

Environmental Remediation Update

August 2021

Arlington County is committed to communicating openly about environmental conditions at Long Bridge Park. This update describes the Phase 2 remediation of former commercial/industrial sites (Parcels 1, 2, and 15B) and explains how you can ask questions or provide comments.

PHASE II CONSTRUCTION AND REMEDIATION IS ALMOST COMPLETE

Arlington County is completing the construction of the **Aquatics & Fitness Center**, a new surface parking lot, and additional park features at the north end of Long Bridge Park. The park is located just north of Crystal City, between Long Bridge Drive (formerly Old Jefferson Davis Highway) and Roaches Run Waterfowl Sanctuary. (See Figure 1.)

Phase 2 construction continued the environmental remediation (cleanup) of the site. Portions of the 10.5-acre construction area were moderately contaminated by past urban development and use. Parcel 1 is the site of the former Twin Bridges Marriott hotel. Parcel 2 is the site of a former Exxon service station. Parcel 15B is the northern part of the former Arlington Industrial Area. Implementing a sound environmental process ensures that this land is safe for recreational use.

This fact sheet summarizes the investigations and recent actions at Parcels 1, 2 and 15B. More information is available in the Site Characterization Report and Remedial Action Work Plan for these parcels, which is available for review online at the County webpage shown on Page 4.

Planning and Phase 1 Construction

The 2004 Master Plan, updated in 2013, provided the blueprint for transforming former light industrial and commercial parcels into a premier urban park and recreational facility. Given the size and scope of the park, Arlington County has planned Long Bridge Park to be implemented in multiples phases.

In 2010-2011, the southern part of the Former Arlington Industrial Area (Parcels 14 and 15A) was remediated and redeveloped during Phase 1 park construction. Phase 1 included three synthetic turf athletic fields, a broad raised walkway known as the Esplanade, the Overlook, paths, rain gardens, and public green space. The park opened on Saturday, November 5, 2011. A playground was added in July 2016.



Phase 2 Construction

Phase 2 includes the Aquatics & Fitness Center, continuation of the Esplanade to the door, trails and walkways, and public gathering spaces. The Aquatics & Fitness Center includes a 50-meter swimming pool; 25-yard teaching, therapy, and play pools; and exercise and community rooms. Construction began in 2018 and Phase 2 of the park will open in August 2021.

As in Phase 1, remedial actions (contaminated soil consolidation, clean cover and land use controls) for Parcels 1, 2 and 15B were integrated with Phase 2 park construction.

A PROVEN REMEDIATION APPROACH

Under Virginia's Voluntary Remediation Program, voluntary investigations and human health risk screening have been completed for these parcels.

Virginia's Voluntary Remediation Program

is administered by the Virginia Department of Environmental Quality (VDEQ). The program provides oversight for properties where cleaning up hazardous substances is not mandated, but is being carried out voluntarily by the owner or developer.

The state, as an independent party, (1) decides if human health is adequately protected and when remediation is complete, and (2) issues a Certification of Satisfactory Completion of Remediation.

Figure 1: Long Bridge Park – Location and Parcels



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Arlington County's remediation plan, successfully used during Phase 1, was to:

- Excavate contaminated soil
- Reuse soil onsite and cover affected soil with clean fill
- Establish site controls to properly manage the material left in place

Managing Soil to Protect Human Health

Contaminated soil was excavated during the construction of park features and excavated areas were back-filled with clean soil and graded. Excavated soil that had contaminants at levels below regulator-established thresholds was consolidated in pre-determined areas, referred to as Placement Zones.

*When contaminants are found in soil at levels less than the **thresholds** approved by regulators for the planned land use, it is generally agreed that little long-term risk exists for either human health or the environment.*

A covering of a geotextile layer and two feet of clean fill material, or in some places paved parking lot and sidewalks, will keep park users from coming into contact with the underlying soil. These Placement Zones became the core of secure, new land features including the extended Esplanade.



Some excavated soil had contamination levels above the thresholds approved by VDEQ to be kept onsite. Therefore, that soil transported to a licensed offsite disposal facility.

