



DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY AND THE ENVIRONMENT



Underground Storage Tank Branch
Leaking Underground Storage Tank (LUST) Contaminated Sites
LUST Cleanup Success Story

SITE INFORMATION:

Site Name:	Former Jimmy's Tire and Auto
Site Address:	100 K Street NE, Washington DC
LUST ID #:	2011008
VRAP ID#	2011006
Facility ID:	9000401
Property Owner:	Equity Residential
Voluntary Remediating Party:	Equity Residential
Ward #:	6
Latitude:	38° 54' 10.03" N
Longitude:	77° 0' 19.71" W

Site Location



SITE DESCRIPTION:

This Leaking Underground Storage Tank (LUST) Case #2011008 is associated with 100K Street, in Northeast Washington DC (site). The site occupies approximately 20,000 square feet (approximately 0.46 acre) of land and is located within Zip Code area 20032. The site is centered at approximately 38° 54' 10.03" North latitude and 77° 0' 19.71" West longitude and is bounded by Union Station rail yard to the east, the former Greyhound bus terminal property to the north, First Street to the West, and K Street to the south. Topographically the site and surrounding area are relatively flat. The Site was operated as Jimmy's Tire and Auto and Laidlaw Transit as an auto and bus service station from 1977 until 2007.

Site Property Circa 2004



Remediation of contaminated materials at the site was conducted by property developer Equity Residential, which enrolled the site in the DC Department of Energy and the Environment (DOEE) Voluntary Remedial Action Program (VRAP) in 2015. Since 2001 the VRAP program has helped developers to safely remediate legacy petroleum contaminated properties, allowing for future beneficial use. VRAP remediation activities commenced at the site in March of 2016 and were completed in July of 2017. The site structure presently under construction at the site is a modern 13 story mixed used building comprised of 222 residential units, 2,000 square feet of retail area and 58,000 square feet of underground parking. No known underground storage tanks (USTs) remain at the site.

SOURCE and RECEPTORS:

1. In 1987 petroleum impacted soil and groundwater were identified at the site as the result of an unknown 1,000-gallon UST.
2. In 1998 a 550-gallon waste oil UST was identified at the site. The tank was reported to have multiple holes and had released an unknown amount of waste oil to soil and groundwater over several years.
3. In 2007 the former site structures were removed and sampling of soil and groundwater was completed at the site. Investigations identified evidence of both gasoline and waste oil contamination.
4. Surrounding properties include the former Greyhound Bus depot and the Union Station rail yard.
5. No surface water bodies or other sensitive environmental receptors were identified in the immediate vicinity of the site.
6. Non-potable groundwater at the site was identified at an average depth of approximately 25 feet below the ground surface.

ENVIRONMENTAL ASSESSMENTS/INVESTIGATIONS:

Environmental assessments were completed at the site in both 2007 and in 2011 in order to better evaluate subsurface conditions in support of future redevelopment activities. Work included a Phase I Environmental Assessment, a Phase II Environmental Assessment and additional investigations to delineate the extent of soil and groundwater contamination. A Voluntary Remedial Action Plan (VRAP CAP) was completed for the site on behalf of the property owner, and was approved by DOEE for implementation in March of 2017. The VRAP CAP proposed large scale excavation and off-site disposal of all impacted site soils and pump and treat of residual contaminated groundwater.

CLEANUP COMPLETED:

1. On February 10, 2016 a Temporary Discharge Authorization (TDA) permit was issued to the site to allow discharge of treated groundwater to the combined sewer system. A temporary water treatment plant was installed on site in August 2016 to treat contaminated groundwater produced as a result of dewatering associated with site redevelopment activities. Monthly sampling of groundwater at the site showed that groundwater quality met the requirements of the TDA permit through the use of sediment tanks therefore no additional carbon filtration was required. Average daily flows of treated groundwater from December 2016 to June 2017 were calculated from a minimum of 14,400 to 50,400 gallons per day, meeting the requirements of the TDA permit for the site.
2. Bulk excavation of contaminated soil commenced in May of 2017. Remedial excavation was completed in accordance with all VRAP CAP requirements with oversight by independent environmental consultants. Environmental consultants screened soil for contaminants of concern (COCs) in the field, segregated contaminated material for offsite disposal, and tracked the transport and disposal of impacted soil.

3. Environmental consultants monitored ambient air quality for the duration of remedial activities. All dust and ambient air monitoring at the site was completed in accordance with a Dust and Odor Control Plan (DOCP). Activities included using a calibrated Photoionization Detector, a dust monitor, and an aerosol monitor was used to monitor exposure to total airborne dust and fumes both in the work zone and at the perimeter of the property.
4. When remedial excavations were completed a total of 44,850 tons of petroleum impacted soil was removed from the site, representing a significant decrease in contaminant loading to the local aquifer. All contaminated soil was transported off-site for recycling at a licensed disposal facility.
5. From February to May 2017 post-excavation soil samples (AKA confirmation samples) were collected from representative locations across the site. Laboratory analysis showed that concentrations of COCs at the base of the excavation were now below DDOE Tier 1 Risk Based Screening Levels for a residential property, indicating that the site soils were essentially clean, and that no additional remedial excavation was required.

Remedial Excavation Activities



PRESENT SITE CONDITION:

As of August 2017 all remedial activities required to bring the site back into productive use have been completed at the site. Confirmation sampling of soil and groundwater has verified that the site property is safe for all potential future uses. As a result of a successful VRAP site remediation project, the site is now clear of residually contaminated soil and groundwater and no longer presents a risk to human health and the environment. The site was awarded “Case Closure” status by the DOEE UST Branch on August 24, 2017. The site structure remains under construction with an anticipated occupation date in late 2018.

Completed Site Building Rendering



Please feel free to contact our office at telephone 202-535-2600, fax 202-535-1383 or email ust.doe@dc.gov for additional information.