

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Energy and Environment



Toxic Substances Division

Voluntary Cleanup Program

October 1, 2015

Mr. Brian Kenner  
Deputy Mayor for Planning and Economic Development  
District of Columbia Government  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004

**Voluntary Cleanup Action Plan Approval Letter**

**VCP CASE NO.:** VCP 2015-031  
**SITE NAME:** Buzzard Point/Soccer Stadium  
**SITE ADDRESS:** 100 Potomac Avenue, SW  
**SQUARE/LOT:** 0661N/0800; 0603S/0800; 0605/0007; 0605/0802; 0607/0013;  
0661/0804; 0661/0805; 0665/0024

**REFERENCE:** Voluntary Cleanup Action Plan dated August 3, 2015, revised September 28, 2015 and September 30, 2015

Dear Deputy Mayor Kenner:

The Voluntary Cleanup Program (VCP/Program) of the Department of Energy and Environment (DOEE) has reviewed your revised Cleanup Action Plan (CAP) dated September 28 and 30, 2015, along with all the supporting documentation. The CAP Report ("Report") was reviewed pursuant to the following federal and District of Columbia statutes, rules and regulations: the Brownfield Revitalization Amendment Act of 2000, D.C. Law 13-312 (D.C. Official Code §§ 8-631.01 *et seq.* (2005 Supp.)); the District of Columbia Water Pollution Control Act of 1984, D.C. Law 5-188 (D.C. Official Code §§ 8-103.01 *et seq.* (2001 and 2005 Supp.)) (as applicable); the District of Columbia Underground Storage Tank Management Act of 1990, D.C. Law 8-242, as amended by the District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992, D.C. Law 9-159 (D.C. Official Code §§ 8-113.01 *et seq.* (2001, 2005 Supp.)); the District of Columbia Hazardous Waste Management Act, D.C. Law 2-64 (D.C. Official Code §§ 8-1301 *et seq.* (2001 and 2005 Supp.)) and the implementing regulations published at 20 DCMR Chapters 40 and 43 (as applicable); and the District of Columbia Underground Storage Tank Regulations (UST), 20 DCMR Chapters 55-70 (as applicable).

In response to the application submitted March 2, 2015 requesting, in accordance with Sections 302 and 304 of the Brownfield Revitalization Amendment Act of 2000, permission for the

District of Columbia Government to conduct remedial activities on the subject property located at 100 Potomac Avenue, SW, and upon careful review of the Voluntary Cleanup Action Plan (VCAP) along with all the supporting documentation, dated August 3, 2015 and revised on September 28, 2015 and September 30, 2015, and completion of the mandatory twenty-one (21) days public notice period, and receipt and review of comments from the public, the Voluntary Cleanup Program is approving the VCAP for the above mentioned property, contingent upon the applicant's satisfaction of conditions stated herein. Please be advised that this approval is for the area of construction of the soccer stadium and its adjacent buildings only. Review and approval of the VCAP for the "ancillary" area of the property will be accomplished once preliminary plans for that area have been developed. The VCAP submitted by the applicant calls for remediation of soil and groundwater contamination due to the presence of petroleum products, chlorinated solvents and other contaminants in soil and groundwater.

All remedial activities will occur under the direction of the Land Remediation and Development Branch (LRDB), Department of Energy and Environment. Pursuant to §§ 302 and 305 of the Brownfield Revitalization Amendment Act of 2000, you must follow any directives issued by this office pertaining to: (1) preliminary or future investigation of the site; (2) satisfactory remediation of the site in accordance with the established protocols and the approved cleanup plan; and (3) confirmatory sampling and testing to confirm achievement of cleanup goals and/or to establish baseline levels for any contaminants left in place. Please be advised that your cleanup plan has been approved contingent upon the following conditions:

- Identification of the person(s) who will monitor the soil to ensure proper classification and treatment before disposal offsite.
- Construction permits shall be obtained from appropriate District of Columbia agencies and local utilities. If groundwater is encountered during excavation and construction, any contaminated groundwater must be treated before discharge into the D.C. Water and Sewer Authority's approved discharge system. A permit to discharge excavation derived water must be obtained from the DC Water and Sewer Authority (DC Water) in accordance with applicable regulations. A contingency plan shall be developed and implemented in accordance with the DC Water permit to prevent accidental discharges in excess of permit requirements.
- Prepare and implement a Health and Safety Plan (HSP) in accordance with applicable regulations of the District of Columbia and the United States Occupational Safety and Health Administration (OSHA).
- Prepare and implement a comprehensive Soil and Sediment Erosion Control Plan (SSECP) in accordance with applicable regulations. The SSECP shall be submitted to the Watershed Protection Division (WPD) for its approval.
- Prepare and implement a Dust and Odor Control Plan (DOCP) in accordance with applicable Air Quality Division (AQD) regulations. Fugitive dust and equipment emissions shall be controlled in accordance with applicable AOD regulations at 20 DCMR § 605 and any other



applicable regulations. The location and frequency of perimeter dust and odor monitoring to be conducted during construction shall be specified in the DOCP approved by the AQD.

