



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 #3 June, 2009 - draft

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. It was vacant in 1976 and 1977. 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. In 2002, it was the office for a remediation contractor but has been vacant since 2005.
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 eligible entities. For more information on the Brownfields Program visit the website at: http://your.kingcounty.gov/solidwaste/brownfields/index.asp .
Assessment Description:	Using its consultant Camp Dresser & McKee Inc. (CDM), the King County Brownfields Program conducted a Phase I site assessment on this property in September and October of 2008. The assessment was carried out in accordance with American Society for Testing and Materials (ASTM) Standard E 1527-05 and consisted of reviewing existing reports and documents pertaining to 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and conducting site inspections and examination of aerial photos, topographic maps, assessor records, and other historical documents relevant to potential sources of soil, surface water, and/or groundwater contamination. A Phase II Environmental Site Assessment was completed in February 2009 that included electromagnetic and ground penetrating radar surveys to identify potential underground storage tanks (USTs) and the completion of nine soil borings to depths of between 8 and 16 feet below ground surface (bgs) to collect soil and groundwater samples for laboratory analysis.
Reason for Assessment:	An artists collaborative known as SuttonBeresCuller (SBC) has been identified as prospective purchasers of the Perovich property for conversion into the <i>Mini-Mart City Park</i> , a public sculpture and site-specific project intent on returning this blighted piece of 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:	<p>The <i>Phase I Environmental Site Assessment Report</i> (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: 1) the former service station operation at the site represents a potential source of petroleum contamination to soil and groundwater, 2) the 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 USTS have been detected in groundwater at the King County International Airport Maintenance Shop located hydraulically up gradient from the site. These contaminants may have migrated beneath the property. These RECs represent existing or potential financial or legal liabilities to responsible parties</p> <p>The <i>Phase II Environmental Site Assessment Report</i> dated April 15, 2009 states that the investigation identified as many as five potential UST sites and confirmed the presence of gasoline and diesel range petroleum hydrocarbons in soil and groundwater at concentrations that exceed Model Toxics Control Act (MTCA) Method A cleanup levels. Contaminated soil was confined to depths below the water table at about 12 feet bgs. Diesel contaminated groundwater is found generally in the southern half of the site, whereas gasoline contaminated groundwater extends throughout the site. The investigation did not find significant impacts from solvents or pesticides.</p>
Conclusions/ Next Steps:	<p>The Phase II Site Assessment revealed that soil and groundwater are significantly contaminated - more so than at a “typical” gas station of this vintage. The fact that petroleum contaminated soil is below the water table suggests the possibility of onsite migration from an adjacent upgradient site (presumed to be to the northeast), and given the extensive nature of the contamination, petroleum hydrocarbons are likely to extend in groundwater off site towards the southwest. It is not possible to determine an appropriate remedial remedy and cleanup cost for this site until the full extent and character of the contamination has been determined. To help move this process forward, the City of Seattle will apply for a Targeted Brownfield Assessment (TBA) from EPA Region 10 to assess off site contamination and further delineate the on site UST situation and impacts from petroleum contamination.</p>
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