

**FINAL  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
REPORT FOR**

**2327-2379 SKYLAND TERRACE, SE  
WASHINGTON, DC 20020**



Prepared by:



**PEER**  
CONSULTANTS, P.C.

888 17<sup>th</sup> St NW #850  
Washington, DC 20006

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## LIST OF ACRONYMS

AST	aboveground storage tank
ASTM	American Society for Testing Materials
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESQG	Conditionally exempt small quantity generators
CIU	Currently In Use
CORRACTS	Corrective Action Activity
DC HIST UST	District of Columbia Historical Underground Storage Tanks
DC LUST	District of Columbia leaking underground storage tank
DC RGA LUST	District of Columbia Recovered Government Archive Leaking Underground Storage Tank
DC UST	District of Columbia Underground Storage Tank
DC	District of Columbia
DCRA	(District of Columbia) Department of Consumer and Regulatory Affairs
DDS	Digital Data Series
DHCD	(District of Columbia) Department of Housing and Community Development
DOD	Department of Defense
EDR MGP	Environmental Data Resources Manufactured Gas Plant
EDR	Environmental Data Resources
ESA	Environmental Site Assessment
HIST	Historical
HRHR	High Risk Historical Records
HSWA	Hazardous and Solid Waste Amendments
LUST	Leaking Underground Storage Tank
NFA	No Further Action
NPL	National Priority List
PEER	PEER Consultants, P.C.
POU	Permanently Out of Use
RCRA CORRACTS	Resource Conservation and Recovery – Corrective Action Activity
RCRA	Resource Conservation and Recovery Act
RCRA-CESQGs	Resource Conservation and Recovery Act – Conditionally Exempt Small

	Quantity Generators
RCRA NonGen	Resource Conservation and Recovery Act Non-Generators
REC	Recognized Environmental Condition
RGAA	Recovered Government Archive
ROD	Record of Decision
SCS	Soil Conservation Service
SF	Square Feet
SWLF	Solid Waste Disposal Facilities
US ENG	United States Engineering Control
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geologic Survey
USGS	United States Geological Survey
UST	underground storage tank
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screening

## EXECUTIVE SUMMARY

PEER Consultants, P.C. (PEER), performed a Phase I Environmental Site Assessment (ESA) for a site at 2327-2339 Skyland Terrace, SE, Washington, DC (the Site). The purpose of this assessment was to identify recognized environmental conditions at the Site. These conditions could indicate the presence or likely presence of hazardous substances or petroleum products in, on, or at the Site. The assessment was performed in accordance with the requirements of the American Society of Testing and Materials (ASTM) Standard Practice E1527-13.

The Site is vacant, partially covered with low-cut grass and partially covered with thick brush and trees. It is currently owned by District of Columbia Department of Housing and Community Development (DHCD). The Site consists of seven lots and with a total area of 19,932 square feet, is centered at the coordinates of 38.860 North and 76.973 West and is approximately 166 feet above mean sea level. According to the District of Columbia Office of Tax and Revenue, the lots which constitute the site are identified as follows:

	(1) 2327 Skyland Terrace	(2) 2329 Skyland Terrace
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	5740-0341	5740-0342
<b>Land Area</b>	3,873 SF	2,785 SF
<b>Land Use Code</b>	191 – Vacant	191 – Vacant
	(3) 2331 Skyland Terrace	(4) 2333 Skyland Terrace
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	5740-0343	5740-0344
<b>Land Area</b>	2,716 SF	2,481 SF
<b>Land Use Code</b>	191 – Vacant	191 – Vacant
	(5) 2335 Skyland Terrace	(6) 2337 Skyland Terrace
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	5740-0345	5740-0346
<b>Land Area</b>	2,423 SF	2,423 SF
<b>Land Use Code</b>	191 – Vacant	191 – Vacant
	(7) 2339 Skyland Terrace	
<b>Owner</b>	District of Columbia	
<b>Square Suffix Lot #</b>	5740-0347	
<b>Land Area</b>	3,231 SF	
<b>Land Use Code</b>	191 – Vacant	

A site visit was performed by PEER staff on September 17, 2014. Direct access to the Site was available. Observations of the current site conditions were noted and documented with photographs. A historical records/database review was provided by Environmental Data Resources Inc. (EDR). The database review lists sites with environmental concerns found within a specified radius of the subject parcel. This assessment revealed the following conditions:

### On-Site Conditions

Based on historical data, the Site has been undeveloped land. Until 1983, the Site was within a forested area. In 1983, it appears that clearing of the site and the immediate vicinity began for construction of Skyland Terrace and the homes to the east and to the west of the site. By 1998, construction of the homes around the loop of Skyland Terrace, 23<sup>rd</sup> Street, Skyland Place and 24<sup>th</sup> Street were complete. Site observations found the Site to be covered with low-cut grass on portion closest to Skyland Terrace and thick brush and trees toward the northerly property line.

