

Redevelopment of American Pharmacy Association (APhA) Headquarters

VCP ID #: 2005-006

Site Name: American Pharmacy Association (APhA)

Site Address: 2215 Constitution Avenue, NW

Square No.: 0062

Lot No.: 0020

Size: .69 acres

Site Description

The APhA Headquarters is located at 2215 Constitution Avenue, NW, Washington, DC. The APhA Headquarters building was constructed in 1933 and is listed as a National Historic Landmark. The redevelopment of the subject property includes the expansion of the headquarters building by demolishing the existing north portion and extending onto 0.7 acres of land.

Environmental Investigations and Action Plan

As part of the redevelopment, extensive characterization of soil and groundwater was performed to identify Environmental Recognized Conditions (RECs) at the subject property. The investigation revealed that a chlorinated solvent product (perchloroethylene or PCE) was detected in soil and groundwater due to the historical use of a dry cleaning plant operation from 1928 - 1955. The applicant entered into the District's Voluntary Cleanup Program (VCP) by submitting an application along with a Comprehensive Environmental Site Assessment and proposed cleanup action plan for the VCP's review and approval. APhA's project team included JBG Development Associates, L.L.C., Tishman Construction Corporation of DC, Environmental Resolutions, Inc./Advantage Environmental Consultants, L.L.C., and the District Department of the Environment Voluntary Cleanup Program.

The APhA was accepted into the District of Columbia's Voluntary Cleanup Program in 2005 and the Cleanup Action Plan (CAP) was approved on September 18, 2006. The cleanup actions included excavation of contaminated soils down to bedrock, air monitoring, excavation activities, dewatering during construction and installation of a building cap that included a sub-slab moisture and vapor retardant membrane (VRM). The excavation of soil extended to depths ranging from 41.5 to 54.5 feet below ground surface. A total of 19,542.15 tons of impacted soils were transported to Soil Safe, Inc. of Brandywine, Maryland for treatment and recycling. The VRM was also incorporated to serve as a building cap and sub-slab moisture and vapor retardant membrane. It is a waterproofing membrane comprised of multilayered composite sheets of high density polyethylene film, pressure sensitive adhesive, and weather-resistant protective coating. A foundation pressure relief drainage system was also installed to reduce the exterior groundwater hydrostatic pressure and prevent groundwater intrusion into the sublevels of the building. As a precaution, a granular activated carbon water treatment system was installed adjacent to the groundwater collection sump.

After the proposed excavation was completed, confirmatory sampling at the finished excavated layer was performed to ensure there were no residual contaminants. Before the building was completed, an indoor air quality sample was also collected in the lowest level

of the building over an 8-hour time period. Laboratory analysis of the soil and air samples indicated that PCE was not present above the analytical detection limits.

The District Department of the Environment issued a Certification of Completion (COC) to APhA on May 6, 2009. As stated in the COC, the requirements of the Cleanup Action Plan were implemented and all applicable cleanup standards were met. The new APhA Headquarters Annex has provided APhA with much needed additional office space and kept them located in the District of Columbia, as well as provided the US General Service Administration with additional government office space as a tenant to APhA.

Project Progress Photos



Before CAP



During CAP



After CAP

