I. Property

Property Name: **D.C. Major League Baseball Park**

Address: **1500 South Capital Street, SE**

City: **Washington, DC** Quadrant **SE** Zip Code **20003** Ward **6**

Square # **702, 703, 704, 705, and 706** Lot # **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, and 871.**

Acreage **19.7 acres**

Has the site 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) **Y (see below)**

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 the property subject of a current cleanup action by the Environmental Protection Agency or the EHA? (Y/N) **Y**

The property formerly owned by Roubin Associates, Inc., located at 60 P Street, S.E. has been the subject of a cleanup action by the DC Department of Health (DOH). This property is bounded to the east by 1st Street, S.E., to the west by Half Street, S.E., to the north by O Street, S.E., and to the south by P Street, S.E. This property is located on Square 705 and has been occupied by an asphalt plant since about 1950.

In a Directive Letter issued on September 1, 1999, the DOH Underground Storage Tank (UST) Division required the completion of a Comprehensive Site Assessment based on the results of an UST Closure Assessment dated August 20, 1999. The CSA was required to determine the degree and extent of soil and groundwater contamination associated with past activities on the asphalt plant site. The CSA identified at least eight USTs, ranging in size from 1,000-gallons to 15,000-gallons, located on the asphalt plant site. The USTs contained gasoline, diesel fuel, and No. 6 fuel oil. The USTs and associated contaminated soil were removed from the site in 1998 and 1999. Seven groundwater monitoring wells (TW-1 through TW-7) were installed on Square 705 in April of 2000 to perform a contamination assessment. Soil samples were also obtained from the groundwater monitoring well locations during installation.

The DOH UST Division issued another Directive Letter dated November 29, 2004 to the Roubin & Janeiro Paving Company. The directive required that oxygen-releasing compounds (ORCs) be installed in monitoring wells MW-2 and MW-7 on the asphalt plant site to enhance natural attenuation of petroleum products by stimulating microbial growth. It was also required that MW-2 and MW-7 be sampled for total petroleum hydrocarbons-diesel range organics and gasoline range organics (TPH-DRO/GRO). In addition, the UST Division required that a report summarizing the testing be submitted by December 14, 2004. The UST Division would review the report to determine the necessity for additional assessments or issue that "No Further

Action" is required.

The DOH Bureau of Environmental Quality issued a Directive Letter dated February 22, 2005 to Roubin Associates, LLC. Based on the Directive Letter, Roubin Associates, LLC was required to collect soil and groundwater samples from the locations of TW-2 and TW-7. The soil and groundwater samples were to be tested for TPH-DRO/GRO; benzene, ethylbenzene, toluene, and total xylenes (BTEX); polynuclear aromatic hydrocarbons (PAHs); total PCBs; dissolved RCRA 8 metals; and cyanide. In addition, Roubin Associates, LLC was required to submit a Groundwater Assessment (GWA) work plan. This plan was to reassess the soil and groundwater contamination on the property and delineate the extent of off-site migration of contamination.

A work plan was completed in April of 2005. As part of the GWA plan, two new wells (ORC-1 and ORC-2) were installed in the areas of wells TW-2 and TW-7 in July of 2005. Groundwater samples were obtained from ORC-1 and ORC-2 and analyzed for TPH-DRO/GRO, BTEX, PAHs, total PCBs, dissolved RCRA 8 metals, and cyanide. After the wells were sampled, ORCs were installed in wells ORC-1 and ORC-2. The laboratory results and summary of the field activities is included in a Groundwater Remediation Progress Report dated September 22, 2005 and prepared by G&O. Plans for investigating the extent of off-site contamination were not implemented due to the transfer of the property to the District of Columbia.

Appendix A provides current pictures of the site and environmental permit information for past owners on the site.

II. Applicant

Name **Allen Y. Lew**
Title **Chief Executive Officer**
Corporation/Organization **District of Columbia Sports and Entertainment Commission**

Legal Form of Business **The applicant is a corporate body and instrumentality of the District of Columbia government. As such it is a corporation separate and distinct from the District government, but a part of that government.**

Mailing Address **2400 East Capitol Street, S.E.**
City **Washington** State **DC** Zip Code **20003**
Telephone **(202) 547-9077** Fax **(202) 347-8572**
E-mail alew@dcsec.com

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

The applicant was chartered by an act of the Council of the District of Columbia. The statute establishing the applicant is codified at Section 3-1401 of the District of Columbia Code, et seq.

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) **Decision Pending**

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) **Y**

> During the RFK stadium renovation, which included resurfacing of most of the parking lot areas around the stadium, the DCSEC received a Notice of Violation (NOV) from DCDOH dated April 12, 2004. The NOV was satisfied by installing two new "Bay Saver" Catch basins in parking lots 5a and 7, to clean the storm water run off from the parking lots. In addition, the remaining catch basins in the rest of the parking lots were outfitted with carbon filters, also to clean the storm water run off from the parking lots. These installations were completed to the satisfaction of DCDOH in April, 2005.

III. Current Property Owner

The property for the Stadium has been assembled for the purpose of constructing a new baseball stadium by the District of Columbia government. Pursuant to the Ballpark Omnibus Financing and Revenue Act of 2004, the District of Columbia has acquired title to the property through eminent domain actions that were filed on October 28, 2005. The act further provides that the District of Columbia will transfer the property to the Anacostia Waterfront Corporation ("AWC") and that AWC will, in turn, ground lease the property to the applicant for the purpose of constructing the new stadium. AWC is an independent corporate authority of the District of Columbia government.

