GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of the Environment

APPLICATION FOR
VOLUNTARY CLEANUP PROGRAM

Please submit to:
Toxic Substances Division, Land Remediation and Development Branch
1200 First Street, NE, 5th Floor, Washington D.C. 20002-3315
(Please submit either by mail or in person)

A SEPARATE APPLICATION MUST BE SUBMITTED FOR EACH
PARCEL OR EACH PARCEL OWNED BY A SEPARATE LEGAL ENTITY

This application will be used to submit a request to participate in the Voluntary Clean-up Program. The information
in this application will be used to determine eligibility of the Applicant and the site as provided for under Title III of

Please type. Please answer each question completely. Please indicate “N/A” where a question is not applicable to
the Applicant. Please include a cover letter for the application package.

Until the District has promulgated a final policy or final rulemaking the following interim fee procedure will be
adopted. To offset the time spent by the DDOE, in review of ALL site information transmitted along with meetings
and site visits, the Applicant will reimburse the District on a preset hourly fee. Time for each project will be
recorded using the “Voluntary Cleanup Staff Accounting” form. The Voluntary Cleanup Program Coordinator will
maintain this time accounting.

If you have any questions please contact DDOE.

INELIGIBLE APPLICANTS
If a determination is made that either Applicant or the site is ineligible for participation the application will be
returned.

NOTIFICATION
DDOE shall approve or deny the application within 90 business days of its receipt. A request by DDOE for
additional information shall toll the 90-day review period.

I. Property

Property Name: 1850 New York Ave

Address: 1850 New York Ave

City: Washington, DC  Quadrant: NE  Zip Code: 20002  Ward: 5

Square #: 4263  Lot #: 0007  Acreage: 1.6 acres

Has the site had any prior involvement with District or Federal environmental regulatory programs including
notices of violation, orders, consent orders, enforcement actions, or environmental permits? (Y/N) N

Is the property listed on the National Priority List pursuant to the Comprehensive Environmental Response,

Is the property subject of a current cleanup action by the Environmental Protection Agency or the DDOE?
(Y/N) N

Please include:
Permit numbers, dates, name(s) of program(s), name of regulated entity and
any other information known to the Applicant, and current pictures of the site.
II. Applicant

Diane Tipton
Name
Title
(please list principal if corporate entity)
Corporation/Organization 1850 N.Y. Ave. Self Storage Partners, LLC
Legal Form of Business Limited Liability Company
Mailing Address
8291 Old Courthouse Road, suite 210
City Vienna
State VA
Zip Code 22182
Telephone (703) 709-8866
Fax (703) 709-0638
dtipton@selfstoragezone.com
E-mail

District of Columbia Corporation (Y/N) N Out of state entity (Y/N) Y
(please attach copy of certificate)
(please attach copy of D.C. business certificate)

Is the Applicant applying for or does the Applicant plan to apply for grants, loans or property tax credits available for the redevelopment of Brownfields in the District per Title VII Cleanup Incentives of the Act? (Y/N) Y

Has the Applicant had any prior involvement with District or Federal environmental regulatory programs including notices of violation, orders, consent orders, enforcement actions, or environmental permits? (Y/N) N (please attach copies of any information listed)

Please include:
List of the financial incentives for which you are planning to apply.
Permit numbers, dates, name(s) of program(s), name of regulated entity and any other information known to the Applicant.

III. Current Property Owner

Sang Kwon Choi and Young Hi Choi
Name
Title
Owner
(please list principal if corporate entity)
Corporation/Organization
Legal Form of Business
Mailing Address
5999 Stephenson Ave. Ste 310
City Alexandria
State VA
Zip Code 22304
Telephone (703) 212-219-2009
Fax ()
E-mail

District of Columbia Corporation (Y/N) N Out of state entity (Y/N)
(please attach copy of certificate)
(please attach copy of D.C. business certificate)
IV. Other Contacts

Consultant
Name: Demian Wincele, C.P.G.  Title: Principal Geologist
Corporation/Organization: ECS Mid-Atlantic, LLC
Mailing Address: 14026 Thunderbolt Place, Suite 100
City: Chantilly  State: VA  Zip Code: 20151
Telephone: 703-471-8400  Fax: 703-834-5527
E-mail: DWincele@ecslimited.com

Project Manager
Name: Trey Burke  Title: Development Manager
Corporation/Organization: SSZ Development LLC
Mailing Address: 8291 Old Courthouse Road, Suite 210
City: Vienna  State: VA  Zip Code: 22182
Telephone: 703-946-4001  Fax: 703-709-0638
E-mail: tburke@sjmpartners.com

V. Applicant's Interest in Property

Do you own this property? (Y/N) N
(Inclue copy of deed)

Are you under contract to purchase the property? (Y/N) Y

Are you under contract to sell the property? (Y/N) N

If under contract to sell or purchase the property, has a settlement date been scheduled? (Y/N) Y Date: 6/16/14

Are you renting or leasing the property? (Y/N) N

Are you considering renting or leasing the property? (Y/N) N

Are you a holder of a mortgage, deed, trust or other security interest in the property? (Y/N) N

Place an “X” in the appropriate blank.
X Intend to develop site for personal or business purposes.
___ Intend to conduct an investigation of site prior to acquisition or development.
___ Neighboring property owner who was unable to obtain relief from the responsible party.
VI. Current Property Use

Place an “X” in the appropriate blank.

Residential Underutilized
Industrial Undeveloped
Commercial Idle/Inactive
Mixed-Use Other (explain)
Abandoned

Current operations on property: none

Current Operator ___________________ Title ___________________
(please list principal if corporate entity)

Number of Employees ___________________ Type of work performed by employees ___________________

Recorded deed restrictions on property (Y/N) Y If yes, explain The deed restriction will be released when Applicant closes on the property which is anticipated 6/16/14

Are hazardous substances used, generated, treated, stored, disposed or released at the property? (Y/N) N
If yes, explain

Please include:

Permits for release of hazardous substances.
Copies of Toxic Release Inventory (TRI).
Copies of permits for hazardous waste generation.
Any other relevant local and federal registrations.
Site map that describes the location(s) of building(s) and operation(s).

VII. Historical Property Use

Have there ever been any hazardous substances used, generated, treated, stored, disposed of, or discharged at the property? (Y/N) Y

If yes, explain See Attached Documentation included in Appendix IX

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): petroleum hydrocarbons, organics, metals

Please include:

All available historical information on the property.
Previous owners and lessors, uses and dates of transfer of ownership of the property.
Results of a title search for the property.
VIII. Future Property Use

Place an “X” in the appropriate blank.

- Unlimited
- Residential
- Mixed Use
- Commercial
- Industrial
- Undetermined

Please include:
Description of the future use of the property.
Include timelines, types of operations, number of potential employees.
Construction and site plans.

Statement of Certification

I certify under penalty of law that the information provided in this application is, to the best of Applicant’s knowledge and belief, accurate and complete.

I certify that I am the Applicant or an authorized representative of the Applicant.

I certify that all information on environmental conditions relevant to the site and known to the Applicant is included in this application.

By signing below the Applicant, or the authorized representative acting on behalf of the Applicant, agrees to pay all invoices for the costs of services provided by the DDOE when billed.

Printed Name: Diane Tipton

Company: 1850 N.Y. Ave. Self Storage Partners, LLC
Title: Member

Signature: [Signature] Date: 5/22/14

OFFICE USE

Documents Received by: ___________________________ VCP Case No. ___________________________

Date: ____________ Approved _____ Not Approved _____ Resubmit ______

Additional Information Required: ___________________________