

MINI MART CITY PARK SUPPLEMENTAL PHASE II OFF-SITE GROUNDWATER ASSESSMENT, SEATTLE, WA

Brownfields Assessment Fact Sheet # 1, July 2017

Project Name	Former Perovich/Mini Mart City Park Supplemental Phase II Environmental Site Assessment.
Location	6525 South Ellis Street, Seattle, WA 98108.
Site Description	The site is a 0.12 acre lot located at the north end of Boeing Field in Seattle's Georgetown neighborhood. The former Perovich gas station, a small wood structure with canopy, was demolished in April 2016. The site is currently empty.
Site History	<p>According to City of Seattle Polk Directories, the site was owned by members of the Perovich family and used as a gasoline station and petroleum fuels distributorship from 1926 until the mid-1970s. It was vacant in 1976 and 1977, then occupied by a florist shop in the late 1970s. For a short time in the mid-1980s it was apparently a drop off/pick-up dry cleaner business. It was vacant again from the late 1980s until the mid -1990s when it was used as an office for T&W Pumps. From 2002 to 2005, it was the office of a remediation contractor but has remained vacant since then.</p> <p>In 2008, the site was leased to an artist collaborative SuttonBeresCuller (SBC) who saw it as a redevelopment opportunity to create a neighborhood park and community center to be called the Mini Mart City Park. The King County Brownfields Program conducted Phase I and Phase II environmental site assessments (ESA) on the property in 2008 – 2009, and EPA conducted a Targeted Brownfields Assessment (TBA) in 2011.</p> <p>The Phase I ESA reported that the son of the original site owner said that his father may have installed four USTs of 10,000 to 20,000 gallons capacity in the 1930s. A tax record from the mid-1970s lists five USTs: a 1,380-gallon tank, a 10,000-gallon tank, a 12,000-gallon tank, a 300-gallon tank, and a 500-gallon tank. Photographs from 1985 show two large tanks being removed and a former owner reported that all USTs were removed in the 1980s.</p> <p>Phase II soil and groundwater sampling in 2009 revealed that the site has petroleum contamination above Washington State Department of Ecology MTCA Method A cleanup levels which was confirmed by the TBA sampling two years later. Despite the potential liability issues, SBC formed a non-profit organization that purchased the property in April 2013.</p> <p>In December 2015, SBC won a King County 4Culture grant to fund initial development of the site. The following month, SBC met with King County Brownfields Program representatives to discuss a follow-up study of off-site groundwater contamination.</p> <p>In April 2016, SBC demolished the sole remaining structure on the site and the King County Brownfields Program submitted a Site Eligibility Determination Worksheet to EPA requesting to use Brownfields grant funds to assess off-site</p>

	<p>groundwater contamination. In July 2016, EPA advised that the site might be considered as part of the Lower Duwamish Waterway (LDW) Superfund Site and as such, might not be eligible for Brownfields assessment assistance.</p> <p>The determination of Brownfields eligibility required consultations between EPA and Ecology that went on until March 2017 when Ecology sent a letter to EPA stating that:</p> <p style="padding-left: 40px;">“There is no feasible pathway for [site] contamination to the LDW given the fate and transport characteristics of the COCs [Contaminants of Concern] associated with the Perovich Property, the distance from the LDW (2600 feet), the property’s location within a CSO [Combined Sewer Outflow] area, and site characteristics that indicate that runoff is unable to reach the CSO system anyway.”</p> <p>With EPA’s April 2017 concurrence with Ecology that the site “is not currently a contributor of contaminants of concern to the Lower Duwamish Waterway Superfund site as identified in the Superfund designation,” planning for the off-site groundwater assessment project got underway.</p>
<p>King County Brownfields Program</p>	<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 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>
<p>Assessment Description</p>	<p>King County’s consultant Hart Crowser will conduct a supplemental Phase II site assessment that includes the following tasks:</p> <ul style="list-style-type: none"> • Prepare a Field Sampling/Quality Assurance Project Plan (FS/QAPP) for review and approval of EPA • Secure City of Seattle street use permits for drill sites • Upon approval of FS/QAAP, mobilize concrete cutting equipment and geo-probe drill machine to the site along with drill operators and geotechnical personnel • Install up to six monitoring wells in selected locations in the street right-of-way outside the perimeter of the site • Collect samples of soil and groundwater from the new wells for laboratory analyses • Collect up to five additional groundwater samples from existing wells for laboratory analyses • Submit the samples to a Washington State accredited laboratory and review the sample results for quality assurance • Compare laboratory results with MTCA Method A soil cleanup levels for unrestricted use and Method A cleanup levels for groundwater • Prepare a report that characterizes any contaminants found above MTCA cleanup levels and provide sufficient data to help SBC evaluate remedial system designs for cleanup and redevelopment into the Mini Mart City Park
<p>Reason for Assessment</p>	<p>Earlier sampling programs in 2009 and 2011 established that petroleum contamination above MTCA Method A levels is present in soil and groundwater on the site. This assessment project is needed to collect soil and groundwater data both up and down-gradient that will extend knowledge of environmental site conditions necessary to formulate an overall site cleanup plan.</p>
<p>Results</p>	<p>Results of the assessment will be reported in future Fact Sheet(s) upon completion of the project.</p>
<p>Conclusions/ Next Steps</p>	<p>Conclusions and next steps will be reported in future Fact Sheet(s) upon completion of the project.</p>

**Contact
Information**

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