

# DISTRICT DEPARTMENT OF THE ENVIRONMENT



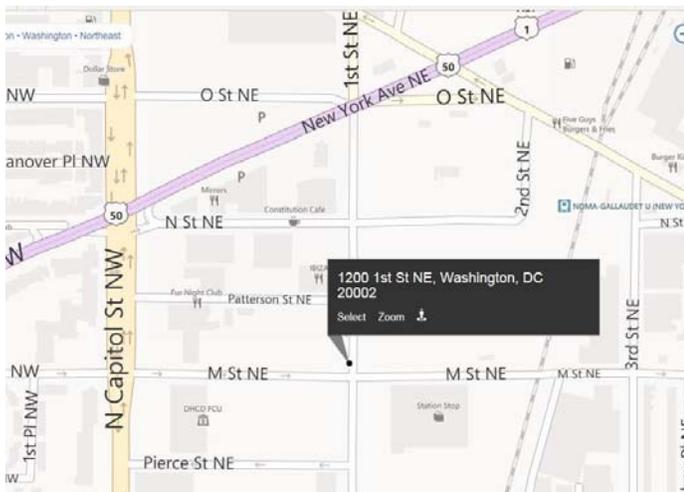
## Underground Storage Tank Program Leaking Underground Storage Tank Contaminated Site

### LUST Cleanup Success Story

#### SITE INFORMATION:

**Site Name:** Capitol Plaza 1  
**Site Address:** 1200 First Street, NE, Washington DC 20002  
**LUST ID #:** 2005030  
**Facility ID:** 9000677  
**Property Owner:** Polinger, Shannon & Luchs  
**Ward #:** 6  
**Square No.:** 0672    **Lot No.:** 0849    **Area:** 34,405 Sq. Ft.

#### Vicinity Map



#### Aerial Map



#### Site Description

The property was formerly occupied by two buildings identified as 30 and 60 M Street, NE. There were six (6) interconnecting buildings on the site that were occupied by Safeway Food Stores, Washington Metropolitan Area Transit Authority (WMATA) for their bus washing and repairs, an auto body and repair shop and the International Limousine, Inc.

The Capitol Plaza 1, located in the northeast quadrant of the new vibrant NoMA developmental area of the thriving DC real estate market, is bounded in the east by First Street, NE, in the south by M Street, NE, in the north by Paterson Street and in the west by an undeveloped parking lot adjacent to North Capitol Street, NE. Capitol Plaza 1 is a twelve (12) story commercial building with three (3) levels of basement parking. DDOE office is located on three floor of this building.

Prepared by: Mr. Sylvester Mode, DDOE UST Wards 4 & 5 Inspector – September, 2012

## Contamination Source & Cause

The source of the contamination was an underground storage tank (UST) estimated to be 20,000 gallons in size that was encountered during construction excavation. The UST Branch was called to inspect the removal on April 5, 2005. The UST was corroded with several holes observed and the pit had contaminated soil and groundwater. Samples collected from the pit showed elevated levels of petroleum contamination. Prior to this discovery, past UST removal activities were conducted on March 28 and June 8, 1990, by Briggs Associates, Inc. A total of nine (9) USTs described as “fair” to “very poor” in condition were removed. Observations of widespread contamination and free product floating on the groundwater were reported. Based on the conditions discovered during excavation, and the various analytical work performed by ECS and other contractors, it is likely that the contamination source was from majority of the leaking heating oil and/or diesel tanks used by Safeway Stores and WMATA that previously occupied the site.

## Environmental Assessments, Investigations and Remediation

A significant amount of investigation had been done prior to the development of the site by then owner, Stephen A. Goldberg Company. The previous reports, detailing the 1990 tank removals and subsequent investigations, were contained in LUST File # 90-045. Previous environmental reports supplied to ECS were summarized in an April 25, 2005 Comprehensive Site Assessment (CSA) report. ECS observed three (3) test pits prior to the beginning of the excavation and collected soil samples from each of these pits. All three samples were submitted for analyses of total petroleum hydrocarbons gasoline- and diesel-range organics (TPH-GRO/DRO) and volatile organic compounds (VOCs). One (1) sample, TP-2, contained detectable TPH-GRO at concentrations of 161 parts per million (ppm). All three soil samples contained relatively high concentrations of TPH-DRO ranging from 4,070 ppm (TP-1) to 14,200 ppm (TP-3). ECS also conducted a limited boring study to delineate the extent of contamination across the property by installing five (5) borings at the four (4) property corners to an approximate depth of 40 feet below grade. From these borings, it was observed that the contamination was between 9 and 18 feet. However, upon excavation, the contaminated soils were found to extend to approximately 24 feet below ground surface. All the soils were removed and disposed of at Safe Soil. A total of 58,818.92 tons of petroleum impacted soil was removed from the site.

Impacted groundwater from site dewatering wells was pumped through an onsite treatment system prior to discharge. Twelve (12) site-dewatering wells were installed around the perimeter of the excavation site. At the request of DDOE, ECS collected weekly influent and effluent samples from the treatment system and tested for TPH-GRO/DRO. THP-GRO was never detected in either the influent nor effluent samples. TPH-DRO was detected in the influent samples at concentrations ranging from non-detect to 0.51 mg/L. No significant THP-GRO/DRO was detected in the effluent samples after treatment by carbon filtration. According to James G. Davis Construction, the treatment system treated and discharged a total of 4,129,200 gallons of groundwater by September 8, 2005 before the system was closed. The final round of groundwater testing found that the groundwater was below laboratory detection limits for VOCs.

**An Underground Storage Tank Site Closure Report was submitted to DDOE on October 18, 2005, by ECS Ltd and a No Further Action (Case Closure) letter was issued by the LUST Program on January 24, 2006. Although residual contamination was left in place, the cleanup was adequate and the site was considered protective of human health and the environment. DDOE saw it fit/safe to house our staff.**

## BEFORE



**Tank Removal**



**Foundation Work**

## **Present Site Condition**

The building is completed as shown and occupied. It is the headquarters (HQ) of District Department of the Environment (DDOE) and the District of Columbia Public Schools (DCPS). Other major tenants include a field office of the US Homeland Security and CVS Stores. Currently, the only vacancy in the building is being remodeled to house a Pet Mart store and bank branch. The main entrance of the building is at the corner of First and M Streets, NE. Directly east of the building is a huge multi-purpose complex located at the former grounds of CRX which houses the US General Services Administration (GSA), a hotel, Harris Teeter grocery store, several eateries and residences. The Capitol Plaza 1 is served by the NOMA/Gallaudet metro station on the Red Line of the Washington Metropolitan Transit System (WMATA). This property is in an area that is commercially zoned by the DC Office of Zoning. As HQ of DDOE, DDOE's Storm Water Management Division recently constructed and commissioned a bio-retention cell that captures/filters rain water on First Street. It also has Green Roof designed to filter and retain storm water to prevent pollution. In June 2012, the building was awarded the prestigious Platinum by the US Green Building Council in the LEED Green Building Rating System and certified by the Green Building Certification Institute.

## AFTER



**Front and side views of 1200 First Street, NE**



**Front: DDOE's Bio-retention cell in action during a rain**

Please feel free to contact our office at telephone 202-535-2600, fax 202-535-1383 or email [ust.ddoe@dc.gov](mailto:ust.ddoe@dc.gov) for additional information.

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