

PUBLIC MEETING

On the Remediation of the proposed DC United Soccer Stadium Site

Thursday, January 21, 2016



AGENDA

1. Introduction
2. Project Background
3. Overview of Voluntary Cleanup Program
4. Protective Measures
5. Public Communications & District Resources
6. Questions

Introduction

- District Government Team
 - Office of the Deputy Mayor for Planning & Economic Development
 - Department of General Services
 - Department of Energy & Environment
 - Department of Health
 - Haley & Aldrich (Environmental Engineers)
 - McKissack & McKissack (Utility Engineers)
 - Brailsford & Dunlavy (Program Managers)

- DC United Team
 - Clark Construction (General Contractor)
 - HP Environmental (Environmental Engineers)
 - Legends (Program Managers)

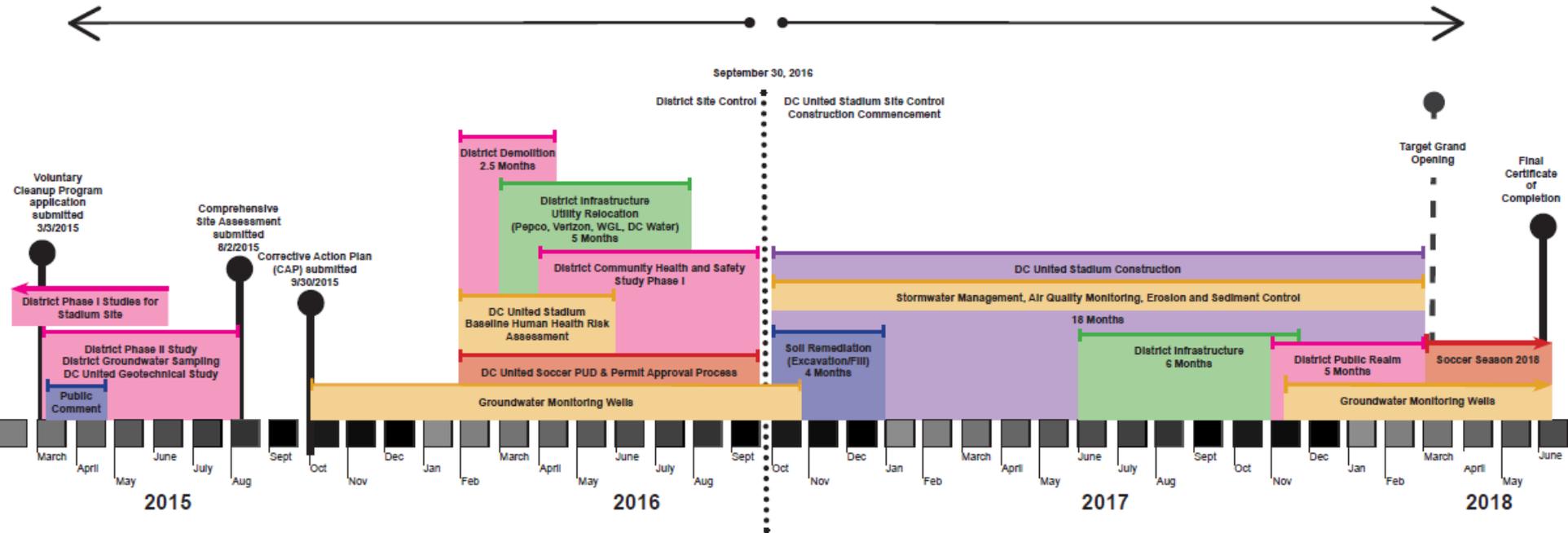
Project Background

- Council approved Soccer Stadium Act in December 2014.
- The District has acquired the stadium site and is preparing for demolition, utility relocation, infrastructure and public space improvements.
- DC United is developing the stadium design, will remediate the site to applicable standards, and construct and operate the stadium.
- The District and DC United have held multiple stakeholders meetings over many months to discuss the VCP process and address comments.
- Vertical construction will begin this fall and the stadium will open in the spring of 2018.

DC United Soccer Stadium Site



DC United Soccer Stadium Project



DC UNITED SOCCER STADIUM PROJECT CONSTRUCTION TIMELINE



Voluntary Cleanup Program (VCP) – Overview

- The VCP is a program through DOEE for property owners, developers, or other entities that did not cause or contribute to contamination but wish to cleanup property.
- Formulate a corrective action plan based on the contaminants found and the proposed development program.
- The purpose is for the property owner to clean up the site to DOEE standards and then receive a Certificate of Completion (COC).

