

ENVIRONMENTAL ASSESSMENT

Hazardous Materials Technical Memorandum

February 2020



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1.0 INTRODUCTION

The Virginia Department of Transportation (VDOT), in coordination with the Federal Highway Administration (FHWA) as the lead federal agency, is evaluating an extension of the Interstate 495 (I-495) Express Lanes along approximately three miles of I-495, also referred to as the Capital Beltway, from their current northern terminus in the vicinity of the Old Dominion Drive overpass to the George Washington Memorial Parkway (GWMP) in the McLean area of Fairfax County, Virginia. Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended, and in accordance with FHWA regulations¹, an Environmental Assessment (EA) is being prepared to analyze the potential social, economic, and environmental effects associated with the improvements being evaluated.

The purpose of this technical report is to identify existing hazardous materials and contaminated sites within the study area and to evaluate potential impacts that could result from implementation of the Build Alternative. Information in this report provides an overview of the regulatory context, methods used to identify existing resources, potentially affected resources identified within the study area, and potential impacts to hazardous materials and contaminated sites associated with the implementation of the Build Alternative. The findings of this technical report support discussions presented in the EA.

1.1 PROJECT TERMINI

The project includes an extension of the existing Express Lanes from their current northern terminus south of the Old Dominion Drive Overpass to the GWMP. Although the GWMP provides a logical northern terminus for this study, additional improvements are anticipated to extend approximately 0.3 miles north of the GWMP to provide a tie-in to the existing road network in the vicinity of the American Legion Memorial Bridge (ALMB). The project also includes access ramp improvements and lane reconfigurations along portions of the Dulles Toll Road and the Dulles International Airport Access Highway, on either side of the Capital Beltway, from the Spring Hill Road Interchange to the Route 123 interchange. The proposed improvements entail new and reconfigured express lane ramps and general purpose lane ramps at the Dulles Interchange and Route 123/I-495 interchange ramp connections.

1.2 STUDY AREA

In order to assess and document relevant resources that may be affected by the proposed project, the study area for this EA extends beyond the immediate area of the proposed improvements described above. The study area for the EA includes approximately four miles along I-495 between the Route 123 interchange and the ALMB up to the Maryland state line. The study area also extends approximately 2,500 feet east along the GWMP. Intersecting roadways and interchanges are also included in the study area, as well as adjacent areas within 600 feet of the existing edge of pavement. The study area boundary is a buffer around the road corridor that includes all natural, cultural, and physical resources that must be analyzed in the EA. It does not represent the limits of disturbance (LOD) of the project nor imply right-of-way take or construction impact, but rather extends beyond the project footprint to tie into the surrounding network, including tying into future network improvements. **Figure 1-1** depicts the project termini, study area, and LOD.

¹ NEPA and FHWA's regulations for Environmental Impact and Related Procedures can be found at 42 USC § 4332(c), as amended, and 23 CFR § 771, respectively.

1.3 LIMIT OF DISTURBANCE

Potential direct impacts to resources have been calculated using a conceptual level of design of the Build Alternative. The footprint for this conceptual level of design is referred to as the LOD. The LOD accommodates roadway improvements, drainage, stormwater management facilities, utilities, erosion and sediment control, noise control measures, construction methods, and temporary construction easements.

Impact values presented for the evaluated resources represent the worst-case scenarios and assume complete direct impact to the resource occurring in the LOD. As design progresses, measures may be taken to avoid and minimize impacts to environmental resources to the maximum extent practicable. Recommendations for potential minimization and mitigation measures for unavoidable adverse impacts are provided under the Build Alternative sections of each resource that is discussed in this report. At this time, it is not possible to anticipate the exact locations of each proposed activity; impacts outside of the existing study area will be reviewed and documented through future NEPA re-evaluations.

1.4 PURPOSE AND NEED

The purpose and need for the extension of Express Lanes on I-495 between Route 267 and the GWMP is to:

- Reduce congestion;
- Provide additional travel choices; and
- Improve travel reliability.

A detailed description of the purpose and need for the proposed project is provided in Chapter 1.0 of the EA.