The site slopes towards northeast from the point where vegetation starts. Illegal dumping was observed in the wooded area. There were no visual signs of on-site above ground storage tanks (ASTs) or underground storage tanks (USTs), or use of any hazardous materials or waste. The Site was not listed on any of the environmental databases searched.

### **Off Site Conditions**

A review of the environmental databases for surrounding sites found no RECs within a 0.5 to 1.0 mile radius of the Site. A review of the environmental databases for surrounding sites located within 0.5 miles of the subject property found the following:

- One (1) Resource Conservation and Recovery Act-conditionally exempt small quantity generators (RCRA-CESQG);
- Fifteen (15) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Two (2) DC underground storage tank (DC UST) sites;
- Fourteen (14) US Brownfield sites;
- Four (4) District of Columbia Historical Underground Storage Tanks (DC HIST UST) sites;
- One (1) U.S. Historic Cleaners sites; and
- Eight (8) Vapor Encroachment sites.

However, due to their status or location with respect to the Site (down gradient topographically and/or hydrologically), they have been determined to be de minimis conditions for the subject Site. Based on this information, the assessment revealed no evidence of potential recognized environmental conditions in connection with the subject Site.

## 1.0 INTRODUCTION AND SCOPE OF INVESTIGATION

This report describes the result of a Phase I Environmental Site Assessment (ESA) that was conducted by PEER Consultants, P.C. (PEER) on a site at 2327-2337 Skyland Terrace, SE, Washington, DC (Site). Figure 1 (Appendix A) shows the location of the Site.

The purpose of this ESA was to determine:

*The presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.*<sup>1</sup>

## 2.0 METHODOLOGY

The ESA was performed in accordance with procedures specified in the American Society of Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate (ASTM E1527). The procedures specified were supplemented by the requirements of the contract document wherever required. The methodology used for the analysis included site visits, visual inspections, and review of records from U.S. Environmental Protection Agency (USEPA) and the District of Columbia Department of Consumer and Regulatory Affairs (DCRA) databases. Detailed descriptions of the methodologies are presented in the following paragraphs.

### 2.1. Site Visit and Area Reconnaissance

A site visit was conducted to determine visual evidence of previous and existing contamination at the site. The area reconnaissance was conducted to determine the potential for contamination from off-site sources based on observations of activities in the immediate vicinity of the subject site. The site visit did not include a comprehensive investigation for hazardous building materials such as asbestos, lead-based paint, and mercury. Direct access to the site was available.

### 2.2. Historical Evaluation and Regulatory File

Historical data on the Site was searched to determine previous uses of the Site. Data obtained from aerial photographs, Sanborn maps, Haines directories, Polk city directories, and U.S. Geological Survey (USGS) topographic maps was searched for evidence of previous contamination at the site based on the historic uses and activities at the properties and the physical setting of the sites. Enforcement, regulatory and other relevant data from several sources were searched to check for evidence of contamination, enforcement and cleanup activities at the properties.

The data was searched based on radius limits prescribed in ASTM E1527 to identify facilities that reported contamination; that are undergoing remediation measures; and that exhibit potential for contamination. For example, the National Priorities List (NPL) data that contains sites for priority cleanup was searched for sites within a mile of the properties being evaluated. The

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<sup>1</sup>Source: ASTM E1527.

following is a partial list of the databases searched, the dates of the data updates, the search radius and a brief description of the database contents. Several additional databases that were not required by ASTM E1527 were also searched.

