

City of Alexandria Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY No 27-05

DATE: OCTOBER 16, 2026

TO: DEVELOPERS, ARCHITECTS, ENGINEERS, ENVIRONMENTAL PROFESSIONALS, AND SURVEYORS

FROM: JESSE MAINES, DIVISION CHIEF, STORMWATER MANAGEMENT, Transportation and Environmental Services

SUBJECT: CONTAMINATED LAND STANDARD CONDITIONS AND COMPLETION MILESTONES

BACKGROUND

The City of Alexandria implements the requirements of Article XIII of the City Zoning Ordinance – the Environmental Management Ordinance – during the review of site development plans and applicable grading plans under the City’s Contaminated Lands Program. The Program requires applicants to screen for the presence of known or potential soil, groundwater, vapor, and related contamination for the development site. Applicants must screen for contaminants and if found, provide the environmental investigations and supporting documentation necessary to characterize site conditions, and incorporate approved remediation, risk-management, worker-protection, and construction controls into the project.

PURPOSE AND APPLICABILITY

This memorandum establishes a menu of standard Contaminated Land conditions and identifies the normal project milestones for satisfying each condition. City staff will identify the conditions that apply to a particular project in plan-review comments, staff recommendations, conditions of approval, or other formal written correspondence. A condition applies when it is expressly imposed or when the underlying requirement independently applies by ordinance, policy, permit, or approved plan.

The applicant remains responsible for satisfying all applicable federal, state, and City requirements. Project-specific conditions may supplement or modify the standard language when necessary. Approval by the Director of T&ES does not replace any approval, permit, notification, or closure required by another agency.

EFFECTIVE DATE

This memorandum becomes effective and is binding on issuance and only seeks to move the Contaminated Lands Standard Conditions from the previous format into this Memo to Industry. The standard conditions remain applicable to all site development plans and does not change

applicant requirements. All site development plans and grading plans remain subject to approved conditions, permits, recorded instruments, and applicable law.

CONTAMINATED LAND STANDARD CONDITIONS

1. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
2. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
3. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall’s Office immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion

of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) *

4. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *
5. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *