King County
Department of
Natural Resources and Parks
Solid Waste Division

KING COUNTY BROWNFIELDS PROGRAM
FORMER PEROVICH GAS STATION & DRY CLEANER
BROWNFIELDS ASSESSMENT FACT SHEET #2
December, 2008

Project Name:	Former Perovich Brothers Gas Station and Dry Cleaner Property.
Location:	6525 South Ellis Street, Seattle, WA 98108.
Site Description:	The site is a 0.12 acre parcel with a 437 square foot wood frame building built in 1926. The parcel number is 2734101110 and is currently vacant.
Site History:	According to City of Seattle Polk Directories, the site was used as a gasoline station and petroleum fuels distributorship from 1926 until the mid 1970s. In 1976 and 1977, it was empty. A florist shop occupied the site in the late 1970s, and in the mid-1980s it was a dry cleaner. It was apparently vacant again from the late 1980s until the mid 1990s when it was used as an office for T&W Pumps. It was used for a few years as an office for an underground storage tank service provider in the early 2000s but has been empty for the past two years.
King County Brownfields Program:	The King County Solid Waste Division has received grant funds from the U.S. Environmental Protection Agency (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. For more information on the Brownfields Program visit the website at: http://www.metrokc.gov/dnrp/swd/brownfields/index.asp.
Assessment Description:	Using its consultant, CDM, the King County Brownfields Program conducted a Phase I site assessment on this property in September and October 2008. The assessment consisted of reviewing existing reports and documents pertaining to the history of the site and adjacent properties; interviewing individuals with knowledge of site history; and conducting site inspections and examination of aerial photos, topographic maps, assessor records and other historical documents relevant to potential sources of soil, surface water and/or groundwater contamination. This assessment was carried out in accordance with American Society for Testing and Materials (ASTM) Standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and 40CFR Part 312, *Standards and Practices for All Appropriate Inquiries*.
Reason for Assessment:	A group of collaborative artists known as SuttonBeresCuller (SBC) have been identified as prospective purchasers of the Perovich property for conversion into the *Mini-Mart City Park*, a public sculpture and site-specific intervention intent on returning this blighted piece of ubiquitous commercial architecture to beneficial public use. SBC has received funding for this project from a number of municipal agencies and private non-profit organizations and wishes to have greater assurances as to the environmental liability associated with the site as part of their environmental due diligence.

Results:	The *Phase I Environmental Site Assessment Report* (ESA) dated November 12, 2008 identified the following recognized environmental conditions (RECs) that constitute real and potential environmental impairments, or risks of impairment on the site. These RECs represent existing or potential financial or legal liabilities to responsible parties: 1) the former service station operation at the site represents a potential source of petroleum contamination to soil and groundwater, 2) a former dry cleaning business at the site represents a potential source of chlorinated solvent contamination to soil and groundwater, 3) pesticide residues may have migrated through groundwater to the property from a current and historical commercial nurseries located 500 feet northeast of the site, and 4) petroleum hydrocarbons (TPH-G and BETX) from former underground storage tanks (USTs) have been detected in groundwater at the King County International Airport Maintenance Shop located hydraulically upgradient from the site. These contaminants may have migrated beneath the property.
Conclusions/ Next Steps:	The Phase I assessment identified potential contaminant conditions at the site that warrant further Phase II site assessment characterization. To conduct a Phase II, CDM will prepare a Quality Assurance Project Plan (QAPP) that will describe the scope and objectives of the project, the sampling and analytical methods to be employed and laboratory Quality Assurance/Quality Control (QA/QC) information. This document will be reviewed by EPA before work in the field commences. Field work will be conducted in two phases. The first phase will be a geophysical survey of the site using electromagnetic and ground penetrating radar to locate potential USTs and other subsurface anomalies such as buried drums, piping, oil pits, etc. The second phase will be subsurface soil and groundwater sampling using direct push technology (DPT) sampling methods. It is estimated that between 8 and 10 DPT borings will be completed at the site, about half of which will be completed below the water table (about 15 ft. deep) to allow collection of groundwater samples. Soil samples will be collected and screened for contaminants by an on site geologist. Groundwater samples will be collected using a peristaltic pump through a screened section of the boring. All samples will be collected, stored and transported to the lab as specified in the QAPP. All samples will be analyzed for petroleum hydrocarbons and for lead due to the age of the petroleum dispensed at the site. Additional analyses will be run on selected samples for PCBs, Pesticides/Herbicides, and Halogenated Volatile Organic Compounds (HVOCs). Upon completion of the field sampling and laboratory testing, an assessment report will be prepared that documents the project's findings. In addition, if contamination is found, the information will be used to identify cleanup alternatives and the most viable remedy to achieve regulatory compliance with state cleanup regulations. An engineer's estimate of the cost to cleanup the site will also be prepared.
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