



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 #1 September, 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, the King County Brownfields Program will conduct a Phase I and probably a Phase II site assessment on this site. The Phase I assessment will consist of reviewing existing reports and documents on site history; interviewing individuals with knowledge of site history; and conducting site inspections and examination of aerial photos, topographic maps, assessor records and other historical documents. It will also review state and federal records for adjacent or nearby properties that may have created or caused contamination at the site. This assessment will be carried out 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> . At the conclusion of this assessment, a Phase I ESA report will be prepared that will identify real and potential environmental impairments, or risks of impairment on the site that represent existing or potential financial or legal liabilities to responsible parties. The Phase II assessment would collect soil and water samples to characterize suspected contamination on the site. It would use a small drilling machine to bore holes in the ground to collect soil and water samples and install monitor wells. The number and location of borings will be specified in a Sampling Quality Assurance Plan (SQAP) to be prepared following completion of the Phase I ESA report.
	A group of collaborative artists known as SuttonBeresCuller (SBC) have 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 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

Reason for Assessment:	organizations and wish to have greater assurances as to the environmental liability associated with the site as part of their environmental due diligence.
Results:	TBD based on the Phase I ESA.
Conclusions/ Next Steps:	TBD based on the Phase I ESA.
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