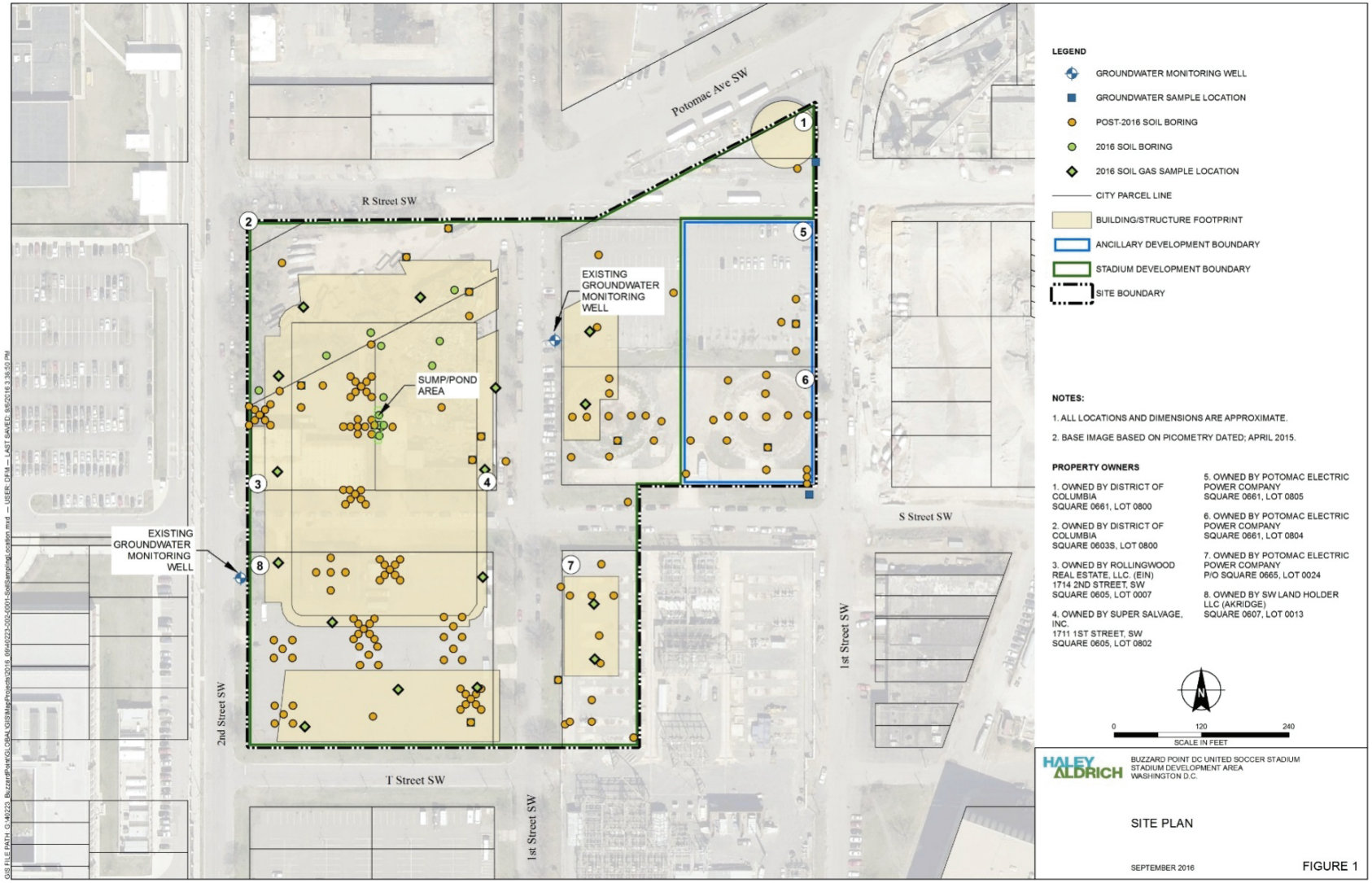
PUBLIC MEETING

Status Update of the D.C. United Soccer Stadium Construction

Thursday, September 8, 2016

Summer 2016 Activities

- Soil and Soil Gas Work Plan and HHRA Methodology Work Plan completed and approved by DOEE
- Additional soil investigation at former Super Salvage Parcel completed in July
- Soil gas survey at stadium site completed in July
- Phase 1A Archaeological Study completed in July
- HHRA currently being conducted (will be submitted in September)
- Obtained Excavation and Rough Grading Permit and associated Sediment and Erosion Control
- Applied for Demolition Permit


Potomac Ave SW
R Street SW
S Street SW
T Street SW
2nd Street SW
1st Street SW
1st Street SW
EXISTING GROUNDWATER MONITORING WELL
SUMP/POND AREA
EXISTING GROUNDWATER MONITORING WELL
1
2
3
4
5
6
7
8
LEGEND
GROUNDWATER MONITORING WELL
GROUNDWATER SAMPLE LOCATION
POST-2016 SOIL BORING
2016 SOIL BORING
2016 SOIL GAS SAMPLE LOCATION
CITY PARCEL LINE
BUILDING/STRUCTURE FOOTPRINT
ANCILLARY DEVELOPMENT BOUNDARY
STADIUM DEVELOPMENT BOUNDARY
SITE BOUNDARY
NOTES:
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. BASE IMAGE BASED ON PICOMETRY DATED; APRIL 2015.
PROPERTY OWNERS
1. OWNED BY DISTRICT OF COLUMBIA SQUARE 0661, LOT 0800
2. OWNED BY DISTRICT OF COLUMBIA SQUARE 0603S, LOT 0800
3. OWNED BY ROLLINGWOOD REAL ESTATE, LLC. (EIN) 1714 2ND STREET, SW SQUARE 0605, LOT 0007
4. OWNED BY SUPER SALVAGE, INC. 1711 1ST STREET, SW SQUARE 0605, LOT 0802
5. OWNED BY POTOMAC ELECTRIC POWER COMPANY SQUARE 0661, LOT 0805
6. OWNED BY POTOMAC ELECTRIC POWER COMPANY SQUARE 0661, LOT 0804
7. OWNED BY POTOMAC ELECTRIC POWER COMPANY P/O SQUARE 0665, LOT 0024
8. OWNED BY SW LAND HOLDER LLC (AKRIDGE) SQUARE 0607, LOT 0013
N
0
120
240
SCALE IN FEET
HALEY ALDRICH
BUZZARD POINT DC UNITED SOCCER STADIUM
STADIUM DEVELOPMENT AREA
WASHINGTON D.C.
SITE PLAN
SEPTEMBER 2016
FIGURE 1
GIS FILE PATH: G:\40223_BuzzardPoint\GIS\ArcGIS\MapProjects\2016_09\40223-002-2001-SoilSamplingLocation.mxd — USER: CFM — LAST SAVED: 9/6/2016 3:36:50 PM

Human Health Risk Assessment (Stadium Site)

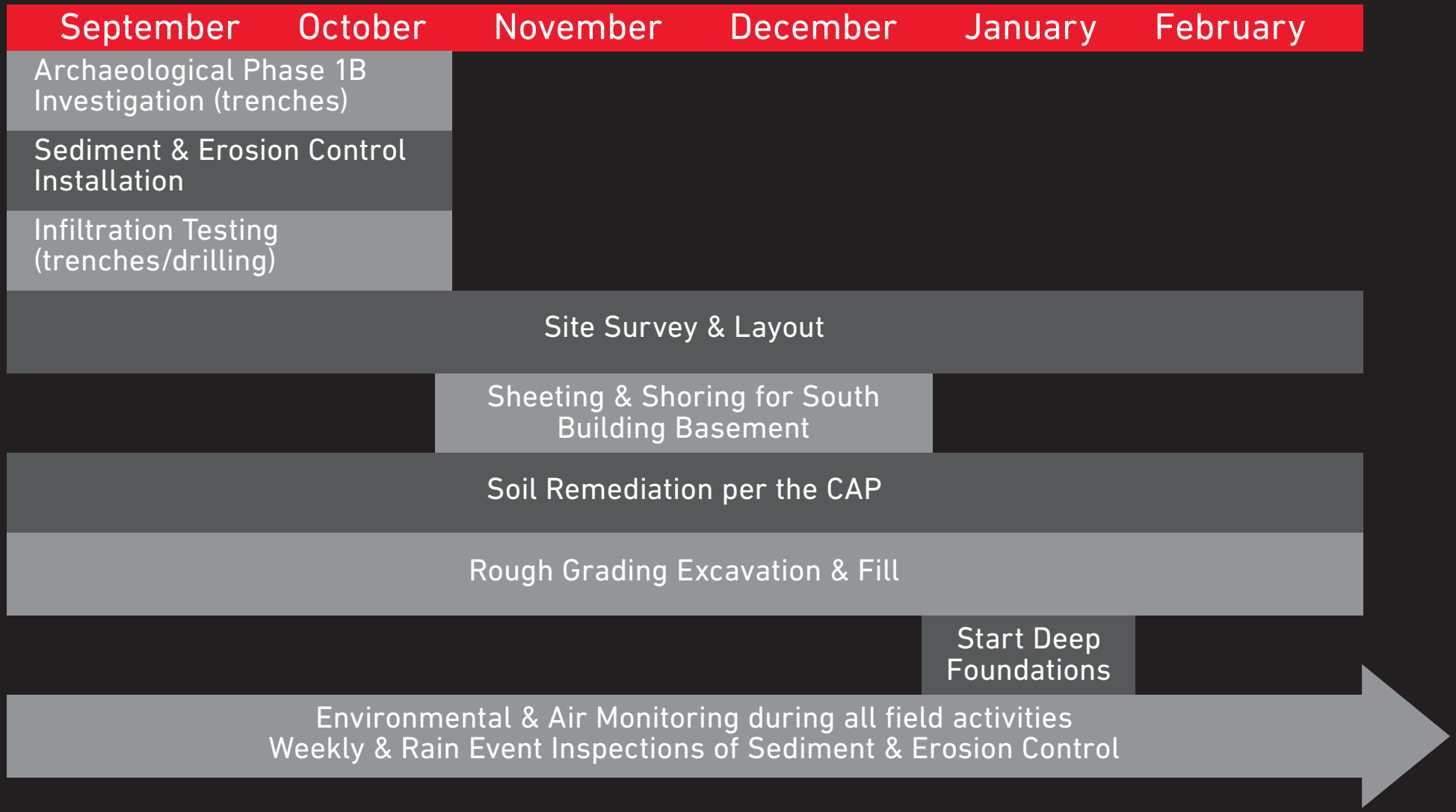
- The purpose of the baseline HHRA is to better understand site COPCs that may pose a threat to human health greater than acceptable risk thresholds and/or threat to groundwater/surface water quality due to chemical leaching
- The DOEE approved the baseline HHRA methodology and it is currently
- Areas of potential concern previously identified in the CAP are being refined based on the results of the baseline HHRA including water protection level evaluation
- Risk-based remediation areas (protective of human health and water quality) will be derived
- The Baseline HHRA & Water Protection Level Evaluation is planned for submittal to DOEE by September 15, 2016

- HHRA evaluated risks to on- and off-site receptors in accordance with the work plan submitted to and approved by DOEE:

RECEPTOR	PATHWAY
Off-Site Resident During Construction	Inhalation of Particulates (in Ambient Air), Inhalation of Volatiles (in Ambient Air)
On-Site Construction Worker During Construction	Soil Ingestion, Dermal Contact with soil, Inhalation of Particulates (in Ambient), Inhalation of Volatiles (in Ambient Air)
On-Site Landscaper After Site Redevelopment	Soil Ingestion, Dermal Contact with soil, Inhalation of Particulates (in Ambient), Inhalation of Volatiles (in Ambient Air)
On-Site Commercial Worker After Site Redevelopment	Inhalation of Volatiles (in Indoor Air)
On-Site Spectator After Site Redevelopment	Inhalation of Volatiles (in Indoor Air)

- Soil criteria to protect groundwater and nearby surface water quality were derived using the most stringent of the DOEE water protection levels.
- Remediation is recommended to be protective of off-site resident, future on-site receptors, and water protection.

