



King County

Department of
Natural Resources and Parks
Solid Waste Division

KING COUNTY BROWNFIELDS PROGRAM FORMER CHUBBY & TUBBY/HISTORIC GAS STATION BROWNFIELDS ASSESSMENT FACT SHEET #1 JANUARY, 2007

Project Name:	Former Chubby & Tubby Store/Historic Gas Station.
Location:	3333 Rainier Avenue South, Seattle, WA 98144.
Site Description:	The site is a half acre commercially zoned lot located at the northwest corner of Rainier Avenue South and South Walden Street. The parcel number is 1282300640. It is currently used for storage of school supplies.
Site History:	<p>The property was mostly residential from the early 1900s until the late 1930s. A Signal gas station was located at the corner of Rainier and Walden, probably from the 1930s until it was torn down in 1951 when the current retail building was constructed. The gas station had two 550 gallon underground storage tanks (USTs) that were not removed until 1991. The contractor removed the tanks, excavated 65 cubic yards of soil and treated the soil on site. After treatment, composite soil samples were collected from the excavated soil and found to be either non-detect or less than Washington State Model Toxic Control Act (MTCA) cleanup standards for gasoline; diesel; and benzene, ethylbenzene, toluene, and total xylenes (BETX) compounds. The soil was then returned to the excavation as fill. The retail building for Chubby & Tubby was constructed in 1950 and the store closed in 2003. The building is a two-story masonry structure with no underground tanks associated with it.</p> <p>In 2004, SouthEast Effective Development (SEED) became interested in buying the property and commissioned Wolfe Environmental Consulting, Inc. to do a Phase I Environmental Site Assessment. Wolfe identified the former USTs as a recognized environmental condition (REC), but based upon the UST removal report, thought it was unlikely that they posed an environmental threat. SEED purchased the site in February 2005. In March 2007, SEED hired an engineer to obtain subsurface data to help in the design of a new multifamily residential development for the site. The engineer completed two 3.5 inch borings on the site, one of which (EB-2) was in the vicinity of the former USTs. A strong petroleum odor was noticed at depths of 10- to 15-feet and a grab sample of soil contained 1,600 mg/kg gasoline range hydrocarbon. This discovery of petroleum contaminated soil (PCS) caused SEED to wish to conduct additional assessment of soil and groundwater conditions.</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 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. The Brownfields Program is using EPA funds to conduct a Phase II Environmental Site Assessment at the site. The Brownfields Program website is: http://www.metrokc.gov/dnrp/swd/brownfields/index.asp.</p>

Assessment Description:	Using its consultants, the King County Brownfields Program will assess the possible impacts to groundwater from the contaminated soil. Three wells will be installed, one of which will be located west of the building in an up-gradient direction. The wells will be sampled over time to determine the hydrogeologic conditions of the groundwater and to see if there is any petroleum contamination that can be related to the former USTs.
Reason for Assessment:	Additional site assessment is necessary to determine the general magnitude and extent of soil and groundwater contamination and if remediation is needed. If so, cleanup of contaminated groundwater and soils will have to be addressed as part of the redevelopment of the site.
Results:	The results will be summarized in a second assessment fact sheet and the final assessment report will be available in a number of public places, including the offices of SEED and the King County Solid Waste Division.
Conclusions/ Next Steps:	Once the extent of the contamination is known, King County's consultant will prepare a cleanup cost estimate and suggest appropriate cleanup methods for SEED's use.
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