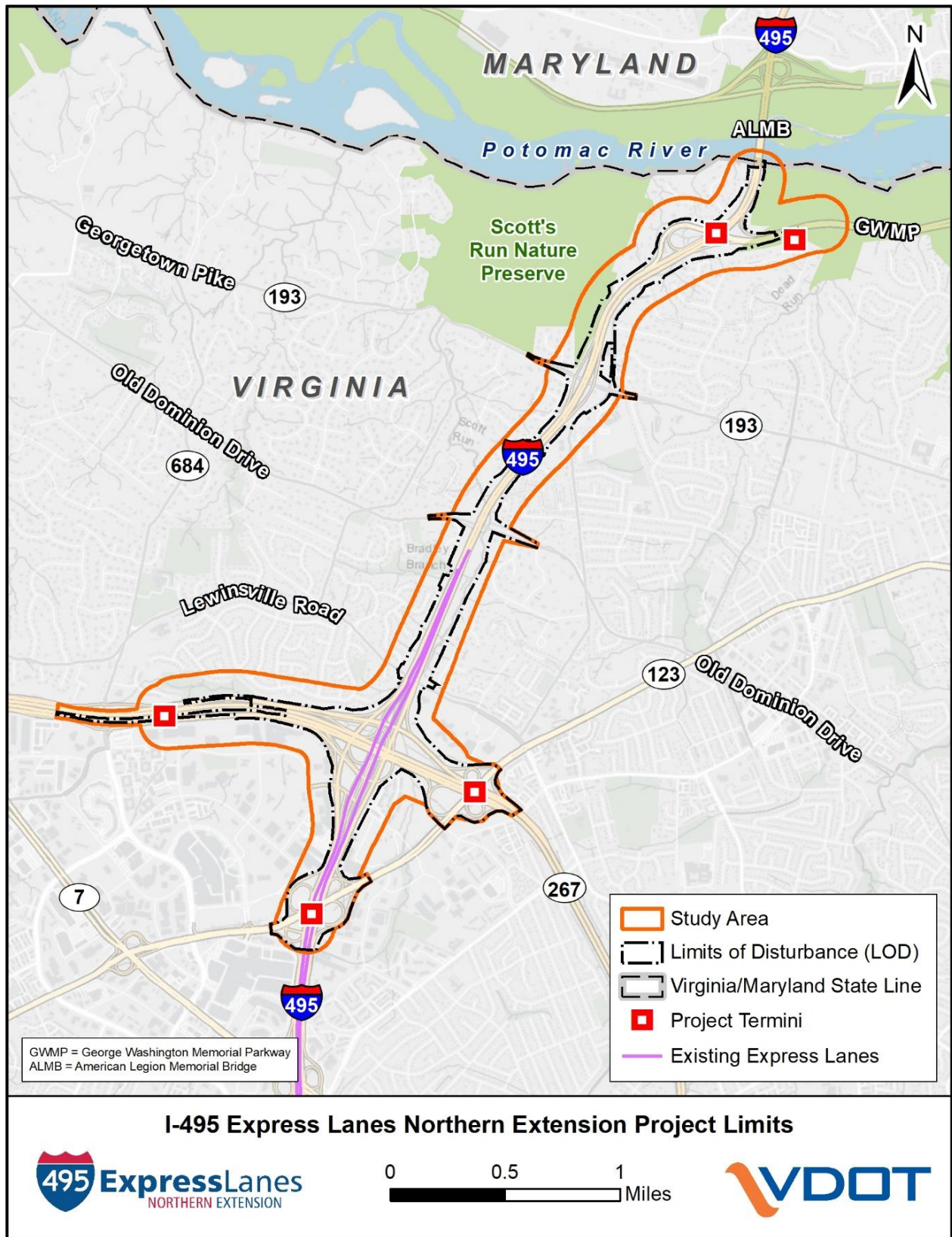


Figure 1-1. I-495 Express Lanes Northern Extension Study Area

2.0 ALTERNATIVES

Two alternatives are being considered in the EA: the No Build Alternative² and the Build Alternative, described below. Additional information on the Build Alternative is included in the *I-495 Alternatives Technical Memorandum* (VDOT, 2020a).

2.1 NO BUILD ALTERNATIVE

Under the No Build Alternative, the Express Lanes would not be extended beyond the current northern terminus at Old Dominion Drive. There would be no change to existing access points, and I-495 would remain in its present configuration. VDOT would continue maintenance and repairs of the existing roadway, as needed, with no substantial changes to current capacity or management activities.

2.2 BUILD ALTERNATIVE

The Build Alternative would extend the existing four I-495 Express Lanes from their current terminus between the I-495/Route 267 interchange and the Old Dominion Drive Overpass north approximately 2.3 miles to the GWMP.

Additional improvements are anticipated to extend approximately 0.3 miles north of the GWMP to tie into the existing road network in the vicinity of the ALMB. The Build Alternative would retain the existing number of general purpose (GP) lanes within the study area.

Direct access ramps would be provided from the I-495 Express Lanes to the Dulles Toll Road and the GWMP. Access would also be provided between the I-495 GP and Express Lanes at the Route 267 interchange: from northbound GP lanes to northbound Express Lanes, and from southbound Express Lanes to southbound GP lanes, located within the current interchange footprint. These connections have been accounted for in the LOD and are described in more detail in the *I-495 Alternatives Technical Memorandum* (VDOT, 2020a) and the *I-495 Traffic and Transportation Technical Report* (VDOT, 2020b).

The Build Alternative includes an approximately 3.1-mile 10-foot-wide shared-use path, consistent with the Fairfax County Countywide Trails Plan Map (FCDPZ, 2018) that is not provided under the existing condition.

² According to FHWA guidelines, the consideration of a No Build Alternative is a requirement under NEPA. The Build Alternative must be reasonable and practicable enough to dismiss the No Build Alternative (FHWA, 1990).

3.0 METHODOLOGY

3.1 RECORDS REVIEW

Environmental Data Resources, Inc. (EDR) conducted a review of state and federal databases within the hazardous materials study area and compiled the results in a Corridor Report (EDR, 2018). Databases searched include:

- Emergency Response Notification System (ERNS)
- Resource Conservation and Recovery Act (RCRA) Small Quantity Generators (RCRA-SQG)
- RCRA Conditionally Exempt Small Quantity Generator (RCRA-CESQG)
- RCRA Non-Generators (NonGen) / No Longer Regulated (NLR)
- Integrated Compliance Information System (ICIS)
- Material Licensing Tracking System (MLTS)
- Aerometric Information Retrieval System Facility Subsystem (US AIRS)
- Facility Index System/Facility Registry System (FINDS)
- EPA Enforcement & Compliance History Information (ECHO)
- National Pollutant Discharge Elimination System (NPDES) General Permit List (OH NPDES)
- Virginia Leaking Underground Storage Tanks (VA LUST)
- Virginia Leaking Petroleum Storage Tanks (LTANKS)
- Virginia Registered Underground Petroleum Storage Tanks (VA UST)
- Virginia Registered Aboveground Petroleum Storage Tanks (VA AST)
- VA SPILLS
- Virginia Permitted Airs Facility List (VA AIRS)
- VA Financial Assurance
- Virginia Tier 2 Information Listing (VA TIER 2)
- Virginia Voluntary Remediation/Cleanup Program (VA VCP)
- VA Drycleaners
- EDR Historic Cleaners
- EDR Historic Auto
- Recovered Government Archive Leaking Underground Storage Tank (VA RGA LUST)
- Unexploded Ordnance Sites (UXO)
- Facility and Manifest Data (NY/NJ/PA MANIFEST)

3.2 HISTORICAL USE INFORMATION

Aerial photographs covering the project corridor were obtained by EDR for the years 1937, 1949, 1953/1954, 1960, 1971, 1977, 1981, 1988, 1994, 2003, 2009, 2012, and 2016. Additionally, Google Earth imagery was used, generally covering the years 2000-2018 intermittently, as well as 1988.

