DISTRICT DEPARTMENT OF THE ENVIRONMENT

Underground Storage Tank Branch
Leaking Underground Storage Tank (LUST) Contaminated Sites
LUST Cleanup Success Story

SITE INFORMATION:

Site Name:	Half Street Office Building
Site Address:	55 M Street SE, Washington DC 20019
LUST ID #:	2007077
Property Owner:	Monument Realty BP Office #1 LLC
Remediating Party:	Monument Realty BP Office #1 LLC
Ward #:	6

SITE DESCRIPTION:

This Leaking Underground Storage Tank (LUST) Case #2007007 is associated with 55 M Street, in Southeast Washington DC (site). The site is located approximately one block north of Washington Nationals Park baseball stadium and was formerly used as a gas station, towing yard and auto repair shop, starting in the 1960s. Remediation activities and property development was completed by Monument Realty BP Office #1, LLC starting in 2007. The present site structure is a modern multi-story building with 275,000 square feet of commercial space, 15,000 square feet of retail space, and three floors of subgrade parking. Monument Realty BP Office #1 LLC currently owns and operates the site. No underground storage tanks (USTs) remain at the site. The site is surrounded by commercial properties, parking lots and undeveloped land. The Half Street exit to the Navy Yard Metrorail stop is directly beneath the property. Topographically the site and surrounding area are relatively flat.

SOURCE and RECEPTORS:

1. In 2006 an unknown amount of petroleum product contamination was identified in soil and groundwater during due-diligence investigations at the site. The source of the contamination was attributed to historical site operations and USTs.
2. The Anacostia River is located approximately 2,000 feet to the south.
3. A Washington Metropolitan Transport Authority rail tunnel runs underground along M Street adjacent to the site, and the Half Street exit to the Metro is located beneath the site building.
4. Surrounding properties generally include commercial buildings, parking lots, and undeveloped land.
5. Non-potable groundwater at the site is at an average depth of 39 feet below ground surface.

ENVIRONMENTAL ASSESSMENTS/INVESTIGATIONS:

A series of environmental assessments were completed at the site between 2004 and 2006, including a Phase I Environmental Assessment, a Phase II Environmental Assessment and additional investigations to delineate the extent of soil and groundwater contamination. A Corrective Action Plan (CAP) was completed for the site, and was approved by DDOE in December 2006. The CAP proposed excavation and off-site disposal of all impacted site soils and pump and treat of residual contaminated groundwater.

CLEANUP COMPLETED:

1. A temporary water treatment plant was installed in January 2007, to treat contaminated groundwater produced as a result of dewatering associated with site redevelopment.

2. Bulk excavation of contaminated soil commenced in February 2007. Remedial excavation was completed in accordance with all CAP requirements. All excavation activities were completed with oversight by independent environmental consultants who screened soil for contaminants of concern (COCs) in the field and tracked the transport and disposal of impacted soil. When remedial excavations were completed a total of 35,000 tons of petroleum impacted soil was removed from the site, representing a significant decrease in contaminant loading to the local aquifer. All contaminated soil was transported off-site for recycling at a licensed disposal facility.

3. In December 2008 post-excavation soil samples were collected from representative locations across the site. Laboratory analysis showed that concentrations of COCs at the base of the excavation were now below DDOE Tier 0 soil screening levels, indicating that the site soils were essentially clean, and that no additional remedial excavation was required.

4. In January 2008 the temporary groundwater treatment system was shut down. At system shutdown approximately 30.5 million gallons of groundwater had been treated for contaminants of concern.

5. Groundwater samples collected in April 2009 indicated that despite the large quantity of groundwater treated low-level hydrocarbon impacts to groundwater persisted at the site. Low level hydrocarbon contamination may be attributed to off-site impacts which are currently being dealt with under separate LUST Case numbers. Due to the presence of residual concentrations of hydrocarbons in groundwater a storm water pollution prevention plan was completed and approved by DDOE and a permanent groundwater treatment system was designed for the site.

6. In May 2009 the sites permanent groundwater treatment system came online. The system consists of a sediment filter and a 1,800 pound granulated activated carbon filter. The system treats sump water prior to discharging to the municipal separate storm sewer system (MS4). The discharge to the MS4 is authorized under a National Pollution Discharge Elimination System (NPDES) multi sector general permit. Requirements of the permit include sampling effluent water on a quarterly basis for TPH, volatile organic compounds and total suspended solids.

PRESENT SITE CONDITION:

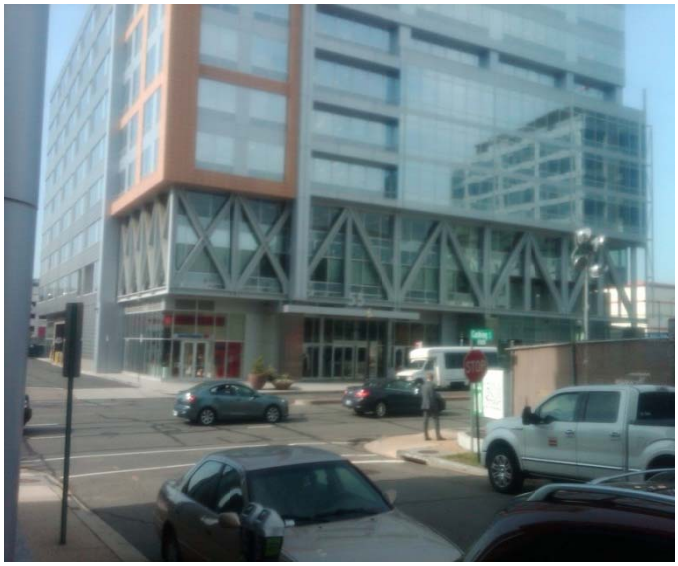
Residual groundwater concentrations were evaluated after three years of groundwater treatment, using the DC Risk Based Corrective Action process. A review of laboratory analytical results for the site showed that groundwater concentrations meet the site specific target levels for all identified COCs. Residual concentrations of COCs at the site are not considered to represent an ongoing human health or environmental risk. The site was awarded "No Further Action" status on March 18, 2013.

Although the LUST case has been granted No Further Action status, groundwater produced from the site sump continues to be treated through the permanent groundwater treatment system in accordance with the current NPDES permit. Oversight and review of the NPDES permits and permit requirements are under the purview of the Water Protection Division of the USEPA.

PHOTOS:

UNDERGROUND STORAGE TANK REMOVED

COMPLETED SITE BUILDING



Please feel free to contact our office at telephone 202-535-2600, fax 202-535-1383 or email ust.ddoe@dc.gov for additional information.

DISTRICT DEPARTMENT OF THE ENVIRONMENT
green forward

Prepared by UST Branch: Brian Barone **Date: May 17, 2013**

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