

DISTRICT DEPARTMENT OF THE ENVIRONMENT



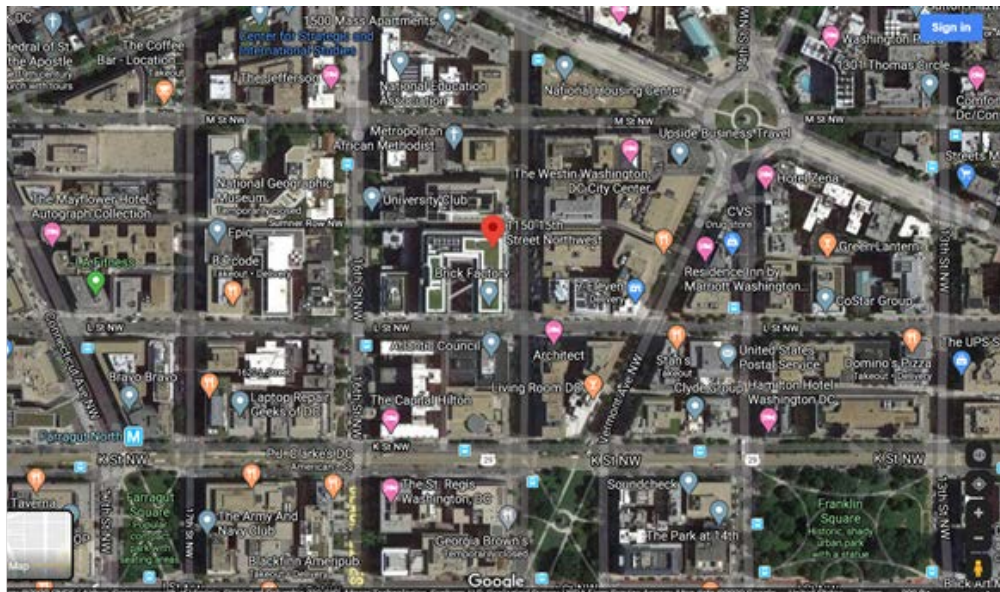
Underground Storage Tank Branch Leaking Underground Storage Tank (LUST) Contaminated Sites LUST Cleanup Success Story

SITE INFORMATION:

Site Name: Washington Post Building
Site Address: 1150 15th St, NW, Washington DC 20005
LUST ID #: 91-065
Facility ID: 9-000754
Property Owner: 1100 15TH STREET LLC (c/o CARR Properties)
Remediating Party: Graham Holdings Company

SITE DESCRIPTION:

The Washington Post Building is located in Square/Lot No: 0197/0863; Size: 92895 SF. The site is surrounded by residential and commercial properties and is topographically flat.



**Site is four blocks north of the White House
(Google Satellite Map 2020)**

PAST USES:

The site owned by Graham Holdings Company housed the Washington Post headquarters that included the newsroom and production centers for 43 years till re-development started in 2016. The Washington Post building was a \$25 million plant dedicated in 1972 by D.C. Mayor, Walter E. Washington, and Secretary of State William Rogers. Its printing presses were one of the major manufacturing businesses in the district. In its newsroom, historical events like the Watergate Scandal, Snowden revelations, and in its “boring, boxy structure” is where notable people like Princess Diana, presidents and prime

ministers visited to press their cases with editorial writers. The eastern portion of the site operated as a gasoline filling station from 1940s until sometime in the 1960s.

PROPOSED USE:

Carr Properties completed the \$159 million land acquisition of 470,300-square-foot Washington Post properties, that will serve as headquarters for mortgage giant Fannie Mae. The construction groundbreaking for the \$650 million Midtown Center development started on February 11, 2016. The Midtown Center, which will consist of two linked 14-story towers designed by SHoP Architects, will certainly have all the ingredients for creating a lively atmosphere. In addition to the 752,000 square feet of premier office space that Fannie Mae will call home, the property will feature 50,000 square feet of destination-oriented retail consisting of a 15,000-square-foot retail plaza between the two structures and a 10,000-square-foot retail alley. To accommodate visitor arrivals, the property will also offer three levels of below-grade parking and a 1,300-square-foot bike room.

IMPACT SOURCE and RECEPTORS:

The LUST case was opened in 1991 after a petroleum release from the Washington Post’s vehicle fueling facility was detected during a tank removal. The Site had four underground storage tanks (UST) installed in 1960s and 1970s containing No. 2 fuel oil and gasoline. Previous investigations reported that two gasoline tanks were removed in 1992 and the fuel oil tanks abandoned-in-place in 2000 and 2002. The investigation indicated that release of gasoline and fuel oil had occurred from the tanks and the associated piping. Significant amounts of free product were observed in the monitoring wells in the early 1990s. Investigations delineated the extent of contamination to be throughout the Site at various depths and present in soil and groundwater. A 2005 investigation concluded the highest levels of contamination were present in the western and southwestern parts of the Site between 20 to 32 ft below ground surface.

ENVIRONMENTAL ASSESSMENTS/INVESTIGATIONS:

The assessment of the impact due to the reported release included installing thirteen monitoring wells. During monitoring of these wells liquid phase hydrocarbons, impacted groundwater, and potential vapor intrusion were noted to be sources of concern.

MITIGATION:

Active groundwater pump and treat system used the construction’s dewatering system between December 2016 and January 2017 to mitigate the noted impact. Dissolved phase was pumped and treated with activated carbon before discharge to DC Water sewers system. Free product was pumped out after surfactant treatments. Vapor barrier and passive venting system were installed, and soil vapor samples collected. During construction two 5000-gallon USTs were removed on May 23, 2016.

CLEANUP COMPLETED AND CLOSURE:

In 2016, approximately 40,000 tons of petroleum impacted soil was removed and transported to the Clean Earth soil disposal facility in Landover, Maryland and the Soil Safe soil disposal facility in Brandywine, Maryland.

Pump and treat carried out by the construction’s dewatering system pumped approximately 22,000,000 gallons of groundwater before discharge to DC Water combined sewer system. The LPH was pumped out of MW-3, RW-1 and RW-4 after surfactant treatments.

Vapor barrier and a passive venting system were installed to provide sub-slab venting. Dissolved phase was pumped and treated for discharge to DC Water sewers system. Two 5000-gallon USTs discovered during development were removed.

January 24, 2018 USTB DOEE visited the Site and confirmed the completion of the required remedial actions and mitigation measures at the Site. Benzene concentrations in monitoring wells showed stable and decreasing trends and were below the DC Tier-1 risk levels.

Based on the completed remedial actions, installed mitigation measures, the lack of residual unmitigated risk, and decreasing trends of petroleum compounds in the groundwater, the DOEE, UST Branch issued a No Further Action Letter on February 27, 2019.

PHOTOS



Site before development - showing the old Washington Post Building - 2005



Site during development -2018



Site after development - 2020

Sources of the history of the Washington Post building:

https://www.washingtonpost.com/lifestyle/magazine/goodbye-old-washington-post-home-of-the-newspaper-the-grahams-built/2015/12/07/023a0382-5d54-11e5-9757-e49273f05f65_story.html

<https://dcist.com/story/16/03/04/washington-post-destruciton/>

<https://www.politico.com/media/story/2016/04/pictures-the-old-washington-post-building-being-torn-down-004494>

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