

Redevelopment of DC Major League Baseball

VBCPID: VCP2006-008

Site Name: DC Major League Baseball

Site Address: 1500 South Capitol St. SE
Washington, DC 20003

Square Number: 702,703,704,705 and 706

Lot Number: 5,6,7,8,11,
15,37,38,39,53,54,79,80,81,82,83,84,85,104,105,106,126,127,802,804,805
806,807,808,809,819,821,822,826,836,838,841,845,846,851,852,853,854,
855,856,857,858,859,860,861,862,864,866,867,868,869,870,871.

Size: 19.7 acres

Site Description

The multiple parcels, formerly commercial and industrial facilities, comprised 5 city squares and 72 lots. The subject property is bordered by South Capitol to the west, Potomac Street to the South, First Street to the East and N Street to the north. The site was known to have been used as a mixed use industrial, commercial, and residential area with several vacant sites.

Before Cleanup Action Plan (CAP) Implementation



The DC Government acquired the properties through an eminent domain action for the purpose of developing a baseball stadium that was filed on October 28, 2005. The act authorized the DC Government to transfer the property to the Anacostia Waterfront Corporation (AWC). The AWC in turn leased the property to the DC Sports and Entertainment Commission (DCSEC) for the purpose of constructing a new stadium. AWC is an independent corporate authority of the DC government. The baseball project team included DCSEC, Clark Construction Corporation of DC,

Environmental Resolutions, Schnabel Engineering, and the District Department of the Environment, Voluntary Cleanup Program.

Environmental Investigation and Cleanup Action

As part of the redevelopment, a characterization of soil and groundwater was performed to identify Recognized Environmental Conditions (RECs) at the subject property. As a primary environmental consultant, Schnabel Engineering performed the comprehensive site assessment which incorporated several previously done targeted assessments within the foot print of the subject properties. The assessments revealed various types of contaminants that had impacted the soil and groundwater. The contaminants associated with the historical use of various facilities were TPH, DRO/GRO, BTEX, heavy metals, chlorinated solvent products (perchloroethylene or PCE). As a result, the applicant, DCSEC, entered into the District's Voluntary Cleanup Program (VCP) by submitting an application along with the Comprehensive Environmental Site Assessment (CSA) and a proposed cleanup action plan (CAP).

During CAP

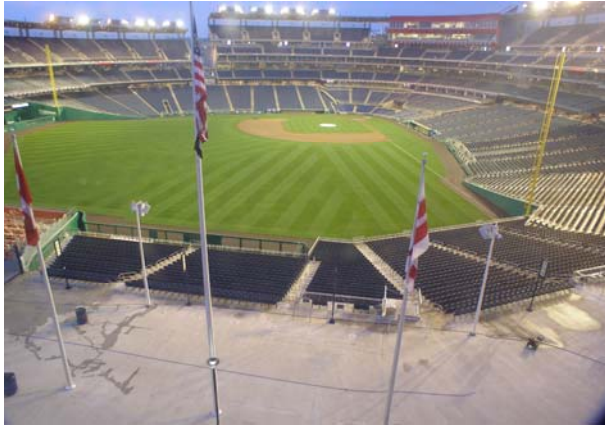


The VCP, along with the UST/LUST, WQD and other relevant programs within DDOE, reviewed the CSA and CAP, and provided guidance during the implementation of the approved VCAP. Accordingly, over 300,000 cubic yards of impacted soil was effectively removed and more than 600,000 gallons of GW was treated in compliance with DDOE directives. After the completion of the proposed excavation and treatment of GW, confirmatory sampling was performed at the finished excavated layer to ensure that there were no residual contaminants.

Laboratory analysis of the post construction soil samples later revealed low to non-detect concentrations of petroleum and dry cleaning solvents. As a result, DDOE issued directives to have post construction monitoring wells installed and cross migration of groundwater (GW) contamination to adjacent properties monitored. Three sampling events were performed and the laboratory sample results revealed non-detect at all monitoring wells with the exception of one. DDOE concluded that there is no offsite migration of impacted groundwater and the low level

residual contamination does not pose a threat to human health and the environment. In addition, a state-of-the-art post construction ground water collection, filtration and treatment system is imbedded into the stadium design to capture all contaminants beneath the stadium.

After CAP



On June 22, 2010, the DC Department of the Environment issued a Certification of Completion (COC) to DCSEC certifying the requirements of the Cleanup Action Plan were implemented and all applicable cleanup standards were met in compliance with DDOE directives. On March 30, 2008, over 40 thousand people attended when the new state of the art Baseball Stadium was inaugurated by the President of the United States. The Nationals Park became the nation's first Leadership in Energy & Environmental Design (LEED) Silver Certified professional sports stadium and is the largest voluntary cleanup project in the District of Columbia.