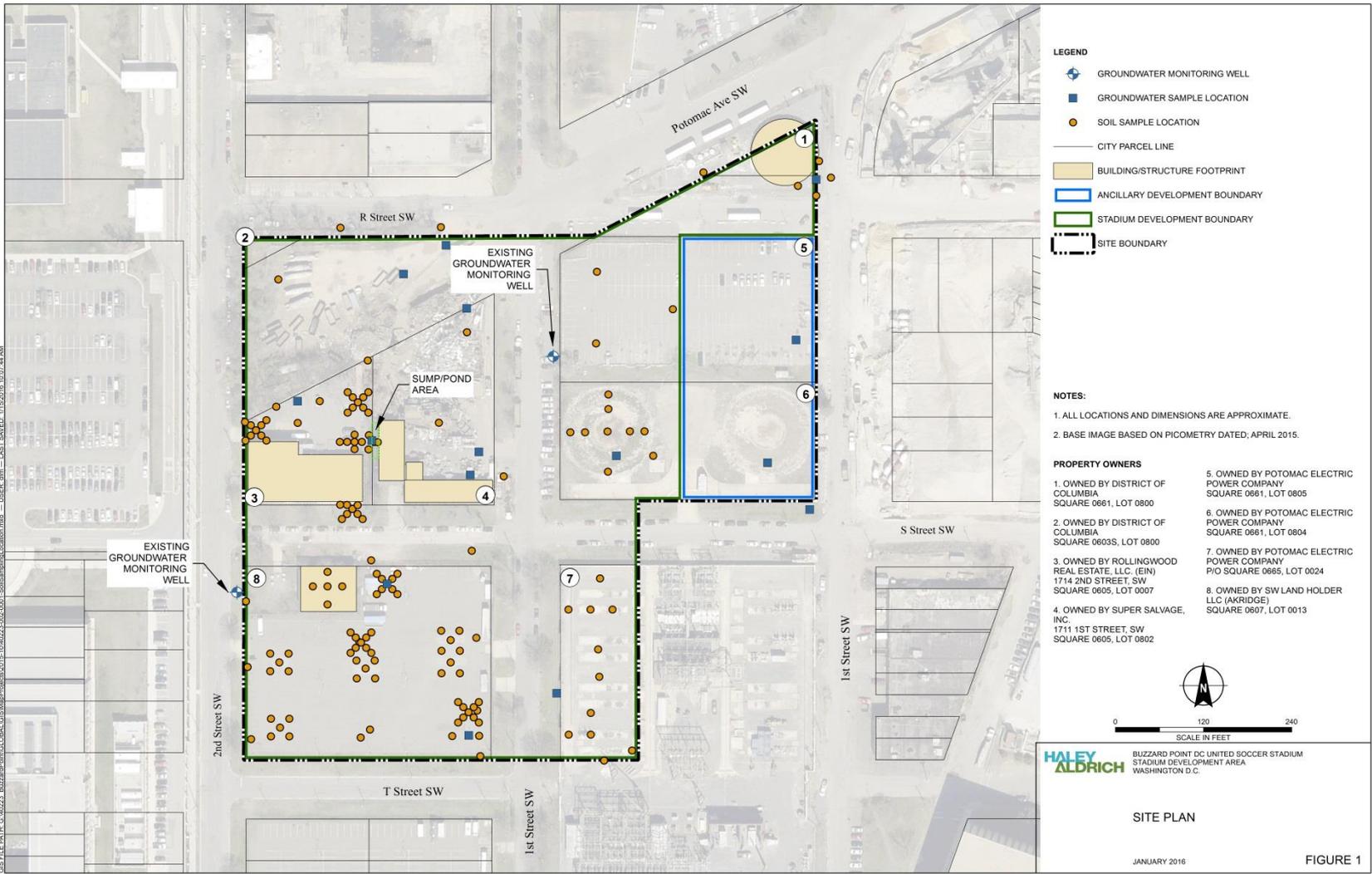
Voluntary Cleanup Program (VCP) – Process

- Apply to the program (March 3, 2015)
- Public comment (March 20, 2015 – May 1, 2015)
- Complete a Comprehensive Site Assessment (Submitted on August 2, 2015)
 - Phase I Environmental Site Assessment (ESA)
 - Site history, hydrogeology, and existing conditions
 - Phase II Environmental Site Assessment (ESA)
 - Field investigation: soil and groundwater sampling
- Formulate a Cleanup Action Plan (CAP) (Submitted on September 30, 2015)
 - Based on Phase I & II ESA results
 - Plan for how the site will be cleaned up to meet DOEE standards and protect human health and the environment
- Implement the CAP (i.e., clean up the site)
- Receive a Certificate of Completion from the DOEE

