

**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 Amoco Oil Co.  
Site Address: 4430 Benning Road, NW, Washington DC – 20019 (Ward 7)  
LUST ID #: 2012004  
Facility ID: 7-000096  
Previous Owner: Amoco Oil Co.  
Current Owner: SOME Inc.  
Remediating Party: BP Amoco  
Latitude: 38° 53' 28.32" N  
Longitude: 76° 56' 18.24" W

**Site Location:**



**USES – Zoned and Historical:**

The property is zoned **Mixed Use - MU-7**. The MU-7 zone provides for mixed-use developments and is intended to permit medium-density mixed-use development, located on arterial streets, in uptown and regional centers, and at rapid transit stops.

The location was an Amoco gas station between 1936 and 1998 and later used as a Food Mart, and a Kid’s Universe Child Development Center. The site then remained vacant till 2016, when the Site became a part of a multi-parcel development, as proposed by the new owners, called ‘So Others May Eat’ (SOME).

**Previous uses:**



5085 0060 07/20/2004



5139 0807 07/20/2004

**Registered tanks at Site:**

There were six gasoline tanks, namely five 1,000 gallon and one 500 gallon, registered at the Site.

**Tank Removal Status:** Based on impacted soil noted during tank removal activities at the Site two LUST cases were opened – in 1990 and then again in 2012. Initially, two tanks were removed from ground in 1990 and the case was closed. Then three 1,000-gallon USTs were found in 2012 and the case was opened again. However, during the construction of the current building in 2016, four additional USTs were found on site at the southeastern corner. The contents of each UST were removed using a vacuum truck and transported off-site for disposal.

**Five tanks removed from the corner of the site:**



## Four additional tanks discovered during remediation of impacted soil in the excavation:



**Report of Initial Release:** The release was first noted in 2011 when the site owner Benning Station, LLC submitted a Phase I Environmental Site Assessment (ESA) in preparation to selling their vacant property. They reported the potential release that resulted in opening of the LUST case# 2012004. In 2016 the lot became a part of multi-parcel development planned by the new owner 'So Others May Eat' (SOME). The other parcels within the multi-parcel lot did not have any environmental issues reported in a separate Phase I studies completed.

**Impact from the Reported Release:** A Comprehensive Site Assessment (CSA) completed showed that the extent of the soil and groundwater impact was restricted to the Site at the southeast corner. In 2011, LNAPL was noted in one on-site monitoring well. However, no LNAPL was later observed in any other wells during the remediation phase of this project. The impacted soil depth ranged from 8 to 16 feet. There was data gap created by stoppage of CSA work by BP, due to safety issues. The data gap was filled by using the data reported from the CSA reports of the down-gradient adjacent parcels (all part of the multi-parcel development).

**Remediation: 2012 – SOIL:** The Impacted soil was removed in stages during tank removal in 2012 and during development of the property in 2016. Approximately 1,223.61 tons impacted soil was screened and removed to a depth of 10 feet through direct tank removal. In 2016 - additional excavation activities included screening and removal of approximately 8,730.44 tons of impacted soils to a depth of thirty feet from the site. **GROUNDWATER:** During tank excavation activities 1,311 gallons of impacted groundwater was pumped from the UST pit and transported off-site. In addition, during excavation for the building, approximately 31,908,632 gallons of groundwater was processed through the dewatering system prior to discharge into the storm sewer system.

A Corrective Action Plan (CAP) Implementation Report & Excavation Summary was submitted to DOEE on January 31, 2017 which included a request for closure. A risk analysis report submitted on June 2017 as supporting document. The review of the CAP Implementation report indicated that post-excavation soil samples concentrations were at acceptable risk levels. In addition, review of the site plans indicated that the residual impacted soil at source was approximately fifty feet from the building and no engineering control was required for closing the case. The Leaking underground storage tank case was granted closure on July 27, 2017.

**Challenges:** The assessment studies of other lots within the property had to be combined

with this Site's assessment to fill the data gap created by stoppage of assessment work on Site for safety reasons. Metro's Right of Way located next to the property had to be delineated in cooperation with the Metro causing schedule delays. An existing gas main near the site boundary had to be located, to demarcate the extent of impact and excavation.

### **Cost to Bring the Site to Beneficial Use**

Michael Neibauer, Associate Editor of Washington Business Journal notes that 6.7 million was spent on purchasing the property and the project was funded in part with a \$5 million grant from Joanne and William Conway of the Carlyle Group. The \$5 million they received came from Carlyle's co-founder and managing director William Conway, Jr. and his wife, Joanne, through their non-profit, the Bedford Falls Foundation Charitable Trust.

The \$90 million development deal for The Conway Center closed on October 30, 2015. SOME leveraged approximately \$70 million in approved public funding, tax credits, tax exempt bonds and low-interest loans. In addition, they raised \$20 million needed to complete the facility. - Excerpts from Business Wire (December 17, 2015).

### **Awards and Recognition**

The building (rendered below) will be completed in October 2017 with long term sustainability goal in mind. The 10-storied building, covering 320,000 square feet is located next to a Metro station. The building uses include low-income apartments and commercial spaces. The building is a Leadership in Energy and Environmental Design (LEED) certified building. Recently, D.C. was named the first city in the world to have received the highest LEED certification, **Cities Platinum award** from the U.S. Green Building Council.



*Please feel free to contact our office at telephone 202-535-2634, fax 202-535-1383 or email [ust.ddoe@dc.gov](mailto:ust.ddoe@dc.gov) for additional information.*