*For a health risk to occur, people must be exposed to contaminants. This scenario is called a **complete exposure pathway**. There will be no complete exposure pathways after the work at Parcels 1, 2 and 15B is complete.*

This integrated remediation and redevelopment approach is protective of the environment and the health of park users, park workers, construction workers, and utility workers, both during and after construction and remediation.

It is also an environmentally sustainable approach. By managing most of the material onsite, the County minimized the number of truck trips to dispose of contaminated soil offsite and did not consume landfill space. As a result, less non-renewable fuel (diesel) was used and the associated emission of particulates and greenhouse gas into the air was significantly decreased.

Parcel 1

Parcel 1 is the site of the former Twin Bridges Marriott motel, which opened in 1957 and was the first Marriott "motor hotel."



Sampling data has found some areas of soil containing:

- Total petroleum hydrocarbons-diesel range organics (TPH-DRO) from former fuel storage tanks, which had been removed along with surrounding soil after the motel was demolished in 1990.
- Polycyclic aromatic hydrocarbons (PAHs), which are usually associated with incomplete burning of wood, coal, diesel, gasoline, etc.

As described previously, contaminated soil below VDEQ's threshold levels was excavated during construction, screened, consolidated into Placement Zones in Parcels 1 and 15B, and covered.

Parcel 2

Parcel 2 is the site of a former Exxon service station adjacent to the Twin Bridges Marriott. Sampling data suggest that a localized area of residual petroleum contamination remains in soil and groundwater, where gas station fuel tanks and surrounding soil had been removed in 1997.

VDEQ Underground Storage Tank personnel have reviewed the data and determined that this contamination is undergoing natural attenuation. There is no need for active remediation in this area.

Natural attenuation occurs when contaminants are reduced through natural processes, such as consumption by microbes that digest and break down chemicals into water and harmless gases.

No major excavation was planned in Parcel 2. Soil that was excavated for construction purposes (that is, for surface re-grading or utilities) was consolidated with contaminated soil excavated from Parcel 1, because it cannot be treated as “clean fill.”

Parcel 15B

Parcel 15B is the northern part of the former Arlington Industrial Area. Some localized petroleum contamination in the groundwater, undergoing natural attenuation like Parcel 2, was identified by sampling in June 2007.

In addition, approximately 12,000 cubic yards of soil from Phase 1 activities had been consolidated on the south end of Parcel 15B. Sampling found moderate levels of PAHs, TPH, and polychlorinated biphenyls (PCBs) in this soil. PCBs were widely used as coolant fluids in transformers, capacitors, and electric motors, before production was banned in the U.S. in 1979. Further sampling in 2012 confirmed these results.

After further testing, some soil had contamination above thresholds and was removed and transported to a licensed offsite disposal facility. The remaining topsoil was graded, covered with a geotextile layer, clean soil, and managed like the other Placement Zones to keep people from coming into contact with any remaining contaminated soil that is below the threshold levels for removal.



Site Controls for Ongoing Protection

For long-term protection of human health and the environment, Arlington County will establish and maintain long-term site controls after remedial action is complete. Site controls will consist of maintaining the soil cover and prohibiting groundwater use at the site, similar to those at other redeveloped urban, brownfield sites across the U.S.

VDEQ Approval

VDEQ provided general concurrence with the proposed remediation plan for these parcels. The County is in the process of preparing and submitting a Demonstration of Completion Report detailing the remedial action to VDEQ for review and approval.

Arlington County will request a Voluntary Remediation Program Certification of Satisfactory Completion of Remediation for Parcels 1, 2 and 15B.

For More Information

You can read more about Long Bridge Park or submit comments and questions by visiting the Arlington County website at:

<https://projects.arlingtonva.us/projects/long-bridge-park-aquatics-fitness-center-park-expansion>

Requests for additional information and questions from the public are welcome at any time.

To Submit Comments

In accordance with the Voluntary Remediation Program (9 VAC 20-160-120(B)(3)), a public notice has been published in local newspapers.

Written comments about the remedial action will be accepted for 30 days following the publication date of the notice.

You may submit comments on the website or send them to:

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