Voluntary Cleanup Program (VCP) – Investigations

- 137 borings were advanced at 8 parcels (Stadium Site)
- Initially 14 groundwater sample location were installed (2 groundwater monitoring wells remain)
- 520 soil samples and 23 perched water/groundwater samples were collected for laboratory analysis
- Chemicals of potential concern (COPCs) identified as the following:
 - Volatile organic compounds (only 2 samples above the acceptable levels)
 - Semi-volatile organic compounds
 - Total petroleum hydrocarbons
 - Polychlorinated biphenyls (only 3 samples above the acceptable levels)
 - Metals
- Cleanup Action Plan prepared and submitted to the DOEE and approved on October 1, 2015

DC United Soccer Stadium Project



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Protective Measures and Best Practices

- Baseline Human Health Risk Assessment (Stadium Site)
- Soil Excavation and Fill
- Groundwater Monitoring
- Storm Water Management / Erosion and Sediment Control
- Air Quality Monitoring
- Construction Truck/Delivery Traffic Routing Plan/Noise Level Map
- Community Health & Safety Study

Protective Measures – Baseline Human Health Risk Assessment (Stadium Site)

- The baseline HHRA will be conducted to better understand site COPCs that may pose a threat to human health greater than acceptable risk thresholds and/or threat to groundwater/surface water quality due to chemical leaching
- The DOEE will approve the baseline HHRA methodology
- Areas of potential concern will be refined based on the results of the baseline HHRA including chemical leaching potential evaluation
- Risk-based remediation areas (protective of human health and water quality) will be derived

Protective Measures – Soil Excavation & Fill

- Site soil with chemical concentrations that pose a threat to human health and/or the environment (i.e., groundwater and surface water quality) will be remediated in compliance with the approved CAP
- Stadium to be built above grade, unlike Nationals Ballpark, where the field and lower seating levels are below grade
- Due to significant grade change most of the stadium site will require significant filling. All fill material brought to the site will be in compliance with the approved CAP
- Excavation for stadium foundations will be limited to pile foundations.