The minimum radial search areas required review distances are as follows:

To One (1) Mile:

- National Priorities List (NPL)
- Resource Conservation and Recovery Act – Corrective Action Activity (RCRA CORRACTS) facilities
- Department of Defense (DOD)
- Record of Decision List (ROD)
- Environmental Data Resources, Inc. Propriety Manufactured Gas Plant (EDR MGP) Database

To One-Half (0.5) of a Mile:

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- U.S. Engineering Control List ENG (US ENG)
- District of Columbia Leaking Underground Storage tank (DC LUST)
- District of Columbia Brownfield sites (DC Brownfields)
- Solid Waste Disposal Facilities, Active and Inactive (SWLF)
- District of Columbia Recovered Government Archive Leaking Underground Storage Tank (DC RGA LUST)

To One-Quarter (0.25) of a Mile:

- District of Columbia Underground Storage Tanks (DC USTs) list
- District of Columbia Historical Underground Storage Tanks (DC HIST USTs) list
- Resource Conservation and Recovery Act – Conditionally Exempt Small Quantity Generators (RCRA-CESQGs)
- Resource Conservation and Recovery Act Non-Generators – (RCRA NonGen) list
- Environmental Data Resources, Inc. United States Historical Auto Station (EDR U.S. Hist Auto Station) list
- Environmental Data Resources, Inc. United States Historical Cleaners list (EDR U.S. Hist Cleaners) list
- Vapor Encroachment Conditions (VEC)

### **2.3. Hydrogeological Evaluation**

The hydrogeological evaluation consisted of reviewing USGS topographic maps; data obtained from the U.S. Soil Conservation Service (SCS); and groundwater, hydrologic, and hydrogeological data. This data included federal, local and regional water agency records to assess groundwater flow direction and location of nearby drinking water wells.

The Site's elevation is 166 feet above mean sea level. The general topographic gradient is to the general north (N) and the Site is not within a 100-year flood-plain. No jurisdictional wetlands were identified at the subject Site or within a ½-mile radius of the subject Site. Direction of

groundwater flow in the area of the Site is reported to be to the northwest (NW), discharging into the Anacostia and Potomac rivers. General soil type for the site and the surrounding vicinity is described as BELTSVILLE and the soil surface texture is silt loam, according to the U.S. Department of Agriculture’s (USDA) SCS. Overall geology for the Site as defined by P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale – a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS – 11 (1994) is as follow:

Era: Mesozoic	Series: Lower Cretaceous
System: Cretaceous	Code: IK

The Local and Regional Water Agency records indicate that there are no wells registered at the Site and the nearest wells are more than 0.25 miles to the east, north northeast and west southwest.

### 3.0 RESULTS

#### 3.1. Site Inspection

A site visit was performed by PEER on September 17, 2014. PEER staff visually observed and documented on site activities. In addition, observations of adjacent properties were made to identify high-risk neighbors and potential contamination migration concerns were made. The site visit included the following observation techniques:

- A walk around the periphery of the subject property
- A view of the subject property from all accessible public thoroughfares
- A walk through of the property

Site observations were documented with photographs, which are included in Appendix B. Site features were documented on a diagram which is included in Appendix C.

##### 3.1.1. Site Observations

The Site was found to be vacant at the time of the site visit. It is located in a residential area of the Anacostia neighborhood in the District of Columbia (DC) and consists of seven lots with a total area of 19,932 square feet. According to the District of Columbia Office of Tax and Revenue, the lots which constitute the site are identified as follows:

	(8) 2327 Skyland Terrace	(9) 2329 Skyland Terrace
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	5740-0341	5740-0342
<b>Land Area</b>	3,873 SF	2,785 SF
<b>Land Use Code</b>	191 – Vacant	191 – Vacant
	(10) 2331 Skyland Terrace	(11) 2333 Skyland Terrace
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	5740-0343	5740-0344
<b>Land Area</b>	2,716 SF	2,481 SF
<b>Land Use Code</b>	191 – Vacant	191 – Vacant

(12) 2335 Skyland Terrace		(13) 2337 Skyland Terrace
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	5740-0345	5740-0346
<b>Land Area</b>	2,423 SF	2,423 SF
<b>Land Use Code</b>	191 – Vacant	191 – Vacant
(14) 2339 Skyland Terrace		
<b>Owner</b>	District of Columbia	
<b>Square Suffix Lot #</b>	5740-0347	
<b>Land Area</b>	3,231 SF	
<b>Land Use Code</b>	191 – Vacant	

During the site visit, half of the lot was covered with mowed grass and other half was covered in thick vegetation. There were no visual signs of on-site above ground storage tanks (ASTs) or underground storage tanks (USTs), use of hazardous materials or waste or other use which would be of potential environmental concern.