Topographic maps covering the project corridor were obtained by EDR for the years 1885, 1890, 1891, 1894, 1897, 1900, 1945, 1951, 1956, 1965/1966, 1971, 1979/1980, 1982/1984, 1994, and 2013.

3.3 SITE RECONNAISSANCE

Site reconnaissance was performed to verify current site conditions and identify potential environmental concerns. The reconnaissance was performed as a windshield survey from public right-of-way during August 7 to August 9 and August 14 to August 16, 2018. Generally, the northern portion of the corridor is

comprised primarily of residential development, while the southern portion of the corridor is comprised primarily of commercial development. Only external visual observations of properties were made, and as such buildings were not entered and onsite personnel were not interviewed during site reconnaissance. Limiting conditions for site reconnaissance included lack of site access, dense development preventing full survey of all areas, traffic flow preventing stopping in areas, and dense vegetation preventing full survey of right-of-way areas accessed. General observations along right-of-way included the following:

- General debris was observed within areas of right-of-way including miscellaneous dumping and household garbage; and
- Multiple pole-mounted and pad-mounted transformers were observed within right-of-way areas. While stressed or stained vegetation was not apparent around the transformers observed, it should be noted that dense vegetation prevented full survey of the ground surface.

It should be noted that site reconnaissance was performed as a windshield survey and therefore not all areas within or immediately adjacent to the right-of-way were viewed.

3.4 PRIORITY CATEGORIZATION CRITERIA

Based on the database search results, historical aerial and topographic imagery, and the site reconnaissance, sites identified in the Corridor Report were reviewed in order to assess each site's proximity to the corridor and potential for posing an environmental concern to the project. Subsequently, the sites were sorted into categories of Low, Moderate, or High Priority. The following parameters were used to define these priority categories:

Low Priority:

- Site has no history of leaks, spills, RCRA violations;
- Site has history of petroleum leak(s) limited to a heating oil tank as the source but is located over 500 feet from VDOT right-of-way;
- Site has a history of leaks, spills, or RCRA violations, or is otherwise identified in applicable databases, but is located over 1,000 feet from VDOT right-of-way; and/or
- Site does not meet the above criteria but sufficient information is available to deem the potential risk posed to the project as low priority, i.e. a site identified in the SPILLS or RCRA database that is within close proximity to the project corridor, but with sufficient information available to determine that the risk of the spill having detrimentally impacted soil or groundwater is low.

Moderate Priority:

- Site has a history of petroleum leak(s) limited to a heating oil tank as the source and is within 500 feet of VDOT right-of-way, and sufficient information on clean up and/or remediation was not available in the resources reviewed; and/or
- Site has a history of leaks, spills, or RCRA violations and is located within 1,000 feet of VDOT right-of-way, and sufficient information on clean up and/or remediation was not available in the resources reviewed.

High Priority:

- Available information suggests site has a history of operating as a dry cleaner and/or as a facility with bulk petroleum storage and is located within 1,000 feet of VDOT right-of-way,

and sufficient information to determine otherwise that the site does not pose a concern was not available in the resources reviewed.

Sites identified as orphan sites, or sites which were not able to be mapped due to incomplete location information, were located or approximated when possible. If, upon further research, it could be determined that orphan sites are located outside the hazardous materials study area, these sites were dismissed. Sites that were determined to be north of the Potomac River or greater than one-half mile from the study area were also dismissed.

3.5 LIMITATIONS AND EXCEPTIONS

It is assumed that all information provided by EDR regarding the regulatory status of facilities located within the minimum search radius and database information were complete, accurate, and current. No subsurface investigative work was conducted as part of this investigation. Additionally, the following limitations apply to this report:

- Additional records and documentation pertaining to sites of potential concern were not requested from state or local government officials;
- All site reconnaissance was performed from public right-of-way;
- Private property and the interiors of structures were not accessed; and
- Interviews with property owners or personnel knowledgeable of site conditions were not conducted.

4.0 RESULTS

EDR identified 196 mapped sites in databases searched, as well as an additional 61 orphan sites, which are not mapped due to incomplete location information. The specific locations of orphan sites were determined where possible, but for those that could not be determined, general distance from the project corridor is displayed. Orphan sites that were determined to be located outside the hazardous materials study area were dismissed. Sites that were determined to be north of the Potomac River or greater than one-half mile from the study area were also dismissed. To note, EDR identifies several duplicate sites with slightly different names or address information, which were consolidated for display in the tables.

4.1 SITES OF POTENTIAL ENVIRONMENTAL CONCERN

In total, two High Priority sites, 29 Moderate Priority sites, and 108 Low Priority sites were identified, as shown in Figure 4-1 below. High Priority sites are displayed in **Error! Reference source not found.**; Moderate Priority sites are displayed in Table 4-2; and Low Priority sites are displayed in Table 4-3.. The tables display information pertaining to each site's identification, property address, the database(s) in which the site is listed, approximate distance from the existing VDOT right-of-way along the I-495 corridor, and a brief description of the concern and reason(s) the site is categorized as High, Moderate, or Low priority.