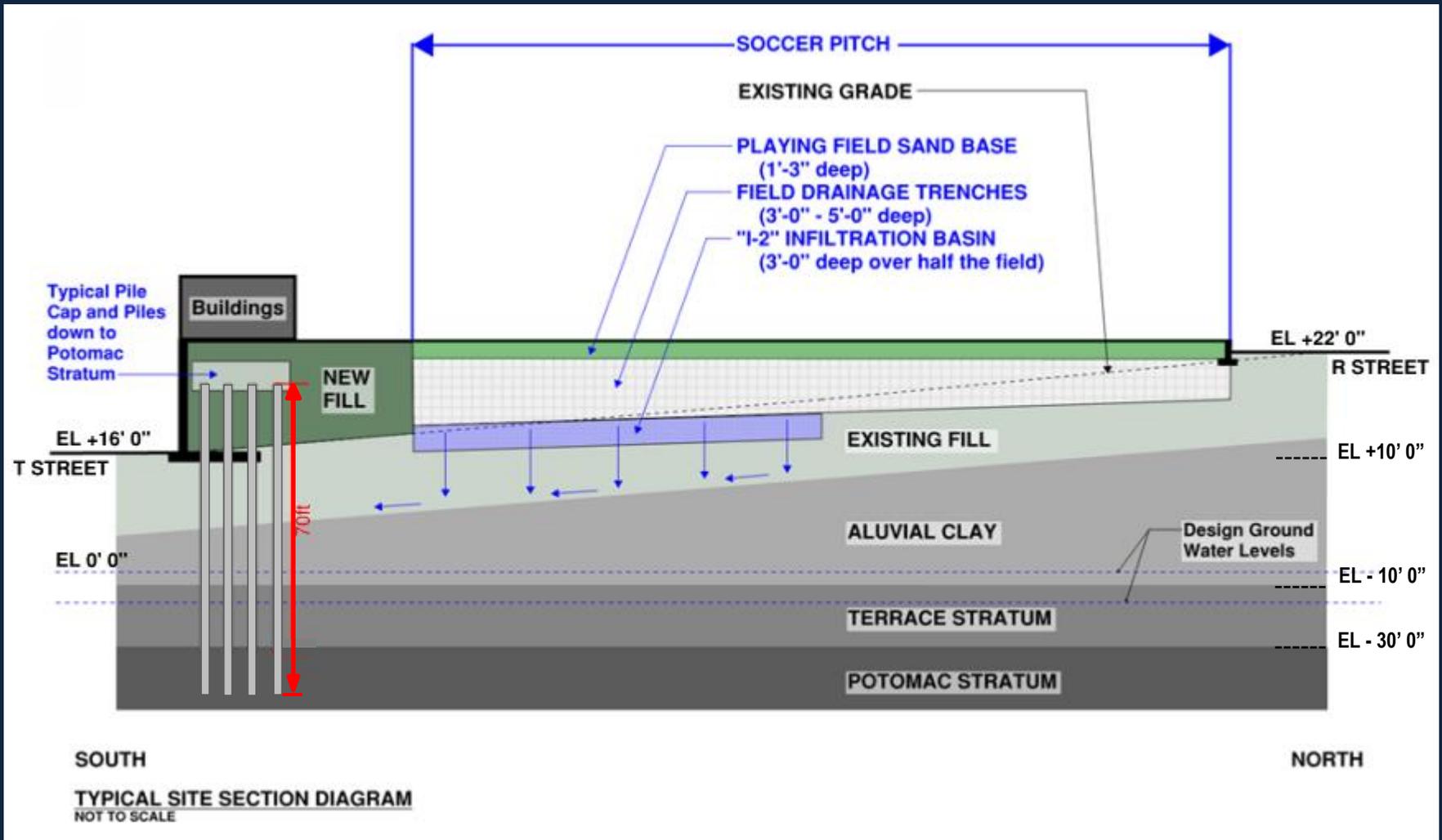
Site Logistics



The Foundation Plan includes:

- Site benching
- Driven precast piles
- Drilled caissons along First Street
- Pile caps and grade beams