### 3.2. Area Reconnaissance

Current land use in the vicinity of the Site is residential. Immediately adjacent to the site to the east, west and south are single family residences. To the north is a forested area. Within ½ mile south-southeast from the site is Washington Nursing Facility and to the north-northeast is the Good Hope Clinic Children’s Hospital. No recognized environmental concerns were observed in the vicinity of the Site.

### 3.3. Historic Evaluation and Regulatory File Review

A review of the regulatory status of the Site and properties in the vicinity of the Site was conducted as it pertains to regulated activities involving the use of hazardous chemicals; the generation of hazardous waste; the treatment, storage, or disposal of hazardous waste; or the release of regulated substances. Following is a summary of the information. A copy of the regulatory review report is included in Appendix D.

#### 3.3.1. Property Ownership/Occupants

According to the District of Columbia Office of Tax and Revenue the subject property is currently owned by the District of Columbia, Washington DC. A review of telephone directories from 1922 to 2013 was conducted to determine potential uses and ownership of the Site. No telephone listings were found for the Site. Telephone listings for adjoining properties were residential listings.

#### 3.3.2. Sanborn Fire Insurance Maps

Sanborn fire insurance maps covering the Site were found dating from 1989 through 1998. The 1989 through 1998 Sanborn Map indicates that the Site was vacant during that period. In the vicinity of the Site, all of the Sanborn Maps indicate that the neighborhood has and remains primarily a residential community. The townhomes to the east of the Site along Skyland Terrace were constructed sometime between 1990 and 1992. The townhomes to the west of the Site along 23<sup>rd</sup> Street were constructed after 1995. Copies of the Sanborn maps can be found in Appendix E.

### 3.3.3. Historical Aerial Photograph

Historical aerial photographs were available for the years 1949, 1951, 1957, 1963, 1970, 1981, 1983, 1988, 1994, 1998, 2000, 2002, 2005, 2007, 2009 and 2011. A review of these photographs revealed the following:

Year	Subject Site	Vicinity
1949	The Site is undeveloped within a forested area.	Residential development is visible along 24 <sup>th</sup> Street, SE and Skyland Place, SE. Wagner Street had not been constructed.
1951	No significant changes observed.	No significant changes observed.
1957	No significant changes observed.	DC Scholars Stanton Elementary school appears to be under construction and there is additional development north of Good Hope Road.
1963	No significant changes observed.	Wagner Street appears to be under construction and development of the area south of Wagner Street has begun.
1970	No significant changes observed.	Development of the area south of Wagner Street continues.
1981	No significant changes observed.	Shopping complex by Naylor Road, SE and Alabama is developed. Construction of Skyland Place and 24 <sup>th</sup> Street south of Wagner Street and the homes along these roads appears to be complete.
1983	Clearing of the Site and the immediate vicinity had begun in preparation for construction of Skyland Terrace.	The Washington Nursing Facility is visible to the southeast of the Site.
1988	Continued clearing of the site was observed.	Additional clearing of the area north of the Site in preparation for construction of Good Hope Court and the structures along this road.
1994	No significant changes observed.	Housing density increased in the vicinity.
1998	No significant changes observed.	There appears to be new houses along Skyland Terrace. There is continued construction of homes along 23 <sup>rd</sup> Street, SE.
2000	No significant changes observed.	Homes along 23 <sup>rd</sup> Street appear to be complete.
2002	No significant changes observed.	It appears that construction of Good Hope Court and the structures along this road had begun.
2005	No significant changes observed.	Construction activities along 23 <sup>rd</sup> Street, Skyland Place and Good Hope Court appear to be complete.
2007	No significant changes observed.	No significant changes observed.
2009	No significant changes observed.	Football field and baseball diamond constructed at the school.
2011	No significant changes observed.	No significant changes observed.

Copies of the historical aerial photographs can be found in Appendix F.

**3.3.4. Regulatory File Review**

A review of the environmental databases for the Site found the following:

- The Site was not listed in any of the regulatory databases.
- No environmental liens or any specialized knowledge or experience that would provide important information about previous ownerships or uses of the property that may be material to identifying recognized environmental conditions.

A review of the environmental databases for surrounding sites found no NPL, RCRA CORRACTS, DOD, ROD or MGP sites at a distance of 0.5 to 1.0 mile radius of the Site.

