

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of the Environment
Office of Environmental Protection



Toxic Substances Division

Voluntary Cleanup Program

May 12, 2009

Mr. Christopher LoPiano, Director of Development
Benco Center, LLC
3050 K Street, N.W. Suite 205
Washington, D.C. 20007

Determination of No Further Action

SITE NAME:	Benco Center
SITE ADDRESS:	4510-4528 Benning Road, S.E., Square 5346, Lots 0514, 0011
VCP CASE NO.:	VCP 2007-015
REFERENCE:	Closure Summary Report dated February 18, 2009

Dear Mr. LoPiano:

This letter acknowledges receipt of a Closure Summary Report, dated February 18, 2009, from Mr. Christopher LoPiano, Director of Development, Benco Center, LLC, 3050 K Street, NW, Suite 205, Washington, DC.

Upon reviewing the application package containing information about the site, ownership, title search, current/future site use, and subsurface investigation, the applicant was advised to proceed with the application process and perform additional sampling to further characterize the subject property. As directed, the applicant performed additional sampling of soil vapor and groundwater at targeted locations. The results for soil gas revealed low to non-detect levels and the concentration of PCE exceeded the applicable standard for groundwater in one of the three monitoring wells (MW-2). Thus, more groundwater sampling events were performed on April 16, July 2, and October 22 of 2008 to determine whether the concentrations were increasing or decreasing. The concentration of PCE at all monitoring wells revealed non-detect with the exception of MW-2 which remained at and/or slightly higher than the applicable standard. Based on the applicant's findings, the Department of the Environment has concluded that the site poses no risk to human health and/or the environment.

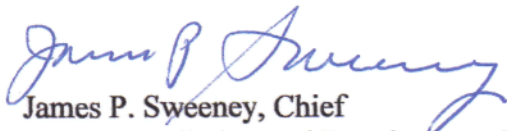
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The Voluntary Cleanup Program has not adopted a policy or procedure for the routine issuance of a No Further Action (NFA) letter without the requirement of a Cleanup Action Plan (CAP).

However, pursuant to the VCP guideline entitled "Certificate of Completion (COC) and No Further Action (NFA) Requirements", the provisions of this section require that the applicant demonstrate "that the remediation standards for groundwater have been met or that it is infeasible to reduce groundwater contaminant levels further". Based on our findings and the current and planned use of the property, the Department is issuing this letter recognizing that the concentration of PCE at the subject property does not pose a threat to human health and the environment. However, if future plans involve disturbance of soil or groundwater at the subject property, a Comprehensive Site Assessment report must be submitted for our approval.

Should you have any questions, you may contact me at (202) 535-2289. When you contact us in the future, please be sure to include the VCP case number, which appears at the top of the first page, on all correspondence.

Sincerely,


James P. Sweeney, Chief
Land Remediation and Development Branch

cc: Nancy Leitner, Island Environmental