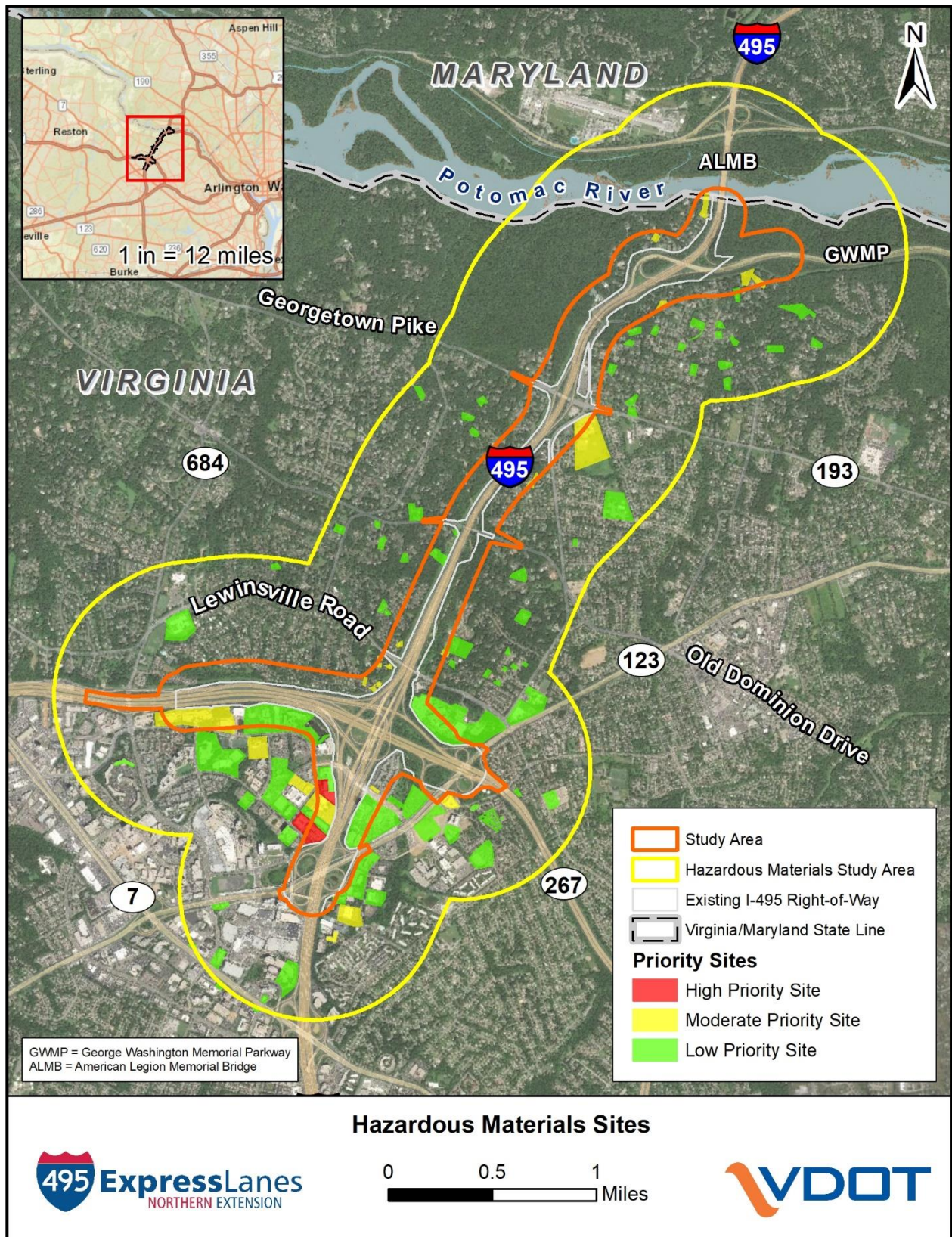


Figure 4-1. Hazardous Materials Sites

Table 4-1. High Priority Sites

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
AT&T Wireless Chevy Chase Building, Tysons Cleaners	7926 Jones Branch Drive	FINDS, ECHO, Historic Cleaners	Adjacent	The site is intermittently listed in the Historic Cleaners database from 1995-2007. High Priority due to location immediately adjacent to VDOT right-of-way and history of dry-cleaning activities.
Cleaners America Corporation, Space Center Tysons Inc., General Oil Sales Corp	7900 Westpark Drive	Historic Cleaners, RCRA- CESQG, UST, FINDS, ECHO, Historic Auto	Adjacent	The site is listed from 1972-1976 as gasoline service stations/petroleum bulk stations and terminals. The site is listed from 2001-2008 in the Historic Cleaners database. High Priority due to location immediately adjacent to VDOT right-of-way and history of dry-cleaning and petroleum storage activities.

