

Redevelopment of Gables Residential

VCP CASE NO.: VCP 2007-013

PARTICIPANT STATUS: Non-Responsible Person

VCP PARTICIPANT: Jorgen Punda, L.G. Takoma Park L.P.

SITE NAME: Gables Residential - L.G. Takoma Park L.P.

SITE ADDRESS: 7035 Blair Road, NW

The GABLES RESIDENTIAL was developed under the VCP and is located at 7035 Blair Mill Rd, NW Washington DC. The VCP application was submitted to this office and after review was finally accepted into the program in 5/10/07. The site was a former commercial office building and to be developed into a multi-story residential building with a below grade concrete garage extending up to 11ft below grade.

A site assessment study done before the development of the site indicated that the site was a former LUST site with an evidence of UST located at the rear. While a Printing and Manufacturing facility is found within the vicinity, a Junk Yard located directly North West might be the potential source for the hazardous waste contamination found in the site. Also the Amoco station located across the site was related to the potential source of petroleum contamination. Evidence of soil and groundwater contamination was determined from the text results and the presence of MTBE in the groundwater strongly suggests that the source of the petroleum contamination is believed to be from the previous LUST from the gas station adjacent to the site. It should be remarked that a 5000 gallon UST was removed from the site in 2005. Also the CSA revealed the presence of Arsenic, Barium, Chromium, Lead, Mercury, TPH GRO & MTBE. Only Lead and MTBE showed a remarkable high level beyond the DC Standards and these components which are present in gasoline further indicate that the suspected offsite gasoline station as a probable source of contamination. Groundwater flow in the area is South-Southwest and no free product was found in any of the wells but groundwater contamination was above the DC Standards.

The CAP was by massive soil excavation and in-situ groundwater treatment. Residual soil samples was collected at the base of the excavation and analyzed for TPH DRO & GRO as well as effluent groundwater and results obtained was below the DC Tier1 Risk Based screening level. A Certificate of Completion was issued for this site by this office on 6/02/09.