IV. Other Contacts

Consultant

Name **Eric Rehwoldt**
Title **Principal**
Corporation/Organization **Schnabel Engineering North, LLC**
Mailing Address **656 Quince Orchard Road**
City **Gaithersburg** State **MD** Zip **20878**
Telephone **(301) 417-2400 Fax (301) 417-2730**
E-mail **erehwoldt@schnabel-eng.com**

Project Manager

Name **Allen Y. Lew**
Title **Chief Executive Officer**
Corporation/Organization **District of Columbia Sports and Entertainment Commission**
Mailing Address **2400 East Capitol Street, S.E.**
City **Washington** State **DC** Zip Code **20003**
Telephone **(202) 547-9077** Fax **(202) 347-8572**
E-mail alew@dcsec.com

See **Appendix B** for additional contact information.

V. Applicant's Interest in Property

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

> At present, the property is owned by the District of Columbia government; however, pursuant to the Ballpark Omnibus Financing and Revenue Act of 2004, the District of Columbia Sports & Entertainment Commission is charged with developing and constructing the new Ballpark. The Sports Commission will hold title to the property as a ground lessee.

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

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

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

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

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

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.
_X_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.

VI. Current Property Use

Place an "X" in the appropriate blank.

__ Residential	____ Underutilized
__ Industrial	____ Undeveloped
__ Commercial	____ Idle/Inactive
_X_ Mixed-Use	____ Other

> The site is currently being vacated by a mix of residential, commercial, and light industrial property owners, including a trash transfer station located in the northeast corner. Various social clubs, machinery and tool companies, a bituminous products corporation, pyrotechnic and fireworks companies, rug-cleaning services have operated on the site. The area is urban land improved by municipal streets, sidewalks, alleys and associated infrastructure. There is an extensive amount of surface and underground infrastructure that includes gas mains, sanitary sewer, potable water, communications, electric and other typical utilities.

Further information about recent site use is provided in a Phase I Environmental Site Assessment (ESA) prepared in March 2005, presented in **Appendix C**.

Appendix D provides a site map and a description of the most recent uses of the properties.

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. In early 1930s, the commercial properties along Half Street consisted of contractors, Atlas Machine and Ironworks, Action Fuel Company, Mayfair Laundry, residential properties, the High's Ice Cream Plant, and a sand and gravel company. Standard Oil of NJ Fuel Oil Storage Tank Site was established to the south of the site.

By the late 1930s and early 1940s the area changed to a more commercial and industrial setting. Developments in these years included a trash removal operation, a truck sales and service company, Warmouth Paving Company, numerous buried bulk underground storage tanks located under South Capitol Street.

In the 1970's various social clubs, machinery and tool companies, a bituminous products corporation, pyrotechnic and fireworks companies, rug-cleaning services operated on the site. In the late 1970s and early 1980s the CBC Club Baths of Washington were present as well as a construction company. In the early 1990's, the Federal Destruction Company occupied a portion of the site.

The surrounding properties were similarly developed and include the Washington Navy Yard to the northeast and a DC Water and Sewer Authority Pumping Station to the east, a concrete plant and bulk petroleum storage facilities to the south, a major highway into the City to the west, and residential, commercial, industrial facilities to the north. The area north of the subject site is occupied by known LUST sites and appears to have had significant petroleum releases in the past. These sites all appear to be up gradient from the subject site.

A detailed evaluation of hazardous substance use on the property is provided in Section 5 of the Phase I Environmental Site Assessment, in **Appendix C.**

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 total petroleum hydrocarbons, low to moderate levels of some volatile organic compounds, low levels of a few semi-volatile organic compounds, and low levels of metals have been identified in soils and groundwater at the site. The majority of the contamination appears to be petroleum related. A detailed description of contaminants is provided in **Section 4.2 of the Comprehensive Site Assessment.**

The results of a title search for the property are presented in Section 4.4 of the Phase I Environmental Site Assessment, in **Appendix C**.

VIII. Future Property Use

Place an "X" in the appropriate blank.

____ Unlimited
____ Residential
____ Mixed Use
_X_ Commercial
____ Industrial
____ Undetermined

The proposed stadium will host Major League Baseball events with a seating capacity of about 41,000 spectators, at least 1,100 regular and 125 handicapped car parking spaces, and 30 bus spaces. The stadium will also provide commercial space for vendors and concessions, offices for team administration, and maintenance shops. Approximately 130 permanent employees are planned to work on site. Construction of the stadium will start in April 2006, with an expected opening date of spring 2008.

Drawings are provided in **Appendix E** that present the planned site layout and excavation plans for the stadium construction.

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 Environmental Health Administration when billed.

Note: As an instrumentality of the District government, the Applicant has requested a waiver of fees from the appropriate District officials. To the extent that such a waiver is not granted, the Applicant will agrees to pay all invoices for the costs of services provided by the Environmental Health Administration. Such undertaking, however, is subject to all applicable legal requirements, including, but not limited, to the federal and District of Columbia Anti-Deficiency Acts.

Printed Name Allen Y. Lew
Company DC Sports and Entertainment Commision
Title Chief Executive Officer

Signature _____ **Date** 04·07·06

OFFICE USE

Documents Received by: Patricia Young VCP Case No. 2006-008

Date: April 7, 2006 Approved____ Not Approved____ Resubmit____

Additional Information Required: _____

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