Table 4-2. Moderate Priority Sites

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Sibay Mounzer Property	612 Live Oak Drive	LTANKS	75 ft	Closed pollution complaint; heating oil.
Love Carl Property	7015 Green Oak Drive	LTANKS	210 ft	Closed pollution complaint; heating oil.
Thomas E. and Melinda S. Mooney Living Trust Property	6706 Lupine Lane	LTANKS	80 ft	Closed pollution complaint; heating oil.
Berre Gail Residence	726 Lawton Street	LTANKS	380 ft	Closed pollution complaint; heating oil.
Route 495 and 193	Langley, VA	ERNS	Exact location undetermined, likely within project right-of-way	According to available information, a truck's brakes locked and caught on fire causing 171 drums containing potassium permanganate to spill, with a total 18,810 lbs noted. The incident report notes fire department on scene and GSX contracted to clean up spill, however no information on final clean up efforts was available.
Cooper Middle School	977 Balls Hill Road	LTANKS, UST, FINDS, ECHO, LUST, US AIRS, VA Tier 2, VA RGA LUST	Adjacent	Closed pollution complaint. VA Tier 2 database lists #2 Fuel Oil. Air permit is listed as minor and compliance monitoring is noted.
Fu Residence	1024 Delf Road (Drive)	LUST, LTANKS, VA RGA LUST, UST	450 ft	Closed pollution complaint. One UST listed as permanently out of use. Note that the pollution complaint information lists the source as a federally regulated UST rather than an exempt heating oil UST.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Smoyer Michael C. and Jennifer A. Residence	1335 Timberly Lane	LTANKS	Adjacent	Closed pollution complaint; heating oil.
Ed McConnell Residence	7506 Box Elder Court	VA RGA LUST, LUST, LTANKS	400 ft	Closed pollution complaint; heating oil.
Douglas B. and Shiaoling W. McNeal Residence	1352 Snow Meadow Lane	LTANKS	100 ft	Closed pollution complaint; heating oil.
Rinaldo A. Campana Residence	1356 Snow Meadow Lane	LTANKS	220 ft	Closed pollution complaint; heating oil.
Sinah N. Shrikant Residence	1355 Snow Meadow Lane	LTANKS	Adjacent	Closed pollution complaint; heating oil.
Primus Virginia Residence	7714 Lear Road	LTANKS	250 ft	Closed pollution complaint; heating oil.
Tanju Bereket R. Residence	7701 Lear Road	LTANKS	Adjacent	Closed pollution complaint; heating oil.
Karen Lisa Esherick Residence	7705 Lear Road	LTANKS	Adjacent	Closed pollution complaint; heating oil.
Corporate Housing Cleaners LLC	1521 Spring Gate Drive	Historic Cleaners	Exact location undetermined, likely adjacent	2005-2014 listings. Note that this site is considered a Moderate Priority rather than High as apartment buildings were observed at the listed address during site reconnaissance.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Department of Justice	7704 Old Springhouse Road (demolished)	MLTS	Exact location undetermined, likely adjacent	The site is listed in the MLTS database which deals with the tracking of radioactive material. The facility is identified as the DEA Special Testing and Research facility. Historical imagery shows multiple buildings in the general vicinity that have since been demolished.
7920 Jones Branch Drive	7920 Jones Branch Drive	ERNS	Adjacent	An unknown quantity of diesel fuel was released from a generator. The site currently appears to be a Hilton hotel.
Loria John J Residence	1025 Delf Drive	VA LTANKS	470 ft	Closed pollution complaint; heating oil.
Niall J & Sabine E Duffy Residence	6704 Wemberly Way	VA LTANKS	290 ft	Closed pollution complaint; heating oil.
Freddie Mac 8100	8100 Jones Branch Drive	VA UST, VA Spills	330 ft	Unknown quantity of diesel fuel was released from emergency generator failure; incident is listed as closed. One UST currently in use.
WNB Corporation, Westgate Property, Flow Laboratories Inc.	7655 Old Springhouse Road (demolished)	VA LUST, VA LTANKS, VA UST, RCRA Nongen, MLTS, FINDS, ECHO	Exact location undetermined, likely adjacent	Two closed pollution complaints. Two USTs listed as removed from ground. Previously identified as a large quantity generator; no RCRA violations noted. The site is listed in the MLTS database which deals with the tracking of radioactive material. Historical imagery shows multiple buildings in the general vicinity that have since been demolished.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
McLean Garfield Development Site	1575 Anderson Road	VA LTANKS	Adjacent	Closed pollution complaint. It appears that the property has been redeveloped.
Westgate	1600 Anderson Road	VA LUST, VA LTANKS, VA UST	400 ft	Closed pollution complaint. One UST listed as removed from ground. It appears that the site has been demolished.
Sprint - McLean, VA Sprint Nextel Corporate, Allied Signmal, Allied Sig-Bendix Comm Div, Nextel NOC/MSO/Tech Lab/Pkt Data	1768 Old Meadow Road	VA LTANKS, VA Tier 2, VA LUST, RCRA Nongen, VA AST	280 ft	Closed pollution complaint. VA Tier 2 lists lead/lead compounds, sulfuric acid, and #2 fuel oil. RCRA violations were noted though the site was listed as a nongenerator. The enforcement actions were identified as written informal; specific information on the violations was not provided. Five ASTs listed as currently in use.
Contel Building	7916 Westpark Drive (demolished)	VA LUST, LTANKS, UST	Exact location undetermined	One closed pollution complaint. One UST listed as removed from ground.
Stafford Building	1500 Westbranch Drive	VA LUST, LTANKS, UST, AST, AIRS	880 ft	Closed pollution complaint. One UST listed as removed from ground; one active AST.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Regency Condominium	1800 Old Meadow Road	VA LUST & LTANKS	500 ft	One closed pollution case.
West Park Maintenance Facility	7921A Jones Branch Drive	VA LUST, VA LTANKS ERNS, VA UST	550 ft	LUST database lists one closed pollution complaint, one open pollution complaint. LTANKS databased lists both complaints as closed. 2 USTs listed as removed from ground.