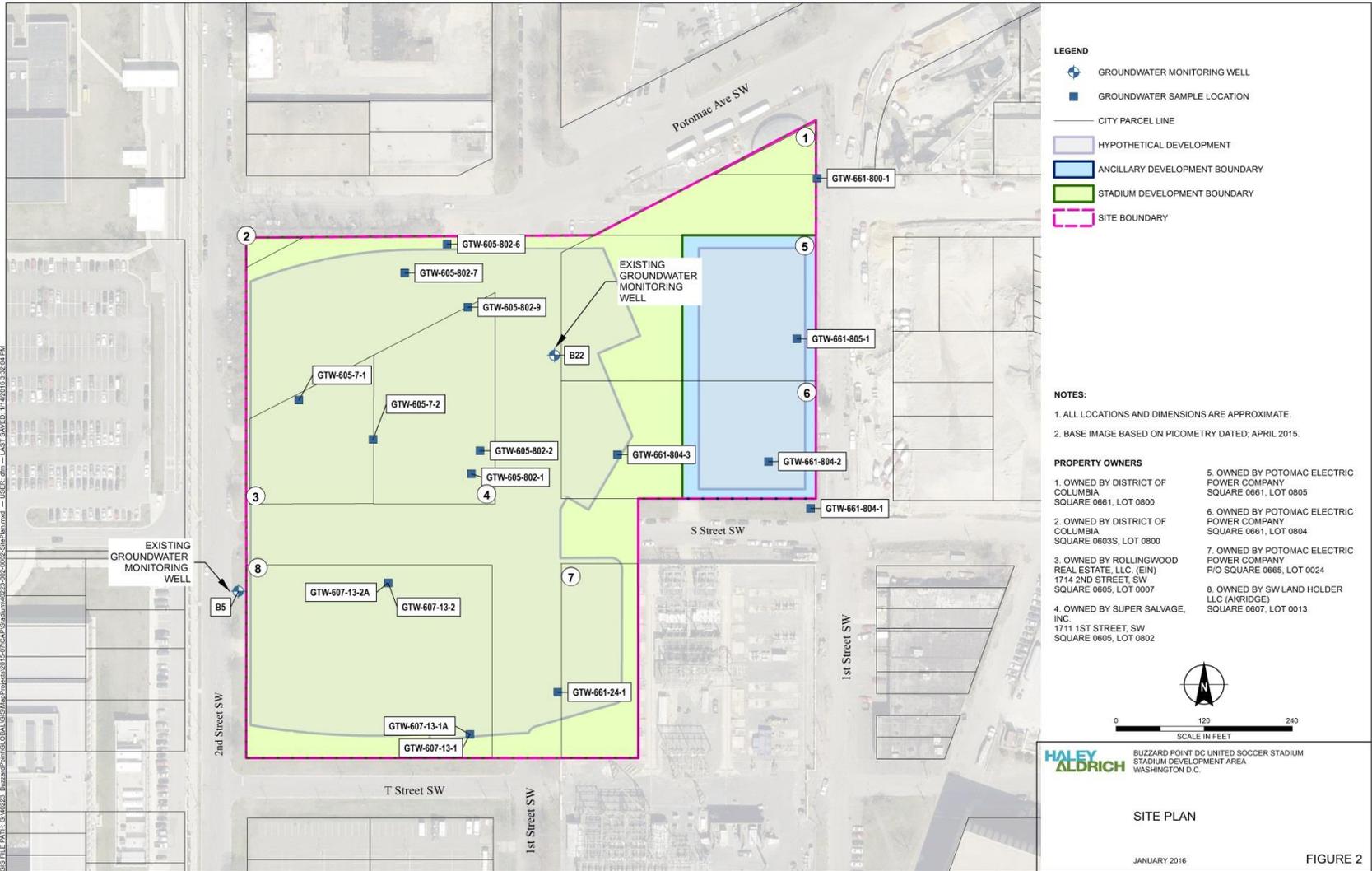




Protective Measures – Groundwater Monitoring

- Initially, 14 groundwater sampling location were installed on site
- In addition, groundwater monitoring wells B5 and B22 were installed up-gradient and down-gradient to the site
- Groundwater samples were collected and submitted for COPC analysis to establish baseline water quality conditions
- A groundwater monitoring program will be established to ensure that redevelopment activities do not impact groundwater quality and to monitor off-site migration of chemicals in groundwater

DC United Soccer Stadium Project

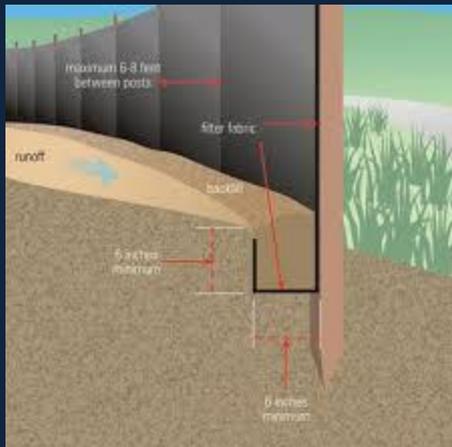


Groundwater Monitoring Wells

Protective Measures – Storm Water Management

- Storm Water Pollution Prevention Plan (SWPPP) will be developed prior to the start of construction activities.
- The SWPPP will be formulated in compliance with EPA standards and laws.
- The Project team will ensure all aspects of the SWPPP are being followed including:
 - Initial plan development
 - Routine (generally weekly) inspections
 - Post storm inspections
 - Random inspections
 - Plan modifications and updates
 - Certification and execution of permit applications
 - Documentation and record keeping

Protective Measures – Erosion and Sediment Control



Silt Fencing



Construction Water Truck

Protective Measures – Air Quality Monitoring

- Air sampling will be conducted prior to the start of construction.
- Dust control plan will be prepared prior commencement of construction.
- All construction vehicles and equipment will be cleaned before leaving the site to prevent dust emissions.
- Work will be suspended if the amount of dust exceeds OSHA limits beyond the perimeter of the work area.
- A qualified on-site person will be responsible in making sure that dust control measures are being followed.

