

**VCP Application**  
**Buzzard Point Soccer Stadium**

**I. Property**

Property: D.C. United Soccer Stadium

Address: 100 Potomac Ave SW

City: Washington, DC    Quadrant: SW                      Zip Code: 20024                      Ward 6

Square (Lot): 0661, 0603S, 0605, 0607, 0661, 0665

Lot: 0800, 0800, 0007, 0802, 0013, 0805, 0804, 0024

Acreage: 11.27

Has this site had any prior involvement with District or Federal environmental regulatory programs including notices of violation, orders, consent orders, enforcement action, or environmental permits?  
(Y/N) **N**

Is the property listed on the National Priority List pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. 9601 et seq.? (Y/N) **N**

Is this property subject of a current cleanup action by the Environmental Protection Agency or the DDOE? **N**

**II. Applicant**

Name: Brian Kenner

Title: Deputy Mayor

Corporation/ Organization: Deputy Major for Planning and Economic Development (DMOED)

Legal Form of Business: Government Agency

Mailing Address: 1350 Pennsylvania Avenue, NW

City: Washington                      State: DC                      Zip Code: 20004

Telephone: (202) 727-2643

Email: brian.kenner@dc.gov

District of Columbia Corporation (Y/N): **N/A**    Out of state entity (Y/N): **N/A**

Is the Applicant applying for or does the Applicant plan to apply for grants, loans or property tax credits available for the redevelopment of Brownfields in the District per Title VII Cleanup Incentives of the Act?  
(Y/N): **N/A**

Has the Applicant had any prior involvement with District or Federal environmental regulatory programs including notices of violation, orders, consent orders, enforcement actions, or environmental permits?  
(Y/N) (please attach copies of any information listed): **N/A**

**III. Current Property Owner**

This property is currently owned by five different entities. The District of Columbia will be acquiring ownership of all parcels. At the present time parcels owned by the following entities:

DC Government  
SQ: 0661, 0603S      Lot: 0800, 0800  
Washington DC  
Current Operations: sand storage in salt dome - operated by DDOT, truck storage – operated by Super Salvage  
Are hazardous substances used, generated, treated, stored, disposed or released at the property? (Y/N): N

Super Salvage  
1711 1<sup>st</sup> St SW  
SQ: 0605      Lot: 0802      Acreage: 0.960  
City: Washington DC      State: DC      Zip Code 20004-1600  
Stephen Middelthon  
Current Use: salvage yard scrap metal  
Are hazardous substances used, generated, treated, stored, disposed or released at the property? (Y/N): pending Phase II site assessment

Mark Ein  
1712 2<sup>nd</sup> St, SW  
SQ: 0605      Lot: 0007      Acreage: 0.588  
Venture Group/Rollingwood Real Estate  
509 7<sup>th</sup> St SW  
City: Washington DC      State: DC      Zip Code 20004-1600  
Current Operations: used to store and refurbish bicycles for the Capital Bikeshare Program  
Are hazardous substances used, generated, treated, stored, disposed or released at the property? (Y/N): 2 propane tanks, small quantities of cleaners and oils related to bike maintenance

Akridge  
1900 1<sup>st</sup> St, SW  
SQ: 0607      Lot: 0013      Acreage: 2.049  
Mathew Klein  
601 13<sup>th</sup> St NW Suite 300 N  
City: Washington DC      State: DC      Zip Code 20005-3870  
Current Operations: warehouse utilized for storing end of life passenger vehicles  
Are hazardous substances used, generated, treated, stored, disposed or released at the property? (Y/N): N

PEPCO  
1930 1<sup>st</sup> St  
SQ: 0661, 0665 Lot: 0805, 0804, 0024      Acreage: 5.364  
Vernon Gibson  
701 9<sup>th</sup> St NW

City: Washington DC State: DC Zip Code 20068

Current Operations: parking lot, electrical substation

Are hazardous substances used, generated, treated, stored, disposed or released at the property? (Y/N): likely uses PCB in the operation of the electrical substation

#### **IV. Other Contacts**

##### Consultant

Name: Mark Babbitt Title: VP of Infrastructure

Cooperation/Organization: McKissack & McKissack

Mailing Address: 901 K Street, NW 6<sup>th</sup> Floor

City: Washington State: DC Zip Code: 20009

Telephone: (202) 220-0145

Email: mark.babbitt@mckissackdc.com

##### Project Manager

Name: Meredith Raetz Title: Project Designer

Cooperation/Organization: McKissack & McKissack

Mailing Address: 901 K Street, NW 6<sup>th</sup> Floor

City: Washington State: DC Zip Code: 20009

Telephone: (202) 572.2539

Email: Meredith.raetz@mckissackdc.com

#### **V. Applicant's Interest in Property**

Do you own this property? (Y/N) **N**

(Include copy of deed)

Are you under contract to purchase the property? (Y/N) **Y**

Are you under contract to sell the property? (Y/N)

If under contract to sell or purchase the property, has a settlement date been scheduled? (Y/N)

Date: **N**

Are you renting or leasing the property? (Y/N) **N**

Are you considering renting or leasing the property? (Y/N) **Y**

Are you a holder of a mortgage, deed, trust or other security interest in the property? (Y/N) **N**

Place an "X" in the appropriate blank.

Intend to develop site for personal or business purposes.

Intend to conduct an investigation of site prior to acquisition or development.

Neighboring property owner who was unable to obtain relief from the responsible party.

**VII. Historical Property Use**

Have there ever been any hazardous substances used, generated, treated, stored, disposed of, or discharged at the property? (Y/N) Y

The site is reported to have been used for industrial, commercial, and residential purposes since the 1700s. Use varies by individual parcel. Most parcels have stored, used, treated, disposed of, or discharged hazardous substance at some point.

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics):

Subsurface contamination has been identified in soil and groundwater throughout various areas the site. In general, low to moderate levels of petroleum hydrocarbons, low to moderate levels of some. The majority of the contamination appears to be petroleum related. Other contaminants may include: cadmium, lead, and chlorinated solvents. Detailed description of contaminants is provided in the Phase II Environmental Site Assessment.

**VIII. Future Property Use**

- Unlimited
- Residential
- Mixed Use
- Commercial
- Industrial
- Undetermined

The proposed stadium will host Major League Soccer event with seating capacity of about 20,000 spectators. The stadium will also provide commercial space for vendors and concessions, and offices. Expected opening date is spring 2018.

**Statement of Certification**

I certify under penalty of law that the information provided in this application is, to the best of Applicant's knowledge and belief, accurate and complete.

I certify that I am the Applicant or an authorized representative of the Applicant.

I certify that all information on environmental conditions relevant to the site and known to the Applicant is included in this application.

By signing below the Applicant, or the authorized representative acting on behalf of the Applicant, agrees to pay all invoices for the costs of services provided by the DDOE when billed.

Printed Name Brian Kenner

Company DMPED Title Deputy Mayor

Signature  Date 03/02/15

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**OFFICE USE**

Documents Received by: \_\_\_\_\_ VCP Case No. \_\_\_\_\_

Date: \_\_\_\_\_ Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Resubmit \_\_\_\_\_

Additional Information Required: \_\_\_\_\_

\_\_\_\_\_