

DISTRICT DEPARTMENT OF THE ENVIRONMENT



Underground Storage Tank Program Leaking Underground Storage Tank (LUST) Contaminated Sites

LUST Cleanup Success Story

Site Information:

Site Name: View 14 Development
Site Address: 2301 and 2303-2315 14th Street NW Washington DC 20009
LUST ID #: 2009025 – previously #2006031
Facility ID: 0-000029
Property Owner: Level 2 Development, LLC.
Ward #: 1
Square No.: 2848 Lot No.: 155 Area: 34,358 Square feet
Latitude Approximately 38D 55' 12" North Latitude
Longitude 77D 01' 56" West Longitude

Vicinity Map and Aerial Map



Site Location and Description

The View 14 Development occupies approximately 34,358 square feet (approximately 0.79 acre) of land located on the east side of 14th Street, NW, between its intersections with Florida Avenue, NW, and Belmont Street, NW, Washington DC. The site is located on District of Columbia Square 2848, and includes Lot 0119 (addresses 2303 to 2315 14th Street, NW) and Lot 0122 (addressed 2301 14th Street, NW). The subject property is located within commercial and residential area of Washington. Reportedly, this property was first developed in 1926 and has historically been occupied by various auto repair body shops. The northern portion of Lot 119 was improved with former gasoline station, and was most recently occupied by a used car dealership and repair shop built in 1967.

Prepared by: Sunday Okoro, DDOE UST Wards 2 & 3 Inspector, September 28, 2012.

Environmental Assessments, Investigations and Remediation

Several Phase I Environmental Site Assessment and subsurface investigations were performed on the northern and central portions of the subject property (230 – 2315 14th Street, NW) in 2004 and 2005 by ECC and others. These investigations documented the presence of petroleum in soil and groundwater, and chlorinated solvent contamination in groundwater. As many as eleven (11) USTs were discovered during excavation of the site.

In accordance with four (4) separate DDOE Notices of Inspection and Site Directives issued following discovery of the USTs, ECC collected soil samples from each UST location. As requested by DDOE, the samples were analyzed for either TPH-GRO or TPH-DRO via EPA Method 8015B, based on the suspected contents of the former USTs. Laboratory analysis of soil samples collected during these investigations documented TPH-DRO concentration ranging from < 12 to 220 mg/kg and TPH-GRO concentration ranging from <0.11 to 890 mg/kg. Total benzene, toluene, ethylbenzene, and xylene (BTEX) concentrations detected during these investigations ranged up to 15.2 mg/kg, and naphthalene concentrations ranged up to 1.5 mg/kg. Other petroleum compounds were also detected in soil at low to moderate concentrations. Also laboratory analysis of groundwater samples collected during the previous investigations of 2303 – 2315 14th Street, NW, detected TPH-DRO concentrations ranging up to 9.2 milligrams/Liter (mg/L) and TPH-GRO concentrations ranging up to 25 mg/L. Total BTEX concentrations detected in groundwater samples ranged up to 11,130 µg/L, methyl-tert-butyl ether (MTBE) concentrations ranging up to 12 µg/L, and naphthalene ranging up to 850 µg/L. Chlorinated solvents (PCE, TCE, etc..) were detected in groundwater samples recovered as part of previous investigations of the subject property at trace to low concentrations. Petroleum impacted soil in the vicinity of the USTs was excavated and transported to Soil Safe, Inc. for disposal and treatment. Laboratory analysis of soil samples collected following mass excavation of the site indicates that all petroleum impacted soil in the vicinity of these USTs above the DDOE Tier 0 RBSL has been removed.

ECC prepared a CAP for off site disposal and treatment, treated groundwater and designed a sub-slab ventilation system and vapor barrier for a portion of the structure. DDOE approved the CAP on October 11, 2006. The contractor obtained Temporary Discharge Authorization (TDA) Permit through the DC Water for discharge of contaminated water to the combined sewer system (TDA permit #0807-742). Approximately 8,008,220 gallons of water were discharged during dewatering, approximately 3,191,788 gallons of water were treated by ECC's temporary treatment system between October 2007 and March 2008.

Sub-Slab Ventilation System installation during construction was considered a cost-effective, proactive measure to mitigate potential vapor migration into the southern portion of the structure. Vapor intrusion into the remainder of the structure was not considered a significant concern. A waterproofing system was installed on the southern portion of the property between the gravel sub-base and the building floor slab to also serve as a vapor retarder.

Based on the absence of detectable TPH-DRO, TPH-GRO, or VOC in the post-excavation soil samples collected following mass excavation at the site and the low concentrations of TPH-DRO and TPH-GRO in the soil samples collected beneath the tanks soil contamination was no longer a concern at this property. TPH was not detected in the post-dewatering groundwater sample. Based on the absence of residual groundwater contaminants at the concentrations greater than DDOE Tier I RBSLs, and the absence of a completed direct ingestion exposure pathway at the subject or adjacent properties, groundwater contamination was also no longer a major concern. An Environmental

Services Completion Report was submitted to DDOE for redevelopment of the View 14 Property and closure of the LUST Case. It documented the completion, all the proposed environmental remediation services for the View 14 property. Specifically, the following services were performed: all excavation and dewatering activities, screening and segregation of petroleum-impacted soil requiring off-site disposal at a licensed facility, soil monitoring, removal and disposal of eleven orphaned USTs and product lines encountered during excavation, treatment and monitoring of construction generated water in accordance with DC Water TDA, collection of post-excavation soil samples and post-dewatering groundwater sample to document residual groundwater quality at the subject property, design of a sub-slab ventilation system and vapor retarder beneath the southernmost portion of the building. The laboratory analysis of seven (7) post excavated soil samples collected from the bottom of the excavation did not reveal presence of residual petroleum or VOC contamination. TPH-DRO and TPH-GRO concentrations were below the DDOE Tier 0 RBSL of 100 mg/kg. Also, laboratory analysis of post dewatering groundwater sample did not reveal residual petroleum contamination in groundwater. Based on the low level residual groundwater contamination below the DDOE Tier 1 RBSL at the subject property and absence of residual petroleum soil contamination at the site, ECC respectfully request closure of LUST Case # 2006031.

An Environmental Services Completion Report prepared By Environmental Consultants and Contractors, Inc., (ECC) dated May 1, 2009, was submitted to DDOE. In response, this office issued a LUST Case (#2009025, previously #2006031) closure letter dated August 28, 2009, to Jeffrey Baum (Owner of View 14 Development).

Present Site Condition

First phase of the building was completed in 2009. Presently, another part is under going construction. The building is used for commercial and residential purposes.



Foundation Work and Tank Removal



Current View 14 Development

Please feel free to contact This office at telephone 202-535-2600, fax 202-535-1383 or email ust.ddoe@dc.gov for additional information.

Prepared by: Sunday Okoro, DDOE UST Wards 2 & 3 Inspector, September 28, 2012.