

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment
Environmental Services Administration



Toxic Substances Division

Underground Storage Tank Branch

LUST Cleanup Success Story

SITES INFORMATION:

Site Name: Maintenance and Repair Facility
Site Old Address: 54 Hanover Place, NW, Washington, DC 20001
Site New Address: 57 N Street, NW, Washington, DC 20001
Ward #: 5
Facility ID: 9000281
LUST Case No.: 2015023
Square / Lots: 0617 / 0214 and 0215
Size: 34,256SF
Property Owner: Mr. Kamlesh Gulati
Remediating Party: W-G 57 N, LLC

SITE LOCATION AND DESCRIPTION:

The Site currently consists of two parcels totaling 34,256 square feet addressed as 57 N Street and 54 Hanover Place, Northwest, Washington, D.C. 20001. The subject parcel is further defined as District of Columbia Tax Map Suffix, Square 0617, Lots 0214 and 0215. The 57 N Street address is currently improved with a two-story warehouse building, and the 54 Hanover Place address is currently vacant.

The area surrounding the Site consists of commercial and residential uses. The Site is bounded to the north by Hanover Place NW, with warehouses and residential buildings beyond. Rowhouses border the Site to the east. N Street NW borders the Site to the south, with rowhouses beyond. A public alley borders the Site to the west, with rowhouses beyond.

The existing two-story warehouse building had a history. With its roots in America's Industrial Age, the Chapman Coal Company Garage and Stable has long been an architectural icon. This building was renovated for the construction of residential units and one additional level was added on top of it. A thoughtful 21st-century amenities was built on the vacant land, rear to the historic building, that make it the ultimate in old-meets-new.

The development started in early 2015. During and before development several underground storage tanks were discovered and removed. The 2,000-gallon UST contained diesel fuel and the two 1,000-gallon USTs were believed to have contained gasoline and kerosene.

Currently, the site is comprised of five-story high-rise building as shown on the photographs below. The building contains residential apartments and condominium.

SOURCE and RECEPTORS:

1. Petroleum contaminated soil and groundwater were identified in 2015 during an environmental investigation completed by the property owner. Based on the history of the Site, it is assumed that underground storage tanks historically located on the property were the source of the original release.
2. No surface water bodies are in the vicinity of the subject site, and groundwater is not used for potable purposes in the District of Columbia. The Site is surrounded by retail, commercial, and residential properties.
3. The average depth to groundwater at the Site is approximately at 28 feet below grade.
4. Currently, the Site has a multistory building including a basement community hall with parking and residential apartments/condominiums.

ENVIRONMENTAL ASSESSMENTS/INVESTIGATIONS:

LUST Case #2015023 was opened due to the identification of impacted soil at the Site in May 2015. Additional investigation activities were completed and a remediation plan was prepared for DOEE review and approval. DDOE approved the workplan and remediation activities commenced in multiple stages in 2015. Most of the remediation activities were conducted by the voluntary remediation party (VRP) as part of the multi-story residential building development. The excavation and remediation activities were performed in accordance with the DOEE approved workplan. Approximately 1,200 tons of contaminated soil was excavated from impacted areas up to 12 feet below grade for off-site treatment and disposal at an appropriate landfill/ soil treatment facility. Post remediation groundwater results indicated concentrations above Tier 1 risk based screening levels (RBSLs). Therefore, a monitoring well through vapor-barrier was installed at the source area and few other monitoring wells around the property boundary to monitor natural attenuation. After few years of monitoring, sampling of groundwater indicated that contaminant concentrations remained below DOEE Tier 1 standards, for all applicable exposure pathways.

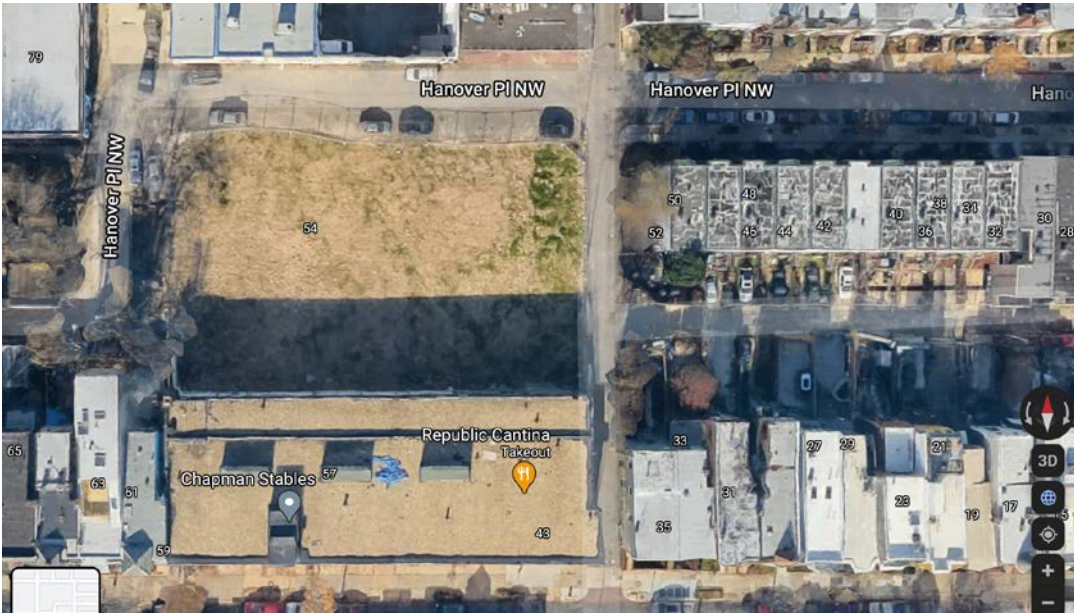
CLEANUP COMPLETED:

Excavation and remediation were completed at the site in accordance with a DOEE approved workplan. Post remediation soil and groundwater concentrations at the Site are below the Tier 1 RBSLs and do not pose a significant threat to human health and/or the environment.

PRESENT SITE CONDITION:

'No Further Action' status was awarded by the LUST Program, DOEE, on January 25, 2021 based on a Closure Report submitted by ECS on behalf of the property owner. The contamination levels were below the Tier 1 risk based levels for all chemicals of concern for residential and any other future use.

PHOTOS [Before Development]:



PHOTOS [After Development]:



Please feel free to contact us at 202-535-2600 or email ust.ddoe@dc.gov for additional information.