

District Department of the Environment Voluntary Cleanup Program

Project Overview

Site Information

VCP CASE NO.:	VCP 2004-004
VCP PARTICIPANT:	Combined Properties, Incorporated
SITE NAME:	Columbia Road Shopping Center
SITE ADDRESS:	1755 and 1759 Columbia Road, NW,
Square No.:	2580, Lots 0514, 0517
Enrolled:	September 04, 2004
COC Issued	June 10, 2011

Site Description

The Columbia Road Shopping Center property is a 7,925-square-foot (SF) parcel improved with two adjoining commercial retail tenant spaces addressed as 1755 and 1759 Columbia Road, NW, respectively. Past tenants included a fast food restaurant, retail stores and a beauty shop. The historical use of the property included a dry cleaning facility at 1755 Columbia Road from approximately 1942 through 1992

Environmental Investigations and Actions

The applicant initially enrolled the subject property in to the VCP on September 04, 2004 by submitting VCP application and phase I/II ESA proposing to redevelop the subject property in to mixed use (residential/commercial). The applicant later revised the proposed plan to strictly commercial and performed further sampling of soil, groundwater and indoor air. The sampling result revealed that the contaminant of concern was primarily chlorinated solvent located at area beneath 1755 Columbia Road, N.W and the dissolved phase plume have extended vertically impacting the groundwater

As per VCP directives, Apex has performed several rounds of groundwater sampling to delineate the extent of contamination horizontally and vertically. As part of engineering controls, Apex has also installed Sub Slab Depressurization System (SSDS) to mitigate volatile organic compound vapors in the source area beneath the concrete slab.

After an extensive sampling at the subject property: 1755 – 1759 Columbia Road, NW and down gradient areas and analysis of the COC sampling results using a Risk-Based Corrective Action (DC RBCA), Apex concluded that the impacted groundwater was stabilizing and the contamination of concern was decreasing. In addition, the risk associated with the on-site and off-site soil and groundwater as well as indoor air was minimal/negligible.

The Voluntary Cleanup Program has not adopted a policy or procedure for the routine issuance of No Further Action letter without the requirement of a Cleanup Action Plan (CAP). However, upon reviewing the revised submittal dated March 29, 2011 and determining that the subject property will remain strictly commercial, the department concurs with Apex's conclusion and has issued a NFA letter recognizing that the concentration of PCE at the subject property does not pose a threat to human health and the environment. However, the applicant has been directed to maintain the concrete slab floor/paved areas and not to disturb the native soil without prior notice to the department.

Current Use of Columbia Road Shopping Center

