

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: Former Amoco Station #15635005
Site New Address: 2337 Champlain Street NW, Washington, DC
Ward #: 1
Facility ID: 0000022
LUST Case No.: 97-004 and 2015-020
Square / Lot: 2563 0112
Size: 13,854 Square Feet
Property Owner: (Various Condominium Owners)
Remediating Party: BP (as Atlantic Richfield Company)



Site of Former Amoco # 15635005 (June 2011)

SITE LOCATION AND DESCRIPTION:

The Site is located along the east side of Champlain Street, NW in a residential and commercial area of the Adams Morgan neighborhood in Washington, DC. The site address is 2337 Champlain Street NW, Washington, DC, and consists of a single parcel. The site is an approximately 0.3-acre property that is now redeveloped with a four-story, multi-unit residential building called The Morgan which encompasses the entire lot. The site had historically been an Amoco Service Station and later a parking lot.

The Morgan is a mid-rise condo building located in DC's Adams Morgan neighborhood. This four-story development features a modern facade with 40 condo units, delivered in 2016 by Capitol City Real Estate.

According to information shared with DOEE, the subject property was occupied by residential homes through at least 1930. It is speculated that Amoco likely entered into an agreement with individuals owning the property from approximately 1927 through 1972 to construct, own and/or lease a service station at the site. From 1972 to October 2015, the site was vacant or used as a valet parking lot.

SOURCE and RECEPTORS:

1. Petroleum contaminated soil and groundwater were identified in 1997 and in 2014 during environmental investigations completed by the Responsible Party. Sixteen USTs were excavated and removed from the site – two waste oil (550-gal) and fourteen gasoline (550-3,000-gal).
2. Rock Creek is located approximately 0.46 miles west of the Site and unlikely to be impacted by the Site. Groundwater is not used for potable purposes in the District of Columbia. The Site is surrounded by residential and commercial properties.
3. The average depth to groundwater at the Site is approximately 12.5 feet below grade.
4. Currently, the Site has a four story condominium building with a courtyard and underground parking garage.

ENVIRONMENTAL ASSESSMENTS/INVESTIGATIONS:

Two LUST cases were opened for the property (97-004 and 2015-020). The first, LUST #97-004 was opened December 23, 1996 following site investigation at the adjacent downgradient property located at 2329 Champlain St NW. It was determined that hydrocarbon impact at 2329 Champlain originated from 2337 Champlain St. NW.

In July 2003, fifteen (15) USTs (14 gasoline and one waste oil) and approximately 800 tons of impacted soil were removed from the 2337 site. The tanks ranged in size from 550-gallons to 3000 gallon in capacity. All were steel tanks. In the southwestern corner of the 2337 site, an area of impacted soil was left in place because of structural concerns.

In 2005-2006, a series of in-site chemical oxidation (ISCO) injections were implemented per the approved Corrective Action Plan.

In June 2011, a Tier 2A DC Risk Based Corrective Action (DCRBCA) risk assessment was submitted and approved.

DOEE issued a No Further Action (Engineering Control) Letter was issued on Just 27, 2011 requiring the installation of a vapor mitigation barrier on future development.

In July 2014, re-development plans were underway to create the current multi-unit residential building (The Morgan). An additional 550-gallon steel tank containing waste oil was discovered and removed. In March 2015, during the excavation of an elevator shaft of the current building, heavily stained soil and free product was observed seeping into the excavation (approximately 8-9 feet below construction grade). A new LUST (2015-020) case was opened to address the impacted soil and LNAPL seeping into the excavation. A total of 2,472.58 tons of impacted soil were removed for proper disposal (Soil Safe

facility). LNAPL was effectively excavated from the impacted soil seam and not detected in groundwater. Post remediation soil and groundwater sampling indicated that remedial excavation resulted in a significant decrease in contaminant concentrations. Post-remediation sampling of soil and groundwater indicated that contaminant concentrations remained below DOEE Tier 1 risk based screening levels (RBSLs), for all applicable exposure pathways.

Currently, the site is comprised of a residential mid-rise building as shown on the photographs below. The site is surrounded by mixed residential and commercial properties.

CLEANUP COMPLETED:

Excavation and remediation were completed at the site in accordance with a DOEE approved Corrective Action Plans. Post remediation soil and groundwater concentrations at the Site are below the Tier 1 risk based screening levels (RBSLs) and do not pose a significant threat to human health and/or the environment. A Liquid Boot vapor barrier was installed under the current building as required by the first NFA letter issued for LUST #97-004 and due to impacts at adjacent properties.

PRESENT SITE CONDITION:

A 'No Further Action' status was awarded by the LUST Program, DOEE, on January 13, 2016 based on a CAP and Excavation Summary Report submitted by the Responsible Party. The contamination levels were below the Tier 1 risk based levels for all chemicals of concern for residential use.

PHOTOS:



Elevator shaft excavation(*stained soil horizon with LNAPL seep*)



Impacted soil seam and LNAPL in excavation of elevator shaft



THE MORGAN BUILDING – RECENT SITE DEVELOPMENT



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 (By: Natalie Hendricks)