

# The Redevelopment of-The Jefferson at 13<sup>th</sup> Street

## Multi-Story Residential Building

**VCP ID #:** 2003-001  
**Site Name:** The Jefferson at 13<sup>th</sup> Street  
**Site Address:** 1300 M Street, NW  
Washington, DC 20008  
**Square No.:** 245 **Lot No.:** 803, 804, 805, 806, 825, 828, 842, 841, 827, 821, and 834  
**Size:** 0.80 acres

### Site Description

The proposed redevelopment site, located in the corner of 13<sup>th</sup> and M street, NW in Washington DC is an approximately 0.8 acres located in the middle of developed residential and commercial properties. The historical land use of the site consisted of several facilities and vacant land. The varied use of the site included super market, petroleum dispensing facility, an apartment building, print Shop, food preparation and carry out business, retail store, restaurant, Liquor Store and Dry Cleaner. The Applicant, Jefferson at Logan Circle L.P has proposed to redevelop the site in to a multi story mixed apartment complex consisting of commercial and residential condominiums.

### **Before Implementation of Cleanup Action Plan (CAP)**



On November 01, 2002, JPI entered in to the Voluntary Cleanup Program by submitting Voluntary Cleanup Program Application along with a Comprehensive Site Assessment (CSA) proposing to address the environmental issues at the site and redevelop the subject property.

## **Environmental Health Concern and Performance of a CAP**

The applicant submitted Phase I and Phase II ESA evaluating the historical use, site ownership and identification of environmental recognized conditions at the subject property. The Phase II ESA consisted of soil and groundwater sampling to delineate the extent of contamination both horizontally and vertically. Environmental, consultants and Contractors (ECC) concluded from its findings that the former dry cleaning facility located at 1212 13th Street, N.W. and the petroleum dispensing facility located at the corner of 13<sup>th</sup> and M were the two suspected sources of the contamination. As a result, the primary contaminants of concerns were petroleum products and chlorinated solvents in both soil and groundwater.

Based on the site investigations result and identification of the primary environmental concerns at the subject property, ECC submitted Cleanup Action Plan proposing to remove impacted soil and groundwater. The CAP was approved and the applicant was directed to implement the approved CAP. As a result, the effective removal of impacted soil consisted of a mass excavation to a depth of an approximately 33 feet resulting an excavation of an approximately 45, 415 cubic yards of soil and removal of 25, 805 cubic yards of petroleum impacted soil. A total of 52, 817 tons of petroleum impacted soil was transported to an approved recycling facility. The groundwater generated during construction was also pumped to 20,000 gallon tank for sediment settling and free phase separation, and then treated by carbon adsorption for dissolved-phase containment removal prior to discharge. Dewatering activities were implemented as per the CAP approval and TDA permits from WASA.

Upon implementation of the approved CAP and verification of a confirmatory sampling result for compliance with the VCP protocol and approved cleanup action plan, a Certificate of Completion was issued on January 20, 2005.

### **After CAP**