Table 4-3. Low Priority Sites

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Residence - 6709 Lupine Lane	6709 Lupine Lane	Spills	430 ft	Neighbor complaint of dust from cutting marble.
MH#189-188	Easement behind 1200 Dominion Court	Spills	Adjacent	Contractor drilled through sewer line; broken line overflowed to creek (Bradley Branch listed).
Tysons McLean, Liberty Crossing 1, Liberty Crossing 2	1500 Tysons McLean Drive	VA Tier 2, US AIRS, FINDS, ECHO, VA UST	Adjacent	VA Tier 2 database cites #2 diesel fuel, fuel oil #2, and sulfuric acid. One UST currently in use; three USTs listed as removed from ground.
Freddie Mac Office Complex	8200-8250 Jones Branch Drive	US AIRS, FINDS, ECHO, VA AIRS, VA UST, VA Spills, OH NPDES, ICIS	Adjacent	One UST currently in use. Air permit listed as minor. ICIS cites an enforcement action under the AIR program, listed as an Administrative Order. The facility has a NPDES Permit. One report of unpermitted discharge of non-contact cooling water with copper and zinc exceedances.
Liberty Crossing II, Liberty Crossing Two	1550 Tysons McLean Drive	VA Tier 2, VA UST	Adjacent	VA Tier 2 lists Fuel Oil #2 and Sulfuric Acid. One diesel UST currently in use.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Champion Press	7710 Old Springhouse Drive (demolished)	RCRA NonGen, FINDS, ECHO	Exact location undetermined, likely adjacent	No RCRA violations. Property appears to have been demolished.
DEA/Spec Test & Research Lab	7704 Old Springhouse Road (demolished)	RCRA NonGen, FINDS, ECHO	Exact location undetermined, likely adjacent	Former RCRA small quantity generator; no RCRA violations noted. Property appears to have been demolished.
McLean Hilton	7670 Old Springhouse Road (demolished)	VA Spills	Exact location undetermined, likely adjacent	Uranine dye was spilled in 1989 and affected Scott's Run. The substance was observed in a stormwater pond. The case was closed in 1991. Historical imagery shows a stormwater pond in the vicinity at that time period, approximately 600 feet from current VDOT right-of-way.
Church of Jesus Christ of Latter Day Saints	1325 Scotts Run Road	VA UST	470 ft	One UST listed as removed from ground.
USA Today, Valo Park	7950 Jones Branch Drive	RCRA NonGen, FINDS, ECHO, VA UST	Adjacent	Former RCRA small quantity generator; no RCRA violations noted. Four USTs listed as currently in use.
Scott S and Clare N Ramminger Residence	7024 Arbor Lane	VA LTANKS	600 ft	Closed pollution complaint; heating oil.
Freddie Mac 8000	8000 Jones Branch Drive	VA UST, AST	Adjacent	One UST listed as removed from ground; one AST listed as dismantled.
Richard C Schmitt Residence	7106 Holyrood Drive	VA LTANKS	700 ft	Closed pollution complaint; heating oil.
Traci L and Frank J Fisher Residence	7503 Box Elder Court	VA LTANKS	670 ft	Closed pollution complaint; heating oil.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
McLean Office Building	7918 Jones Branch Drive	VA UST	Adjacent	One diesel UST listed as permanently out of use; one UST currently in use.
John W and Marilyn J Residence	1311 Timberly Lane	VA LTANKS	750 ft	Closed pollution complaint; heating oil.
The Lincoln Office Building	1700 Old Meadow Road	VA UST	Adjacent	One diesel UST listed as closed in ground; one diesel AST currently in use.
Generator Building	1764 Old Meadow Lane	VA UST	700 ft	Two diesel USTs currently in use, two USTs listed as removed from ground.
Barbara A Leberee Property	7017 Arbor Lane	VA LTANKS	700 ft	Closed pollution complaint; heating oil.
The Morgan at McLean	1781 Chain Bridge Road	VA LTANKS	325 ft	Closed pollution complaint; heating oil.
Gordon Homes	6929 River Oaks Drive	VA LTANKS	900 ft	Closed pollution complaint; heating oil.
Franklin Building LLC	7903 Westpark Drive	PA Manifest, RCRA Nongen	Adjacent	No RCRA violations.
Athanasios G Christ Residence	1308 Timberly Lane	VA LTANKS	800 ft	heating oil, open 5/6/10, closed 6/11/10
Christina and Terrence J Murphy Residence	1310 Timberly Lane	VA LTANKS	800 ft	heating oil, open 7/1/14, closed 9/15/14
James W & Paula Stephenson Residence	1162 Old Gate Court	VA LTANKS	800 ft	heating oil, open 5/9/12, closed 6/4/12
Spacenet Real Estate Holdings, LLC	1750 Old Meadow Road	VA UST, AST	Adjacent	1 UST removed from ground, 2 diesel ASTs currently in use
Mitre Corp Cleveland Building	1820 Dolley Madison Boulevard	RCRA-CESQG	220 ft	No RCRA violations. Building appears to have been demolished.
Hooman Mossadeghi Residence	7540 Old Dominion Drive	VA LTANKS	1,000 ft	Closed pollution complaint; heating oil.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Harrison Building	1760 Old Meadow Road	VA UST	240 ft	One UST listed as removed from ground.
Trammel C and Kathryn Lacey Residence	963 Saigon Road	VA LTANKS	1,000 ft	Closed pollution complaint; heating oil.
Westgate Property Management	1755A Old Meadow Road	RCRA SQG, NJ Manifest	550 ft	No violations noted
Freddie Mac 1551	1551 Park Run Drive	VA AST	900 ft	Three ASTs.
Roosevelt Building	1757 Old Meadow Road	VA UST	650 ft	One UST listed as removed from ground.
Common Apartments	7511 Ambergate Place (demolished)	VA UST	Exact location undetermined	One UST listed as removed from ground.
Warren G Wickersham Property	6811 Wemberly Way	VA LUST & LTANKS	1,100 ft	Closed pollution complaint; heating oil.
Clara Thompson Residence	807 Lawton Street	VA LTANKS	1,100 ft	Closed pollution complaint; heating oil.
Green Fuel Oil Spill	7600 Old Dominion Drive	VA LTANKS VA LUST	1,100 ft	Closed pollution complaint.
Nextel International Data Center	1505 Farm Credit Drive	VA AST	Adjacent	One diesel AST.
Hunting Ridge Property	1612 Seneca Avenue	VA LTANKS	515 ft	Closed pollution complaint; heating oil.
PRC Inc	1500 PRC Drive	RCRA-SQG, FINDS, ECHO	Exact location undetermined	No RCRA violations.
Kruse Margaret Residence	907 Countryside Court	VA LTANKS	700 ft	Closed pollution complaint; heating oil.
Langley Oaks Pumping Station	6526 Heather Brook Court	VA UST	800 ft	One diesel tank listed as removed from ground.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Unisys, Kaiser Permanente Tyson's Corner	8008 Westpark Drive	VA UST, AIRS, RCRA-CESQG, NY Manifest, NJ Manifest.	1,300 ft	No RCRA violations. One diesel tank listed as removed from ground. General air permit for emergency generator.
Hunting Ridge Properties	1619 Seneca Avenue	VA LUST, VA LTANKS	920 ft	Closed pollution complaint; heating oil.
Thomas P Hilliard Residence	908 Countryside Court	VA LTANKS	780 ft	Closed pollution complaint; heating oil.
Tyson's Corner Pumping Station	8301 Lincoln Lane	VA AST	650 ft	One diesel AST.
Duane Perrin Residence	1749 Chain Bridge Road	VA LTANKS	Adjacent	Closed pollution complaint; heating oil.
Focal Point Homes Ltd Liability Company Property	932 Saigon Road	VA LTANKS	1,550 ft	Closed pollution complaint; heating oil.
John Onufrak Residence	6815 Wemberly Way	LUST, LTANKS	1,400 ft	Closed pollution complaint; heating oil.
Valerie and Philip Brown Residence	950 Saigon Road	LTANKS	1,400 ft	Closed pollution complaint; heating oil.
Spring Hill Elementary School (FFXC)	8201 Lewinsville Road	LUST, LTANKS, UST	1,300 ft	Appears to be two separate pollution complaints - both opened same date, closed different dates. UST is listed as permanently out of use.
Hunting Ridge Properties	1623 Seneca Avenue	LUST, LTANKS	980 ft	Closed pollution complaint; heating oil.
Gloucester Bldg	1517 Westbranch Drive	AST	1,200 ft	One diesel AST.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Randolph H French & Mafalda C Marrocco Residence	7706 Crossover Drive	LTANKS	1,600 ft	Closed pollution complaint; heating oil.
Dan Withers Property	1216 Mottrom Drive	LTANKS	1,200 ft	Closed pollution complaint; heating oil.
RCV Real Estate and Development Inc. Property	6900 Arbor Lane	LTANKS	1,500 ft	Closed pollution complaint; heating oil.