Protective Measures - Air Quality Monitoring



Air Monitoring Station



Truck Washing Station

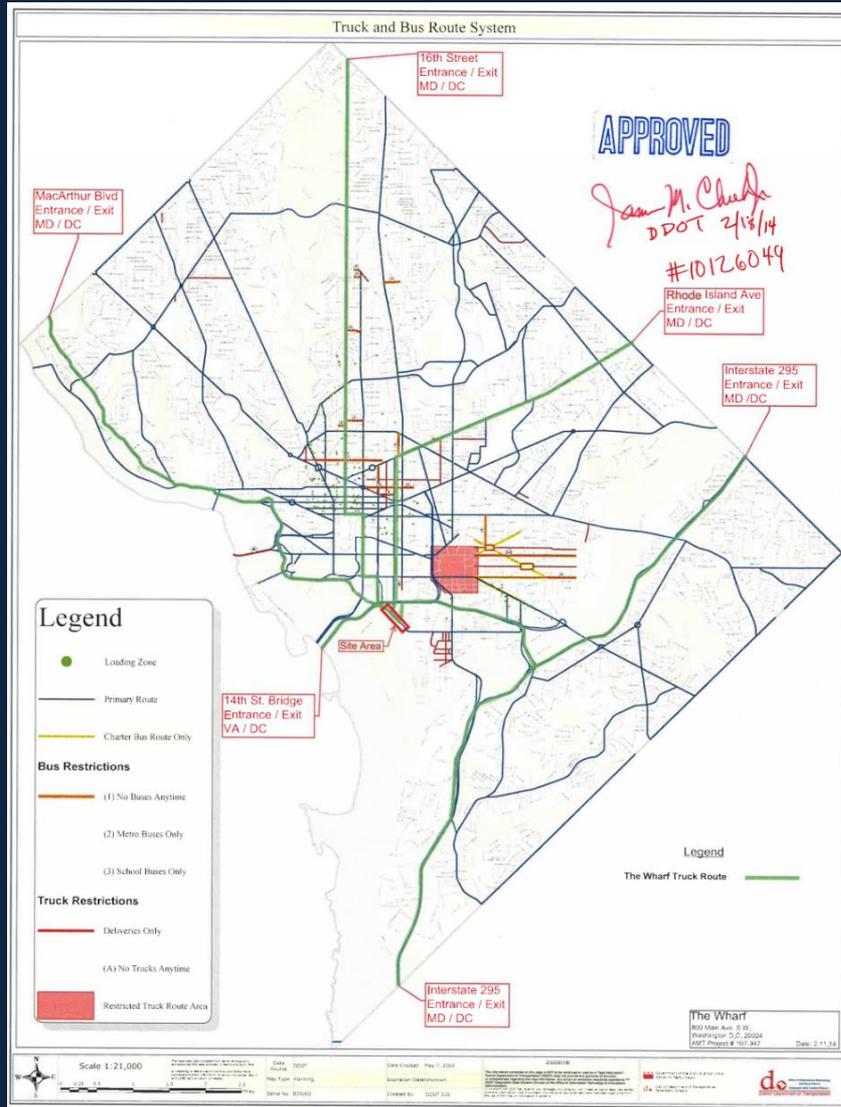


Truck Hauling Excavated Soil

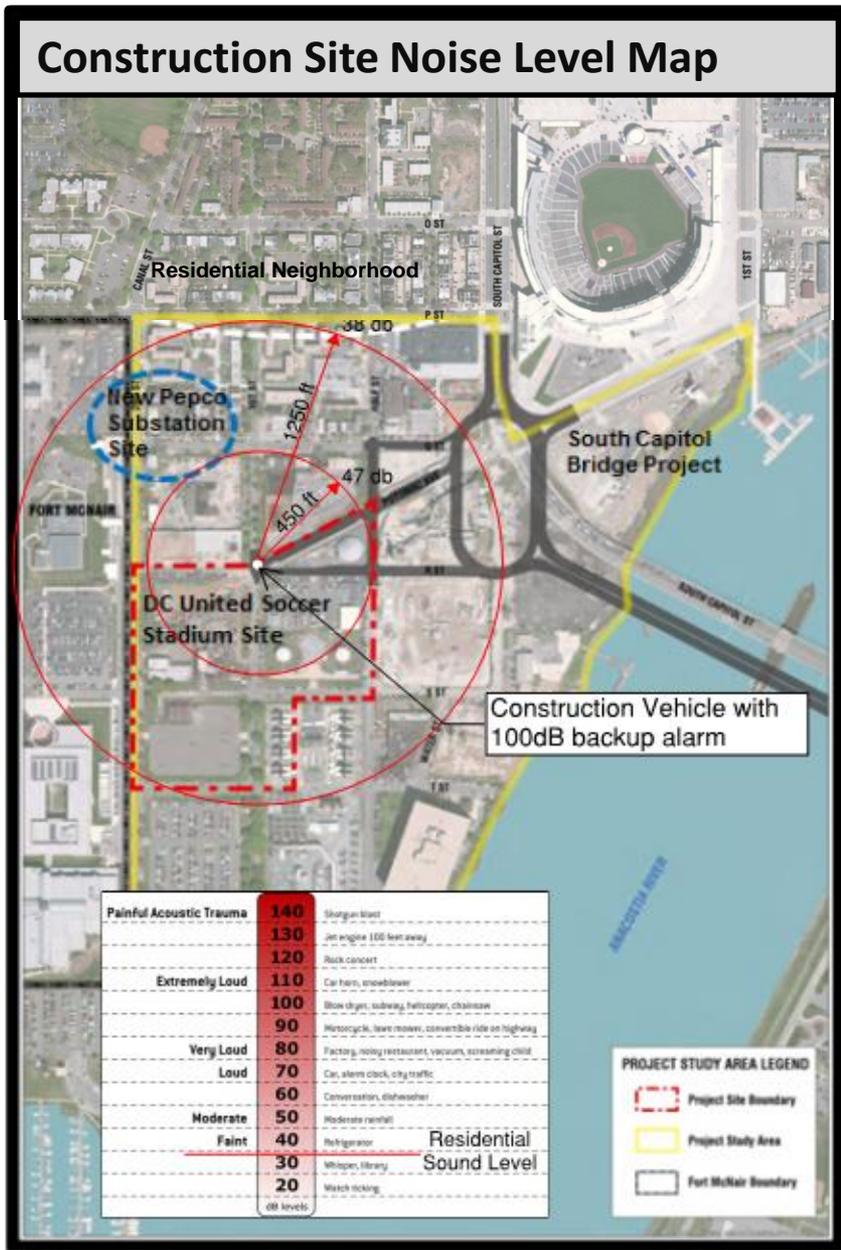
Protective Measures – Construction Truck Routes