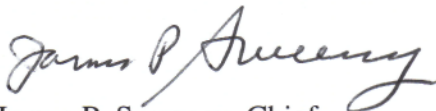
- The HSP and DOCP shall include contingency plans as required by applicable regulations. The contingency planning shall include procedures to be implemented when worker breathing zone monitoring action levels are reached to reduce worker exposures and when onsite or perimeter air monitoring action levels are reached in order to control offsite emissions.
- An environmental technician using an approved field detection device shall monitor soil excavation at the Site. Field readings, along with visual observations of saturation and olfactory reactions (odors), will be used to segregate soil into "clean" and "impacted" soils. Sampling and analysis will be conducted at regular intervals of the soils excavated and classified as "clean," to ensure that the screening criteria remain valid. On-site testing of "clean" and "impacted" soil may be instituted. Field-testing results will be quality checked by submitting samples to the laboratory for confirmation testing.
- All clean fill imported to the site must be reviewed and approved by this department before use. Contact the Voluntary Cleanup Program for guidance on sampling and clearance of borrowed fill before transporting fill to the site.
- If an UST or additional petroleum contamination due to former UST releases is discovered during soil excavation activities, the impacted soil and groundwater must be handled and reported in accordance with the UST Regulations, 20 DCMR Chapters 61 and 62. The Underground Storage Tank Division may be contacted at (202) 535-2600 for further information, protocols and directives.
- Within 45 calendar days after completing the excavation and any dewatering field activities, a Cleanup Action Plan Completion Report must be prepared and submitted to this office for review and approval. The report must detail the soil and excavation derived fluid removal and offsite disposal activities. All air-monitoring data (personal, site and perimeter), laboratory-testing data (soil, water, and product disposal characterization), PID or FID readings, soil and waste disposal manifests and bills of landing, and certificates of waste destruction or recycling shall be included in the report. Previously submitted materials may be identified and incorporated by reference. A risk assessment may be necessary for any residual contaminants that are left safely in place.
- Dispose of the excavated contaminated soil in accordance with all applicable District, state, and federal statutes, rules, and regulations. All laboratory analyses must be conducted in accordance with the EPA Methods for contaminated soil. A signed manifest on the prescribed form must be submitted to this office.
- Perform confirmatory sampling in those areas in which soil has been removed to demonstrate achievement of cleanup plan goals or to establish a baseline level for any residual contaminants. Further risk assessment will be required if soil samples indicate an exceeding concentration of chemicals. In addition, additional excavation and/or engineering control may be required to minimize/eliminate potential risk due to the residual contamination.

- A schedule of planned excavation activities for the development project shall be delivered to this office prior to beginning the scheduled excavation at an agreed upon time, but no less than five (5) business days before excavation is scheduled to begin. The schedule may be sent electronically to Mr. James P. Sweeney, Chief, Land Remediation and Development Branch at [james.sweeney@dc.gov](mailto:james.sweeney@dc.gov) and copy to all other contacts within the DDOE. The assigned case manager for this project is Mr. Kokeb Tarekegn, Environmental Engineer. His contact telephone number is (202) 535-1771 and e-mail address is [kokeb.tarekegn@dc.gov](mailto:kokeb.tarekegn@dc.gov).
- Once excavation and remediation activities begin provide a detailed monthly project status report addressed to the attention of the case manager.
- Once remediation activities have been completed, planned post-construction groundwater monitoring wells should be installed at the down gradient property line for several rounds of sampling to evaluate the potential migration of contaminated groundwater off-site.
- Also, post construction indoor air monitoring must be conducted in all enclosed structures to evaluate the potential of vapor intrusion into those areas.

After completing the remediation in accordance with the requirements of § 305 of the Brownfields Act, a Participant may submit a written request for a "Certificate of Completion" along with the cleanup completion report that complies with the requirements in § 306. Note that an acceptable cleanup completion report must contain those reporting elements described above as well as comply with the VCP protocol for cleanup completion. A mandatory public notice and comment period must be held before issue of a Certificate of Completion. When approved, a Certificate of Completion will be issued to the Participant.

If you have any questions about this VCAP approval letter, please contact me at (202) 535-2289. You may contact Mr. Tarekegn regarding technical questions related to cleanup, and hazardous materials and toxic substances remediation.

Sincerely,



James P. Sweeney, Chief  
Land Remediation and Development Branch

cc: Ketan Gada, DMPED  
David Schoenwolf, Dana Kennard, Haley & Aldritch  
Mark Babbitt, Meredith Raetz, McKissack & McKissack  
Adriana Hochberg, DOEE  
Jared Piaggione, DOEE, OGC  
Richard Jackson, DOEE, ESA  
Dave Tomlinson, DOEE, TSD  
Kokeb Tarekegn, DOEE, LRDB