Roy W Gutman	1349 Windy Hill Road	LTANKS	1,600 ft	Closed pollution complaint; heating oil.
Elisabeth W Volpe Residence	1168 Old Stage Court	LTANKS	1,500 ft	Closed pollution complaint; heating oil.
Sydney W Lowery Residence	6803 Hampshire Road	VA LTANKS	1,500 ft	Two closed pollution complaints; both heating oil.
Defense Systems / Orbital Sciences Corp	1521 Westbranch Drive	NY Manifest, RCRA-SQG	1,400 ft	No RCRA violations.
The Commons Shopping Center	7401 Colshire Drive	VA VCP	1,400 ft	Appears to be a Safeway that's in the VRP due to a former dry cleaner and a gas station release.
Commons Cleaners	7403A Colshire Drive	RCRA-SQG, VA Drycleaners	1,300 ft	No RCRA violations; drycleaners listed as permanently shut down. Appears to be dry cleaners referenced in VRP.
McLean Police Station	1437 Balls Hill Road	VA LTANKS, LUST	1,300 ft	Closed pollution complaint.
TRW Defense Systems Group	7598 Colshire Drive	LTANKS, LUST, Spills	1,100 ft	Closed pollution complaint. Spill appears to be tank release estimated at 15-20 gallons with stained soil and scheduled cleanup noted in description. Appears that site has been redeveloped.
W B Santmyer Residence	1163 Old Stage Court	LTANKS	1,800 ft	Closed pollution complaint; heating oil.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Brian Weimer Residence	7327 Yates Court	LTANKS	1,800 ft	Closed pollution complaint; heating oil.
Karloid Corporation	8380 Greensboro Drive	LUST, LTANKS	1,400 ft	Closed pollution complaint.
Samuel H and Jean F Williams Residence	1407 Westby Court	LTANKS	1,700 ft	Closed pollution complaint; heating oil.
John Joyeusaz	7301 Dulany Drive	LTANKS	1,900 ft	Closed pollution complaint; heating oil.
Amoco/Tyson's Corner (Former)	1955 Chain Bridge Road	LUST, LTANKS, Spills	1,400 ft	Closed pollution complaint. Spill is overflow from pumping gas in 2017.
Philip Jarmiszyn	7314 Yates Court	LTANKS	1,900 ft	Closed pollution complaint; heating oil.
MCI Telecommunications	8003 Westpark Drive	LTANKS, UST, AST	2,000 ft	Two closed pollution complaints; building appears to have been demolished.
Terrence Brown Residence	829 Whann Avenue	LTANKS	2,400 ft	Closed pollution complaint; heating oil.
Sunoco 06302 1608 01, 7-Eleven Inc 40388, Mobil 16-095 (Adjacent Property Parcel C)	1957 Chain Bridge Road	LTANKS, UST, LUST, VA Spills	1,800 ft	Two closed pollution complaints.
Lewinsville Senior Center and Daycare	1609 Great Falls Street	LTANKS	1,600 ft	Closed pollution complaint; heating oil.
Joshua S Benner Residence	822 Clinton Place	LTANKS	3,100 ft	Closed pollution complaint; heating oil.
Shaun F and Patricia M Residence	1318 Ozkan Street	LTANKS	2,100 ft	Closed pollution complaint; heating oil.
Harry L Thomas Residence	817 Mackall Avenue	LTANKS	2,800 ft	Closed pollution complaint; heating oil.
Robert C and Marie T Platenburg Residence	6904 Benjamin Street	LTANKS	2,100 ft	Closed pollution complaint; heating oil.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Rosemarie Everett Property	7202 Matthew Mills Road	LTANKS, LUST	2,200 ft	Closed pollution complaint; heating oil.
Shell Station/Commons Shopping Center	1698 Anderson Road	LTANKS, Spills, RCRA nongen/NLR, FINDS, ECHO, RI Manifest, LUST	1,800 ft	Appears to be gas station release associated with VRP Safeway site (AG146). Two closed pollution complaints. Spill is surface spill. Historically SQG with no violations noted. LUST database listed as open, though based on pollution complaint number and dates it appears to match one of the closed LTANKS leaks.
Langley School	1411 Balls Hill Road	LTANKS, UST, Spills, LUST	2,600 ft	Two closed pollution complaints. Spill is a stormwater violation from cleaning crew dumping buckets down drains leading to water body.
Majorie Meyers Property	1313 Ozkan Street	LTANKS	2,300 ft	Closed pollution complaint; heating oil.
Mark S Matthews Property	6805 Benjamin Street	LTANKS, LUST, Spills	2,600 ft	Closed pollution complaint; heating oil. Spill is from home fuel oil tank leaking 115 gals out and the sump pump in the house basement pumping into woods behind the house.
John R and Virginia C Marshall Residence	7508 Royal Oak Drive	LTANKS	2,600 ft	Closed pollution complaint; heating oil.
Edwin A and Susan J Williams Property	7801 Karen Forest Drive	LTANKS	2,600 ft	Closed pollution complaint; heating oil.
Shell 24593180300	8020 Leesburg Pike	LUST, LTANKS	2,400 ft	LUST database listed as open, LTANKS database listed as closed.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Stephen C and Holly Clement Residence	1207 Meadow Green Lane	LTANKS	3,800 ft	Closed pollution complaint; heating oil.
Tycoon Building	8000 Towers Crescent Drive	LUST, LTANKS, Airs	1,700 ft	Closed pollution complaint. General air permit for emergency generator.
Crown #VA-036	8103 Leesburg Pike	LUST	2,600 ft	Closed pollution complaint.
Exxon #2-4392	8021 Leesburg Pike	LUST	2,700 ft	Two closed pollution complaints.
Exxon 25481	8200 Leesburg Pike	LUST, LTANKS	2,600 ft	Closed pollution complaint.
I-495	Fairfax County, VA	VA Spills	Exact location undetermined	Tractor-trailer crashed and spilled its load and 300 lbs of diesel fuel.
I-495 Exit 45 (near Dulles Toll Road)	I-495 Exit 45 (near Dulles Toll Road)	VA Spills	Exact location undetermined, likely within project right-of-way	Tractor-trailer overturned and 100 gallons of diesel spilled. Clean up underway noted in summary.
Maryland State Highway Administration - SHA Bridge #1510000 / American Legion Bridge	Bridge on I-495	RCRA-LQG, FINDS, ECHO	Adjacent	No RCRA violations noted. Hazardous Waste Biennial Reporter. The North American Industry Classification System code references painting and wall covering contractors.
Exit 19A Off Dulles Toll Road, McLean VA	Exit 19A Off Dulles Toll Road, McLean VA	ERNS, Spills	Exact location undetermined, likely within project right-of-way	Caller reported a chemical spill that occurred previous winter and is causing trees to die. Spills report lists roadway salt and no hazardous issues.
Tysons Corner Center - Providence Baptist	8116 International Dr, McLean, VA 22102	VA LTANKS	1,350 ft	Closed pollution complaint, heating oil.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Capital One McLean	1600-1680 Capital One Drive McLean, VA 22102	VA UST, AST, VA Financial Assurance, VA Tier 2, VA Airs	Adjacent	One UST and one AST currently in use. Lead, diesel fuel, sulfuric acid storage. Minor air permit issued.
N/A	RT 123 Chain Bridge RD	HMIRS	Exact location undetermined, likely within project right-of-way	202 gallons of gasoline spilled from truck due to collision.
I-495 Southbound	Near Georgetown Pike	VA Spills	Exact location undetermined, likely within project right-of-way	Truck fire, chlorine and acid cargo not involved.
I-495 Innerloop	I-495 North at Exit 14 (Rte 193)	VA Spills	Exact location undetermined, likely within project right-of-way	Severed truck fuel line spilled 25 gallons diesel fuel.
N/A	I-495 at Exit 18 McLean VA	VA Spills	Exact location undetermined, likely within project right-of-way	30 gallons diesel spilled and unknown amount of battery acids; products contained to roadway.
Garret Company Storm Water Management Pond	7928 Jones Branch Drive	VA Spills	Adjacent	30 gallons diesel fuel spilled at 7928 Jones Branch Drive; 5 gallons reported in stormwater pond.
I-495 Innerloop	Between Dulles Toll Road and Route 193 Interchange	VA Spills	Within project right-of-way.	20-gallon diesel fuel spill.
Fairfax County Public Schools - Churchill Road Elementary	7100 Churchill Road	VA Tier 2	2,300 ft	#2 fuel oil storage.
Capital One Building/Jones Branch Drive Connector Project	Capital One Building/Jones Branch Drive Connector Project	VA Spills	Exact location undetermined, likely adjacent	Sewage discharge.

