

Redevelopment of Benco Shopping Center, 4510/4528 Benning Road, SE

VCP ID #: 2007-015

Site Name: Benco Shopping Center

Site Address: 4510-4528 Benning Road, SE, Washington DC, 20019

Square No.: 5346

Lot No.: 0514, 0011

Size: 1.12 acres

Site Description

The site, known as Benco Shopping Center, is located southeast of the intersection of East Capitol Street and Benning Road in Washington, DC. The site building was constructed in 1958 with later additions. The site is surrounded by commercial and residential developments. The site consists of a single parcel of land with a total land area of approximately 1.12 acres. The site is improved with a commercial strip shopping center totaling approximately 19,767 square feet of enclosed space. Current tenants include a restaurant, retail stores and a barber shop.

Environmental Investigations and Actions

The Phase I ESA identified historical site usage including a former dry cleaner operation and a former gas station. Limited subsurface investigation was also performed which identified the presence of Volatile Organic Compounds (VOCs) associated with dry cleaner solvent as well petroleum compounds associated with gasoline/diesel in both groundwater and soil.

In November of 2007 Island Environmental, Inc. (Island) conducted further site investigation which included an installation of three groundwater monitoring wells, as well as soil and soil vapor investigations to fully characterize site conditions. Based on the findings of the CSA, no identified soil contaminant levels exceeded published standards for the District of Columbia. No elevated levels of VOC identified in the shallow soils warranted further investigation. The tetrachloroethylene (PCE) was detected in site groundwater. The concentrations of PCE detected from a single well slightly exceeded District of Columbia Ground Water Standards (Water Quality Division). All other concentrations detected onsite were below published standards.

Three subsequent rounds of groundwater testing were performed to confirm original findings and to ensure the contaminant plume was stable and remained at concentrations near to allowable published standards. Based on the results of the subsequent groundwater monitoring findings, planned use of the property, the Department issued has issued a No Further Action (NFA) recognizing that the concentration of contaminants at the subject property pose no risk a threat to human health and the environment. However, if future plans involve disturbance of soil and/or groundwater at the subject property, a comprehensive Site assessment would be submitted for the Department's approval.

Benco Shopping Center

