

# DEPARTMENT OF ENERGY AND ENVIRONMENT



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

### SITE INFORMATION:

Site Name: Skyland Town Center  
Site Address: 2700 Good Hope Road, SE, Washington DC  
LUST ID #: 2015004  
Facility ID: 7000955  
Owner/ Developer: Skyland Holdings, LLC, c/o Rapport Companies; W. C. Smith  
Responsible Party: Deputy Mayor for Planning and Economic Development - DMPED  
Voluntary Remediating Party: Resource Environmental LLC (a Company representing ExxonMobil and BP). <http://www.rellc.net/wp-content/uploads/2017/09/White-Pater-Update-1-7-17.pdf>

### SITE DESCRIPTION:

The Skyland Town Center is nearing completion in the southeast Washington, DC area. The site is on 18.5-acre lot at the intersection of Good Hope Road, Naylor Road, and Alabama Avenue. Easily accessible via I-295 or Suitland Parkway, the property offers abundant parking, several nearby bus routes, and a Capital Bike-share station.



**The Skyland Town Center Site is located on Good Hope Road, Southeast DC  
(Google Satellite Map 2020)**

**PAST USES:**

The Site lots were occupied by a strip mall that had a gas station, dry cleaners, laundromat, auto-parts store, pharmacy store, and restaurants. Two lots had registered underground storage tanks (USTs) that were used for heating the buildings. The Skyland project plan has been under works for 15 years, seriously delayed due to eminent domain related court action.

**PROPOSED USE:**

The site zoned for mixed use is being built with a multi-storied building intended for residential and commercial use. The impacted area of the site will have 340,000 gross square feet retail space, and 540,000 gross square feet of residential space (468 apartments) when completed. The building will have two subsurface garage levels.

**IMPACT SOURCE and RECEPTORS:**

The property consists of several commercial lots being development as Skyland Center Mall. Existing tanks on several lots were successfully removed as separate cases, prior to development. During initial geotechnical soil borings, some soil samples results confirmed presence of petroleum impacts along Good Hope Road. Initially LUST cases of BP and Exxon gas stations, located adjacent and up-gradient, were suspected as potential sources of impact. However, during the assessment investigation, Exxon-Mobil gas station located on-site was confirmed to be the main source of a release; and BP gas station off-site was confirmed as a source for another small portion of impacted soil.

**ENVIRONMENTAL ASSESSMENTS/INVESTIGATIONS:**

Comprehensive Site Assessment Investigation was completed on May 6, 2015. The consultant used Membrane Interface Probe (MIP) and Laser Induced and Fluorescence (LIF) technology to determine the extents of the petroleum impact. The MIP/LIF identified impacts from BP gas station in soil, and from Exxon-Mobil in soil and groundwater.

**ENVIRONMENTAL MITIGATION:**

Excavation of impacted soil was selected as the main remediation method for this Site. All mitigation work was completed as specified in the submitted work plans:

- Corrective Action Plan (CAP) submitted on July 6, 2015. CAP was resubmitted on April 20, 2017, that included Soil Management Plan, Odor Control Plan and Health & Safety Plan.
- On July 6, 2017 CAP Addendum was approved for a passive soil gas ventilation plan
- CAP Addendum was again approved for information on planned waterproofing products, dermal contact risk evaluation, and discussion of vertical separation distances related to the parking garage structure on December 22, 2017
- Post-Excavation Soil Boring Work plan was submitted on March 30, 2018.
- CAP Addendum provided information on planned vapor liner product installation and schedule to completion the excavation project by June 18, 2018.

**COMPLEX ISSUES:**

- (1) Multiple stakeholders: DC DMPED (owner), developers, two large retail oil companies (responsible parties), three consultants representing different stake holders were involved in remediation.
- (2) Urban soil filled most of the site area, making groundwater level determination difficult.
- (3) Most conservative risk approach was taken by consultant when installing a petroleum vapor barrier, even though the lowest garage level of building was expected to be under submerged condition.
- (4) In addition, the vapor barrier was installed because risk from petroleum additives in groundwater and soil are unknown. EPA's petroleum and non-petroleum vapor intrusion guidance exclude the risk from additives.

**CLOSURE STATUS:**

The project case was granted a ‘No Further Action’ (NFA) with Engineering Control status, based on reviewed documents that discussed the vapor barrier installed under the entire base of the building to protect the building; and the reported use of a portion of the lowest sub-surface garage level as gym. The vapor barrier and the suggested subsurface commercial use met the DOEE Interim Petroleum Vapor Intrusion Guidance requirements. DOEE concluded that the residual impacted soil left in place at the Site did not pose a significant threat to human health and environment.

**COST TO BRING THE SITE TO BENEFICIAL USE:**

In November 2015, the 18.5-acre site was sold for \$700,000 to the developer. The District, a major financial partner in Skyland, has committed seven million dollars to ready the site for vertical construction, and approved \$40 million in tax-increment financing. Lidl grocery store will manage the construction of a stand-alone store and make a multimillion-dollar investment in the development.

**PHOTOS**



**Site before development - showing CVS Pharmacy within a strip mall - 2005**



**Site during development – showing petroleum vapor barrier under concrete slab -2018**



**Site after development – July 2020**



**Proposed View of Skyland Town Center**

**LATEST ANNOUNCEMENTS:**



**A Stand-alone Lidl Store will open at Skyland Town Center**

D.C. Mayor Muriel Bowser made an announcement on May 20, 2019 at the International Council of Shopping Centers Recon meeting in Las Vegas, about Lidl, a German grocery chain becoming the Skyland Town Center anchor store. Lidl is a discount grocer that competes with fellow German grocer Aldi. Lidl U.S. plans to open a 29,089-square-foot, standalone store at the Center. The grocery store will have 200 spaces of dedicated parking and would open sometime after the first building opens. Lidl opening is estimated by Rappaport and co-developer W.C. Smith to be in late 2020.

*Prepared by Deepak Singh, DOEE UST Branch. September 29, 2020. Please feel free to contact our office at telephone 202-535-2600, or email [ust.doe@dc.gov](mailto:ust.doe@dc.gov) for additional information*