

# King County Brownfields Program



## SEVENTH AVENUE SERVICE, Seattle, WA

### Brownfields Assessment Fact Sheet #2     June 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 Cleanup Act (MTCA) cleanup levels. The contamination was at depths of 12.5 and 7.5 feet below ground surface (bgs). 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 bgs. Five out of six soil samples also contained benzene above MTCA cleanup standards. No groundwater was found in any of the boreholes.</p> <p>In November 2010, two forty-year-old 6,000 gallon underground storage tanks were removed. Soil samples were collected from the excavations following Ecology guidelines. One sample from beneath underground storage tank (UST) 1 contained TPH-G at 110 parts per million (ppm), which is slightly above MTCA clean up levels. No benzene contamination was found. Analyses from UST 2 indicate all soil contamination is 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 standards.</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 assessment work on behalf of public and nonprofit entities. For more information on the Brownfields Program visit the Web site at <a href="http://your.kingcounty.gov/solidwaste/brownfields/index.asp">your.kingcounty.gov/solidwaste/brownfields/index.asp</a>.</p>

Assessment Description	<p>Using its consultant, the King County Brownfields Program conducted a Phase I Environmental Site Assessment (ESA) on this site that included a review of existing reports and documents on site history and sampling programs; interviews with the property owner and the representative of the current occupant of the site; and examination of aerial photos, topographic maps, assessor tax records, and other historical documents. The Phase I ESA also included a review of state and federal environmental databases for information on adjacent or nearby properties that may have created or caused contamination at the site. An inspection of the site and surrounding area was conducted on April 25<sup>th</sup> and 26<sup>th</sup>, 2012. This assessment was 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 was prepared and submitted to King County on June 13, 2012 that identified a number of untested recognized environmental conditions (RECs) suggesting the presence or likely presence of hazardous substances or petroleum products on the property. These RECs are described in the results section below.</p>
Reason for Assessment	<p>The Seattle Chinatown International District Preservation and Development Authority (SCIDpda), a nonprofit 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 (among other things) that they conduct a Phase I environmental assessment that meets the EPA's standard for all appropriate inquiry prior to acquiring said 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 asked the King County Brownfields Program to conduct the assessment 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	<p>King County's consultant identified the following recognized environmental conditions (RECs) for the release of petroleum products at this site as a consequence of its historical use as a gas station and current use as an auto repair facility:</p> <ul style="list-style-type: none"> <li>• Two service pits-one in each building.</li> <li>• In-floor hydraulic hoist in large building.</li> <li>• Possible waste oil UST near the shop/office building.</li> <li>• Former gasoline USTs may still be at unknown locations on site.</li> <li>• Fuel line piping between USTs and dispensers may still be in place.</li> <li>• Gasoline contaminated soil has been identified but not analyzed for solvents. Also perched groundwater may be impacted.</li> <li>• Historical gasoline USTs and current offsite auto repair facilities could impact site.</li> </ul>

Conclusions/ Next Steps	The uncertainty regarding potential unknown sources and extent of soil and groundwater contamination would justify a follow-up Phase II ESA. This assessment might include geophysical surveys to detect possible buried USTs and piping, as well as borings to sample previously untested areas such as the service pits and hydraulic hoist areas and to collect samples of petroleum contaminated soils (and perched groundwater if encountered) to test for possible solvent and metals contamination.
Contact Information	<u>King County Contact:</u> Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, <a href="mailto:lucy.auster@kingcounty.gov">lucy.auster@kingcounty.gov</a> .

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