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DC United Soccer Stadium Project



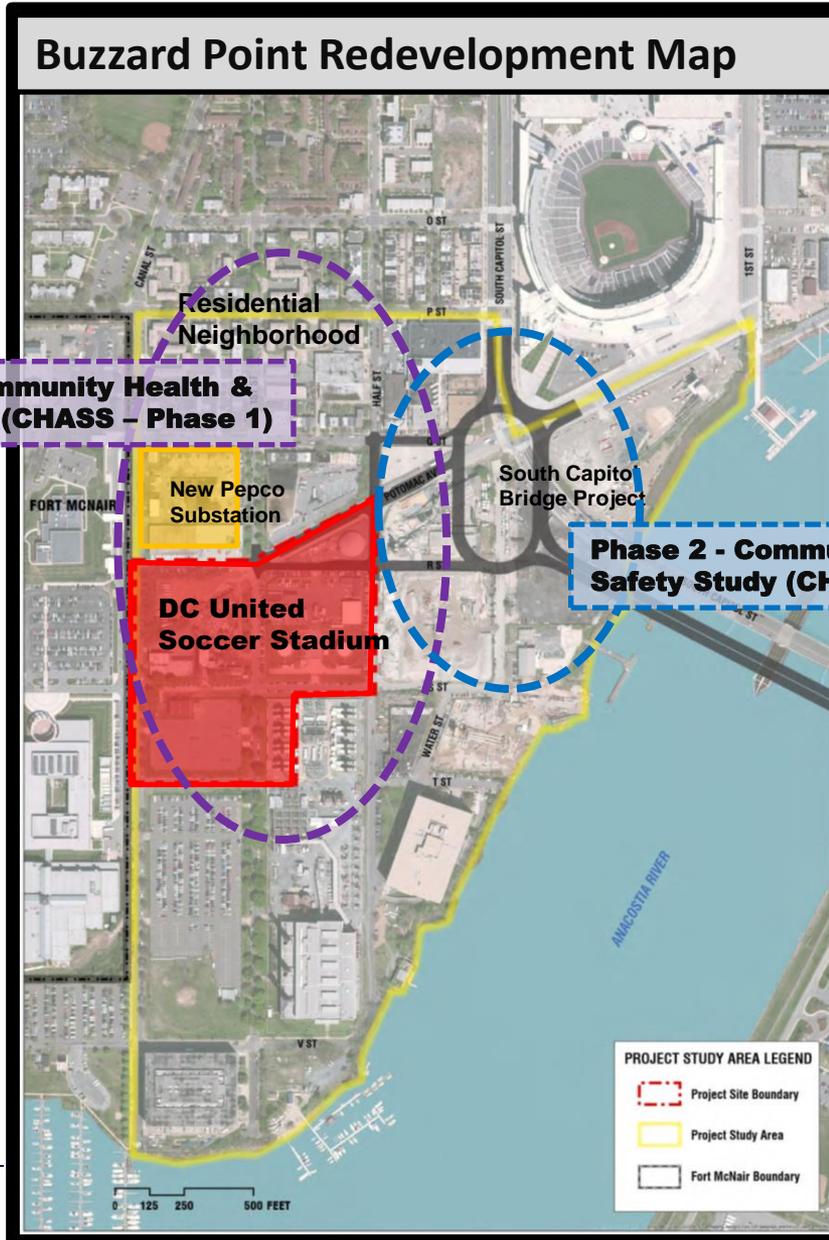
Protective Measures – Community Health & Safety Study

SCOPE: Undertake a Phase 1 Community Health & Safety Study (CHASS – Phase 1) to address potential community health and safety issues for the public in the vicinity of multi-phased voluntary clean up and redevelopment at Buzzard Point, District of Columbia

STUDY TASKS:

- Project Summary & Schedule Phases
- Community Health Status Analysis
- Hazard Assessment & Control Review
- Monitoring Program Review
- Community Quality of Life Considerations Review
- Emergency Preparedness & Response Planning Review
- Public Notification Plan Review
- Report & Recommendations

DC United Soccer Stadium Project



Protective Measures – DOEE Oversight

- DOEE is responsible for ensuring that:
 - The DC United carries out the CAP properly
 - The DC United carries out the SWPPP properly
 - The DC United keeps any dust created by the project within allowable limits
 - The DC United removes contaminated soil that exceeds applicable standards
- DOEE will make unannounced visits to the site to ensure that all rules are being followed.

