King County
Department of
Natural Resources and Parks
Solid Waste Division

KING COUNTY BROWNFIELDS PROGRAM
FORMER CHUBBY & TUBBY/GAS STATION
BROWNFIELDS ASSESSMENT FACT SHEET #2
JULY 2008

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 zoned C1-65 (Chubby and Tubby Store) and L3 (Rear Parking Lot). The project is 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:	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 aerated it on site to volatilize residual petroleum. After aeration, composited soil samples were collected from the excavated soil and found to be either non-detect or less than Model Toxic Control Act (MTCA) cleanup standards for gasoline, diesel and 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. 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 an environmental condition, 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 conduct additional assessments of soil and groundwater conditions.
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 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 website is: http://www.metrokc.gov/dnrp/swd/brownfields/index.asp.
	Using its consultants, the King County Brownfields Program conducted a Phase II environmental site assessment at the site in March 2008. The assessment included developing a Quality Assurance Project Plan (QAPP) for review and approval by EPA; a Cultural Resources Assessment of the site and an Endangered Species Act (ESA) analysis. Field work included drilling seven bore holes and installing two monitor wells. Fifteen samples were collected from soils between two and sixteen feet deep. Groundwater was sampled in both monitor wells and in two additional borings. Soil and groundwater samples were analyzed for gasoline-range

Assessment Description:	Total Petroleum Hydrocarbons (TPH-G), BETX (benzene, ethylbenzene, toluene, and xylene) and total lead. One soil sample was tested for diesel-range TPH. A Phase II Environmental Site Assessment Report was prepared based on laboratory results.
Reason for Assessment:	Additional site assessment was necessary to determine if soil and groundwater were still contaminated as a result of an historical underground storage tank (UST) system on the site. If the site is contaminated, cleanup of will have to be addressed as part of the redevelopment of the site.
Results:	The investigation identified only one soil sample with contamination above the Washington State Department of Ecology Model Toxics Control Act (MTCA) Method A soil cleanup standards. This sample was located fourteen feet deep at the southeast corner of the site in the area of the former USTs. Contamination does not appear to extend below sixteen feet. Gasoline range hydrocarbons were detected in two of the four groundwater samples, but at levels below MTCA cleanup standards.
Conclusions/ Next Steps:	The Phase II site assessment identified a relatively small but deep area with petroleum contaminated soil that exceeds state cleanup standards. The most likely remedial option is to excavate this soil for off site disposal or treatment, a project that could require extensive shoring and dewatering. The next step would be to prepare a Cleanup Action Plan.
Contact Information:	King County Contact: Lucy Auster, Senior Planner, King County Solid Waste Division, 206-296-8476, lucy.auster@metrokc.gov. SouthEast Effective Development (SEED) Contact: Earl Richardson, Executive Director, SEED, 206-760-4281erichardson@seedseattle.org