Site Name	Address	Database(s)	Approximate Distance from Project Right-of-Way	Description / Potential Concern
Dolley Madison Blvd and Scotts Crossing Rd	Dolley Madison Blvd and Scotts Crossing Rd	VA Spills	1,100 ft	Sewer/water line break caused sediment flow.
Jones Branch Drive	Jones Branch Drive	VA Spills	Exact location undetermined	250 gallons of antifreeze spilled.

5.0 SUMMARY AND CONCLUSIONS

5.1 POTENTIAL ENVIRONMENTAL CONCERNS

Sites identified in relevant state and federal databases within the hazardous materials study area, as well as unmapped orphan sites, were reviewed and categorized as Low, Moderate, or High Priority based on the parameters described in Section 2.4 of this report. The rankings provide a priority-based evaluation of the sites of potential concern along the project corridor. The evaluation is based on a desktop evaluation of EDR provided records and available aerial and topographic imagery as well as site reconnaissance conducted in the format of a windshield survey. In total, 2 High Priority sites, 29 Moderate Priority sites, and 108 Low Priority sites were identified.

5.2 RECOMMENDATIONS

Further assessment of Moderate and High Priority sites and the correlation to the final design limits of disturbance is recommended. At this stage, recommended further assessment will include a review of reasonably ascertainable documentation pertaining to the Moderate and High Priority sites, including but not limited to submitting Freedom of Information Act requests to relevant agencies and reviewing the documentation provided. The purpose of this further assessment will be to characterize in greater detail the nature of the potential concerns and to determine if further investigation is warranted, namely Phase II Environmental Assessment activities including soil and groundwater sampling.

6.0 REFERENCES

Environmental Data Resources, Inc. (EDR). 2018. *EDR Area / Corridor Report*.

Virginia Department of Transportation (VDOT). 2020a. *I-495 Alternatives Technical Memorandum*.

Virginia Department of Transportation (VDOT). 2020b. *I-495 Traffic and Transportation Technical Report*.