Public Communications & District Resources

- ANC 6D and Community meeting related to Remediation:
 - ANC 6D meeting June 8, 2015
 - DOEE and Community Stakeholder meeting September 21, 2015
 - DOEE, DC United and Community Stakeholder meeting October 27, 2015
 - DOEE, DC United and Community Stakeholder meeting December 3, 2015
 - DOEE, DOH, DC United and Community Stakeholder meeting January 15, 2016

- District and DC United committed to regular community meetings and updates to ANC 6D

- Online Resources:
 - DMPED Website
<http://dmped.dc.gov/page/dc-united-soccer-stadium>
 - DOEE Website:
<http://doee.dc.gov/publication/dc-united-soccer-stadium-%E2%80%93-voluntary-cleanup>

Public Communications & District Resources

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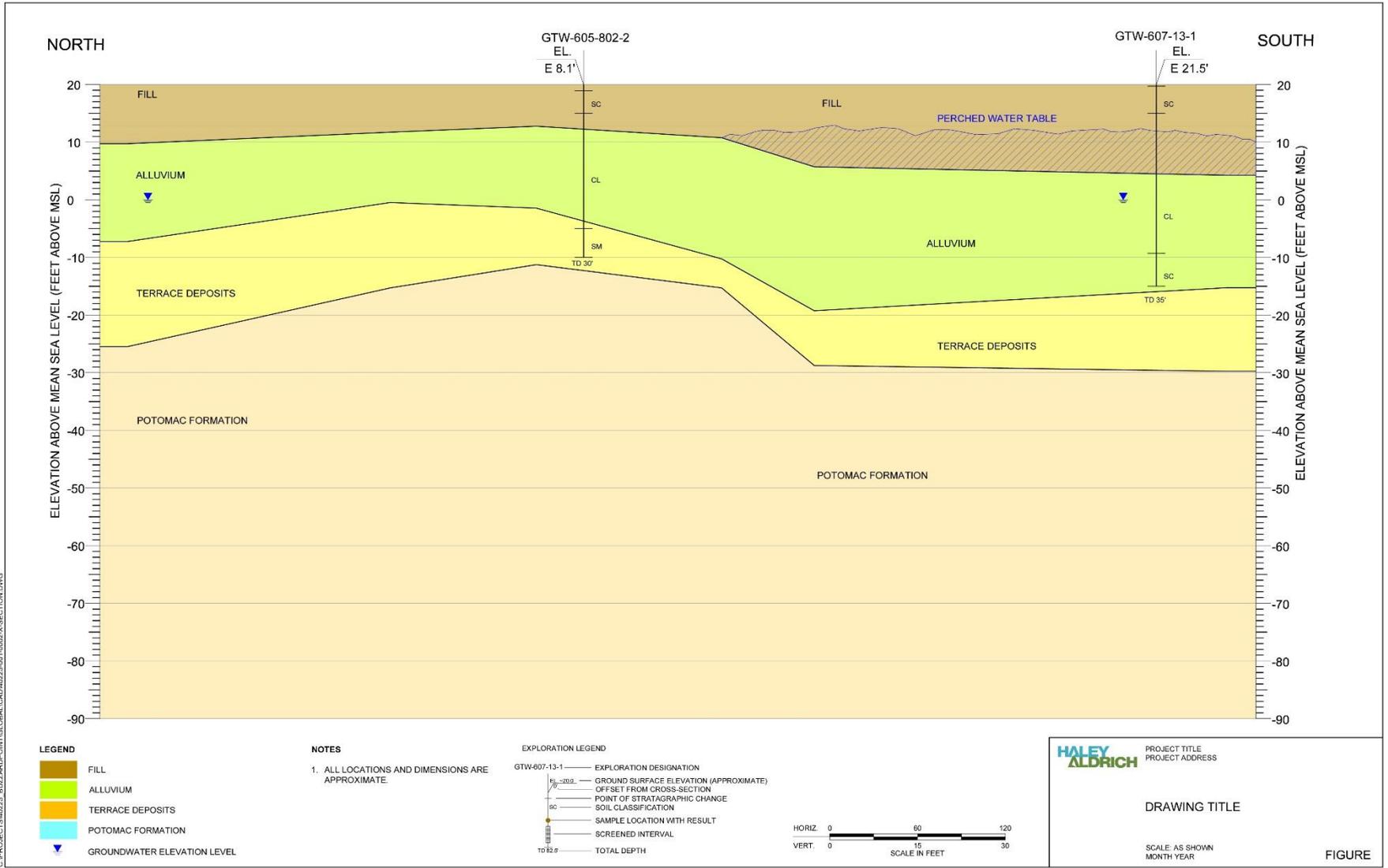
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Questions

DC United Soccer Stadium Project



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Soil Profile