

## ISLAMIC SCHOOL OF SEATTLE, Seattle, WA

### Brownfields Assessment Fact Sheet #2 – October 2012

<b>Project Name</b>	Islamic School of Seattle (ISS) Property
<b>Location</b>	720 – 25th Avenue, Seattle, WA 98122
<b>Site Description</b>	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.
<b>Site History</b>	<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>
<b>King County Brownfields Program</b>	<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 contractors to conduct the assessment work on behalf of public and nonprofit entities. For more information on the Brownfields Program visit the website at <a href="http://your.kingcounty.gov/solidwaste/brownfields/index.asp">your.kingcounty.gov/solidwaste/brownfields/index.asp</a>.</p>

<p><b>Assessment Description</b></p>	<p>Using its contractor, the King County Brownfields Program conducted a Phase I Environmental Site Assessment (ESA) on this site. 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. This report was released on September 21, 2012 and the findings are given below.</p>
<p><b>Reason for Assessment</b></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, a Phase I ESA can provide a reason to conduct a Phase II ESA that would provide LWGMS with more information on contamination issues and impacts to the school property.</p>
<p><b>Results</b></p>	<p>The RECs identified in the Phase I ESA are summarized below:</p> <ul style="list-style-type: none"> <li>• The school has an underground heating oil tank, probably located on the east side of the ISS building that could be a source of contamination.</li> <li>• There is a sump in the basement boiler room that could be a source of contamination.</li> <li>• Historical tax records show that there was a gasoline station and lubrication shop at the south end of the property from the 1930s until sometime in the 1950s. The buildings were torn down by 1960 and the area paved. Tax files suggest there were two 550 gallon underground storage tanks (USTs) and one 1,000 gallon UST associated with this station. The locations and status of these USTs are unknown.</li> <li>• Aerial photographs show historical stains on the ground north of the former lube shop and the adjacent Cherry Street Cleaners, suggesting the release of oil and/or solvents.</li> <li>• Soil and groundwater beneath the site contain HVOCs (halogenated volatile organic compounds--i.e. solvents) above MTCA cleanup levels. The full extent of this contamination has not been defined.</li> <li>• Asbestos is present in flooring materials located in the school building.</li> </ul>

<p><b>Conclusions/ Next Steps</b></p>	<p>There are a number of contamination issues related to the site, with solvent contamination from the adjacent dry cleaner probably the most significant one. Investigation of the previously unknown gas station revealed by the Phase I ESA should probably be addressed first because: 1) there is virtually nothing known about contamination in this area, 2) liability for cleanup at the gas station presently lies with the ISS site owner and cleanup cost will figure prominently in a purchase and sale agreement, and 3) the solvent contamination plume is already under investigation by a third party representing the owner of the former dry cleaner.</p> <p>King County has proposed using its contractor to conduct a geophysical survey using electromagnetic and ground penetrating radar (EM/GPR) to investigate for USTs at the former gas station site in the southern portion of the property and locate the likely heating oil UST believed to be located on the east side of the ISS building. It is expected that this survey will be completed later this year.</p> <p>The results of this survey will be used to guide future Phase II assessment activity that ultimately will characterize environmental conditions related to historical USTs and help determine site cleanup costs.</p>
<p><b>Contact Information</b></p>	<p><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>.</p> <p><u>Lake Washington Girls Middle School Contact:</u> Mason Bowles, Facilities Planner, 206-423-6314, <a href="mailto:masebowles@earthlink.net">masebowles@earthlink.net</a>.</p>

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