral spirits, it could be as high as 2,000 mg/kg. The cleanup standard for tetrachloroethene is 0.05 mg/kg, 6.0 mg/kg for ethylbenzene and 9.0 mg/kg for xylene. A conservative estimate of the amount of soil that may have to be removed to achieve cleanup is 3700 tons.
	Groundwater samples identified a plume of contamination beneath the site. It consists of gasoline range petroleum hydrocarbons believed to be mineral sprits, PCE, and degradation products of PCE: trichloroethene (TCE) and (cis) 1,2-Dichloroethane. Copies of the final report may be viewed at the King County Solid Waste Division, 201 South Jackson Street, Suite 701, Seattle, WA, 98104, and at SHA, at $120 - 6^{\text{th}}$ Avenue North, Seattle, WA, 98109. See contact information below for more information.
Conclusions/ Next Steps:	This assessment will help SHA to write a cleanup action plan for the entire project site. The contaminated soil and any ancillary structures such as underground tanks, piping, and a suspected dry well will most likely have to be extracted to remove all possible contaminant source areas.
	Once SHA acquires the former NuWay cleaners (parcels A and B), 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 considered when preparing the cleanup plan that will be submitted to EPA.
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12th Avenue Project SITE MAP



с	111 12th Ave	9826700275
D	109 12th Ave	9826700270