

SEVENTH AVENUE SERVICE SITE, Seattle, WA

Brownfields Assessment Fact Sheet #1 April 2012

Project Name	Seventh Avenue Service Site.
Location	701 South Jackson Street, Seattle, WA 98114.
Site Description	Site is currently an auto repair shop on a 0.31 acre parcel with a masonry building dating from 1948.
Site History	<p>The site has been used as a gas station and garage since the 1930s. In 1992, a consulting company performed a “Limited Phase II” Site Assessment on the property by drilling three soil borings that found BETX and TPH-G compounds above Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) cleanup levels. The contamination was at depths of 12.5 and 7.5 feet below surface. In 2006, another four borings were drilled up to depths of 40 feet and found similar contamination at 12.5, 10.0, and 14.0 feet below surface. Five out of six soil samples also contained benzene above MTCA cleanup levels. No groundwater was found in any of the boreholes.</p> <p>In November 2010, two 40-year old 6,000 gallon underground storage tanks (USTs) were removed. Soil samples were collected from the excavations per Ecology guidelines. One sample from beneath UST 1 contained TPH-G at 110 ppm, which is slightly above MTCA cleanup levels. No benzene contamination was found. Analyses from UST 2 indicate soil contamination is all below MTCA cleanup levels.</p> <p>In November 2011, six more borings were made at the site; one on the north boundary, three on the west boundary, and two on the east boundary of the parcel. Soil samples from borings along the north and west boundaries contained levels of TPH-G and/or BETX compounds in excess of MTCA Method A cleanup levels.</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 assessments 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>

Assessment Description	<p>Using its consultant, the King County Brownfields Program will conduct a Phase I Environmental Site Assessment (ESA) on this site. The Phase I ESA will consist of a review of existing reports and documents on site history and past sampling programs. The consultant will also interview individuals with knowledge of site history and examine aerial photos, topographic maps, assessor records, and other historical documents. The Phase I ESA will also include an on-site inspection and review of state and federal environmental databases for information on adjacent or nearby properties that may have created or caused contamination at the site. This ESA will be conducted in accordance with American Society for Testing and Materials (ASTM) Standard E 1527-05, <i>Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process</i> and 40CFR Part 312, <i>Standards and Practices for All Appropriate Inquiries</i>. A Phase I ESA report will be prepared that identifies any recognized environmental conditions (RECs) suggesting the presence or likely presence of hazardous substances or petroleum products on the property as a result of an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. Should it be warranted, a Phase II ESA will be conducted to further characterize environmental conditions at the site.</p>
Reason for Assessment	<p>The Seattle Chinatown International District Preservation and Development Authority (SCIDpda), a non-profit organization that works to promote, revitalize, and advocate for the Chinatown/International District, has plans of purchasing the site for residential and commercial redevelopment.</p> <p>Under Title II of the Brownfields Revitalization and Environmental Restoration Act of 2001, persons that acquire ownership of a facility after January 11, 2002 where hazardous substances have been released will qualify for liability exemption under federal Superfund legislation provided (amongst other things) that they conduct a Phase I ESA that meets the EPA's standard for all appropriate inquiry prior to acquiring the facility. This exemption is known as the "Bona Fide Prospective Purchaser" exemption, and provides the purchaser with certain protections that would facilitate financing cleanup and redevelopment.</p> <p>For this reason, SCIDpda has asked the King County Brownfields Program to conduct an ESA to determine the environmental risks and liabilities associated with owning this site and to preserve their eligibility for federal assistance to address those liabilities in the future.</p>
Results	Results will be posted in a second fact sheet after the Phase I ESA is complete.
Conclusions/ Next Steps	Conclusions/next steps will be posted in a second fact sheet after the Phase I ESA is complete.
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><u>SCIDpda Contact</u>: Paul Mar, Director of Real Estate Development, SCIDpda, 206-624-8929, paulm@sdidpda.org.</p>

This notice will be provided in alternative formats upon request.
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