

ISLAMIC SCHOOL OF SEATTLE, Seattle, WA

Brownfields Assessment Fact Sheet #3 – January 2013

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| Project Name | Islamic School of Seattle (ISS) Property |
| Location | 720 – 25th Avenue, Seattle, WA 98122 |
| Site Description | <p>The site is a 0.73 acre parcel located in a residential area of the City of Seattle's Central District. The parcel is adjoined on the southeast by a 4,000 square foot lot that is the location of the now closed Custom Cherry Street Cleaners No. 2.</p> |
| Site History | <p>The site has been used by various private organizations as a school since the 1920s. For the past 32 years, the owner has been the Islamic School of Seattle (ISS). In June 2012, the school closed. The adjacent 4,000 square foot lot has been a dry cleaner since 1949. According to Washington State Department of Ecology records, Cherry Street Cleaners entered into the Voluntary Cleanup Program in 2008 and since then an extensive amount of testing for soil and groundwater contamination has been done. Between January and September 2008, 11 monitoring wells were installed and soil and groundwater samples collected, many of which were found to contain tetrachloroethene (PCE), a common dry cleaning solvent, at levels above Washington State Model Toxics Control Act (MTCA) cleanup standards.</p> <p>One of the monitoring wells, MW 5, was installed on ISS property about 50 feet west of the former dry cleaner site. Groundwater samples taken in May 2008 and September 2009 contained 53 and 17 micrograms per liter (µg/L) PCE, respectively. The MTCA cleanup standard for PCE is 5 µg/L.</p> <p>Using its consultant, the King County Brownfields Program conducted a Phase I Environmental Site Assessment (ESA) on the ISS site in September 2012. This assessment revealed that the school has an underground heating oil storage tank on the east side of the building and that tax records show that there was a historical gas station at the south end of the property from the 1930s until about 1960.</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 assessment work 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> |

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| <p>Assessment Description</p> | <p>The Phase I assessment reviewed existing reports and documents on site history and sampling programs related to the release of solvents from the adjacent Cherry Street Cleaners. In addition, the consultant examined aerial photos, topographic maps, assessor records, and other historical documents and solicited information from individuals who have personal knowledge about the site. 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 that identified recognized environmental conditions (RECs) related to activities and conditions onsite and on neighboring properties.</p> <p>A follow-up geophysical survey was conducted in November 2012 to further investigate the potential presence of underground storage tanks (USTs) related to the historical gas station and to determine the likely location of the school's underground heating oil storage tank. This investigation utilized electromagnetic and ground penetrating radar (EM/GPR) technologies to locate potential USTs and other subsurface anomalies such as buried piping and utility lines.</p> |
| <p>Reason for Assessment</p> | <p>The Lake Washington Girls Middle School (LWGMS) wants to purchase the site from ISS. 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 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 legal protections that would facilitate financing for cleanup and redevelopment.</p> <p>Furthermore, the Phase I ESA can provide a reason to conduct a Phase II ESA that would give LWGMS with more information on contamination issues and impacts to the school property. A follow-up geophysical survey can provide greater clarity as to the disposition of buried pipes and USTs and materially enhance effective planning for UST removal and Phase II site sampling programs.</p> |
| <p>Results</p> | <p>The follow-up geophysical survey identified one UST in the area of the former gas station and lubrication shop. The top of the tank is about three feet below ground surface and, based upon the image generated by both EM and GPR data, the tank is estimated to be between 500 and 1,000 gallons in capacity. Additional anomalies were found that were attributed to underground foundations, utilities, buried metal, and disturbed soil.</p> <p>The survey also outlined the likely location and orientation of the school's heating oil tank. The GPR instrument did not produce a strong signature of the tank, so its depth could not be accurately determined. However, data from both the EM and GPR screening was sufficient to estimate the tank capacity at 5,000 gallons.</p> |

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| Conclusions/ Next Steps | <p>There are a number of contamination issues related to the site, with solvent contamination from the adjacent dry cleaner site probably the most significant. The characteristics of the previously unknown gas station site revealed by the Phase I ESA have now been somewhat clarified by the follow-up geophysical investigation. Similarly, the size and location of the school's heating oil tank are now better known, which facilitates planning for its removal and possible cleanup. Liability for cleanup at the gas station site lies with the ISS site owner and cleanup cost will figure prominently in the purchase and sale agreement. This cost can now be more accurately predicted using the results of the follow-up geophysical survey.</p> |
| 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>Lake Washington Girls Middle School Contact:</u> Mason Bowles, Facilities Planner, 206-423-6314, masebowles@earthlink.net.</p> |

This notice will be provided in alternative formats upon request.
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