

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: Jamal's Hecht's LLC
Site New Address: 1401 New York Avenue NE, Washington, DC 20002
Ward #: 5
Facility ID: 5000496
LUST Case No.: 2014006
Square / Lot: 4037 / 0810
Size: 88,131SF
Property Owner: Jamal's Hecht's LLC
Remediating Party: Jamal's Hecht's LLC



Former Hecht Warehouse with truck stop 1943

SITE LOCATION AND DESCRIPTION:

The Site is located at adjacent to the south of New York Avenue, NE in an industrial area of Washington, DC. The site address is 1401 New York Avenue NE, Washington, DC, identified as Hecht Terminal and consist two separate parcels. The site is an approximately 8.82-acre property that is developed with a multi-story, multi-unit industrial warehouse that encompasses the entire footprint. The building is multi-story, approximately 786,000-square feet warehouse areas.

Mr. Samuel Hecht Jr. got his start on the Eastern Shore of the Chesapeake Bay, peddling his wares from town to town. He eventually settled down and opened "Hecht's Reliable Store" at Ivy City. Samuel's sons and grandsons grew the business over the following decades, until Hecht's eventually became a major department store, competing with Saks, Sears, J.C. Penney, and other national stores. During recession in 2006, all departmental stores were merged with

other major stores and left Hecht's spirit on Ivy City.

Ivy City is one of DC's smallest, oldest, and least-known neighborhoods. When the tracks moved and the local train service left Ivy City, the Hecht Warehouse became vacant and discarded for a long time. A group of builders, shop owners, and restaurateurs came forward to fill the void.

The current owner proposed to develop the site as commercial and residential property. The development started in early 2013. The central portion of the building and other structures on the property were demolished. Six (6) out of service underground storage tanks were discovered during redevelopment activities and properly closed. The tanks were determined to be 550 gallons (2), 1,000 gallons (2) and 2,000 gallons (2) in capacity. The tanks were believed to have been used to store gasoline or diesel fuel during historical uses of the Site as gasoline service station.

Currently, the site is comprised of one high-rise building as shown on the photographs below. The building contains residential apartments/condominium, many popular retail stores, and community hall. The site is surrounded by mixed industrial and commercial properties.

SOURCE and RECEPTORS:

1. Petroleum contaminated soil and groundwater were identified in 2013 during an environmental investigation completed by the property owner. Based on the history of the Site, it is assumed that former gasoline underground storage tanks associated with a filling station 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 industrial properties.
3. The average depth to groundwater at the Site is approximately at 30 feet below grade.
4. Currently, the Site has a multistory building including a basement community hall, ground floor retail space, and residential apartments/condominiums.

ENVIRONMENTAL ASSESSMENTS/INVESTIGATIONS:

LUST Case #2014006 was opened due to the identification of impacted soil at the Site in May 2013. 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 2013. Most of the remediation activities were conducted by the responsible party (RP) as part of the multi-story residential and commercial building development. The excavation and remediation activities were performed in accordance with the DOEE approved workplan. Approximately 800 tons of contaminated soil was excavated from impacted areas up to 35 feet below grade for off-site treatment and disposal at an appropriate landfill/ soil treatment facility.

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 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 risk based screening levels (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 July 22, 2014 based on a Closure Report submitted by Icor, Ltd 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:

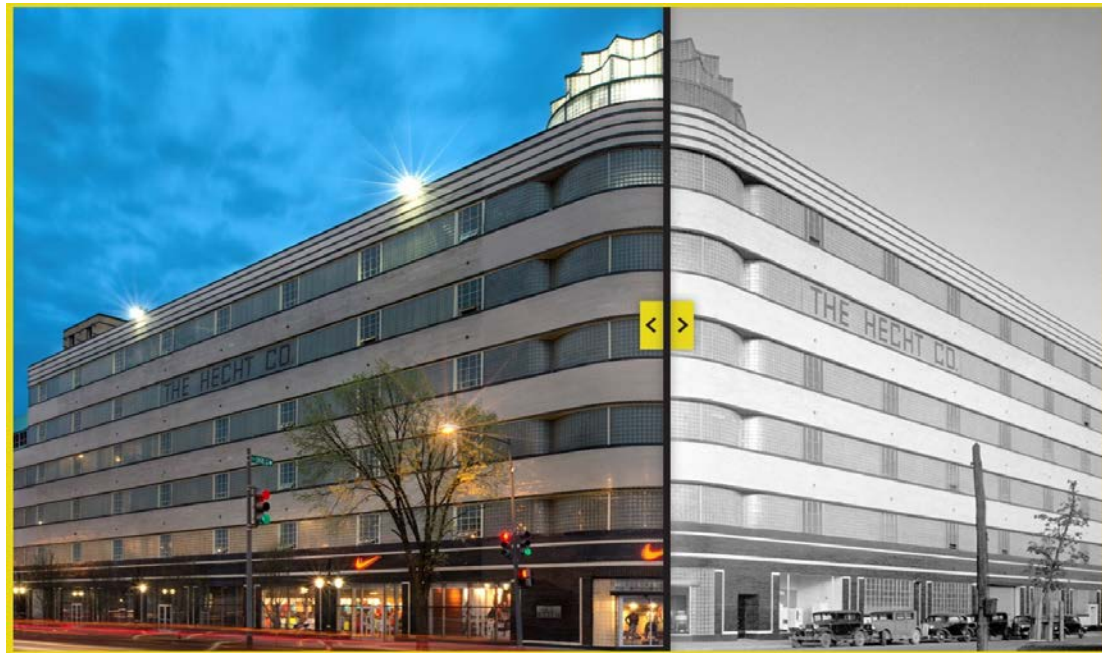


Site without Central Portion of the Building and Development in Progress





Recent Site Photograph – Main Lobby with Historical Equipment



Old Vs. New Hecht Warehouse

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.