- Met with DOEE on September 8, 2016 to review HHRA approach and methodology
- Finalize calculations this week and submit to DOEE for review by September 15, 2016


September
October
November
December
January
February
Archaeological Phase 1B Investigation (trenches)
Sediment & Erosion Control Installation
Infiltration Testing (trenches/drilling)
Site Survey & Layout
Sheeting & Shoring for South Building Basement
Soil Remediation per the CAP
Rough Grading Excavation & Fill
Start Deep Foundations
Environmental & Air Monitoring during all field activities
Weekly & Rain Event Inspections of Sediment & Erosion Control

CHASS-Rec.#2: Enhanced Community Engagement

Enhanced community engagement and notification with respect to program and project developments through regularly scheduled public meetings.

Immediate Actions:

- A project website will be developed to convey current environmental monitoring data.
- Environmental monitoring data will be posted on a bulletin board at the stadium site.
- Monthly community meetings will be held.

Longer-term Actions: .....

CHASS-Rec.#3: Prevention & Control Measures

Provide for proactive development of prevention and control measures, as well as enforcement of policies and regulations to control dust and improve air quality.

Immediate Actions:

- Soil Excavation & Fill
- Stormwater Management / Erosion & Sediment Control
- Air Quality Monitoring / Dust Monitoring
- Site Logistics Plan

Longer-term Actions:

Immediate Actions - Soil Excavation & Fill

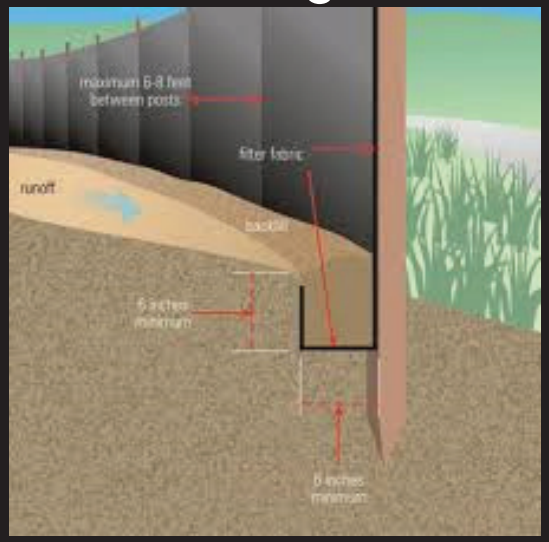
- Site soil with chemical concentrations that pose a threat to human health and/or the environment (i.e., groundwater and surface water quality) will be remediated (removed) in compliance with the approved CAP and HHRA
- Stadium to be built above grade, unlike Nationals Ballpark, where the field and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

Immediate Actions - 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

Protection Measures: Erosion and Sediment Control

Silt Fencing



Construction Water Truck

Immediate Actions - Air Quality Management

- 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

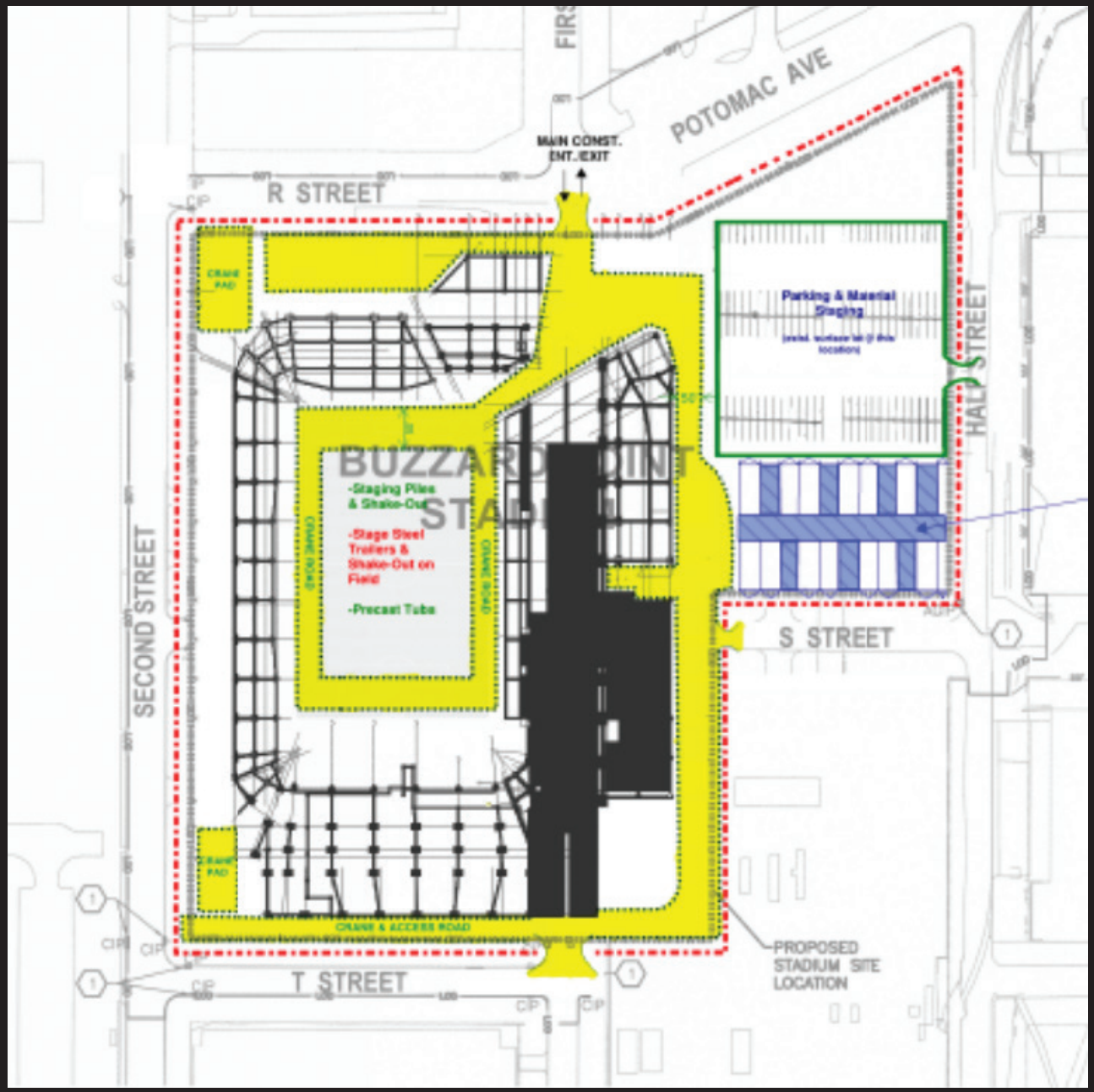
Air Monitoring Station

Truck Washing Station

Truck Hauling Excavated Soil

Protective Measure

-Site Logistics



CHASS-Rec.#4: Field Monitoring

Develop ongoing field monitoring of soil, water and air quality.

Immediate Actions:

- An environmental professional will be on-site full time monitoring the remediation and construction activities.
- Site perimeter air monitoring will be conducted during remediation and construction activities.
- Recorded air monitoring data will be published and displayed on the project web site and on a bulletin board at the site.

Longer-term Actions:

- Long term post-construction groundwater monitoring will be performed to ensure that redevelopment activities do not impact groundwater quality and to monitor off-site migration of chemical in groundwater.

Questions?


NATIONALS
D.C.UNITED
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D.C.UNITED
D.C. UNITED GATE 3