A review of the environmental databases for surrounding sites located within 0.5 miles of the subject property found the following:

- One (1) Resource Conservation and Recovery Act-conditionally exempt small quantity generators (RCRA-CESQG);
- Fifteen (15) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Two (2) DC underground storage tank (DC UST) sites;
- Fourteen (14) US Brownfield sites;
- Four (4) District of Columbia Historical Underground Storage Tanks (DC HIST UST) sites;
- One (1) U.S. Historic Cleaners sites; and
- Eight (8) Vapor Encroachment sites.

**Federal RCRA Generators List**

RCRA-CESQG: RCRA information of USEPA’s comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA Act. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/11/2014 has revealed that there is one (1) RCRA-CESQG site within approximately 0.25 miles of the target property.

<i>RCRA – CESQG LIST – EQUAL/LOWER ELEVATION</i>				
<i>SITE NAME</i>	<i>ADDRESS</i>	<i>DIR/DIST FROM SITE</i>	<i>SUBSTANCE/PRODUCT</i>	<i>STATUS</i>
Children’s National Medical CE	2501 Good Hope Road, SE	E 1/8 – ¼ (0.235 mi.)	Various Substances	No Violations Found

**DC Leaking Underground Storage Tank List (DC LUST)**

The DCRA maintain a database of leaking underground storage tank incident reports.

A review of the DC LUST list, as provided by EDR, and dated 07/01/2014 has revealed that there are fifteen (15) DC LUST sites within approximately 0.5 miles of the target property.

<b>LUST SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>	<b>STATUS</b>
Skyland Apartments, Area #1	2307 Skyland Place, SE	E 1/8 – 1/4 (0.199 mi.)	Heating Oil	Closed
Good Hope Overlooking Apts.	2635 Naylor Road, SE	ENE 1/8 – 1/4 (0.246 mi.)	Heating Oil	Closed
Mobil	2704 Good Hope Rd., SE	E 1/4 - 1/2 (0.267 mi.)	Gasoline Soil/GW	NFA
Exxon	2713 Good Hope, SE	E 1/4 - 1/2 (0.286 mi.)	Gasoline Soil	Closed
Amoco	2801 Alabama Ave., SE	E 1/4 - 1/2 (0.363 mi.)	Gasoline Soil/GW	NFA
Sears Roebuck and Company	2845 Alabama Ave., SE	E 1/4 - 1/2 (0.372 mi.)	Heating Oil/Gasoline/Soil	Closed
Avon Theater	2834 Alabama Avenue, SE	E 1/4 - 1/2 (0.382 mi.)	Heating Oil Soil	Closed
Naylor Place Apartments	2765 Naylor Rd., SE	SE 1/4 - 1/2 (0.383 mi.)	Heating Oil Soil	Administrative Closure
DC Metro Police, 7 <sup>th</sup> Dist.	2455 Alabama Avenue, SE	SSE 1/4-1/2 (0.455 mi.)	Gasoline Soil/GW	Open
Muscle, Inc.	2829 Gainesville Street	SE 1/4 – 1/2 (0.478 mi.)	Heating Oil/Soil	Closed
Naylor Garden Coop, Housing AS	2711 29 <sup>th</sup> Street, SE	ESE 1/4 – 1/2 (0.495 mi.)	Heating Oil/Soil	Closed

<b>LUST SITES – LOWER ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>	<b>STATUS</b>
Chas. E. Smith – Marbury Plaza	2300 Good Hope Road, SE	N 1/4 – 1/2 (0.298 mi.)	Heating Oil/Soil GW	Closed
DC Public Library	1800 Good Hope Road, SE	NW 1/4 – 1/2 (0.444 mi.)	Heating Oil Soil	Closed
William C. Smith Corp.	1813 23 <sup>rd</sup> Street, SE	N 1/4 – 1/2 (0.452 mi.)	Heating Oil Soil	Closed
Hunter Gardens	2316 16 Street, SE	WNW 1/4 – 1/2 (0.499 mi.)	Heating Oil Soil	Closed

**DC Registered Underground Storage Tanks (DC UST)**

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the RCRA. The data comes from the DCRA’s UST Database List. A review of the DC UST list, as provided by EDR, and dated 07/01/2014 has revealed that there are two (2) DC UST sites within approximately 0.25 miles of the target property. These UST sites are outlined below:

<b>UST SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>	<b>STATUS</b>
Apartment Building – DC Fire Prevention Branch	2348 Skyland Pl., SE	E 1/8- 1/4 (0.146 mi.)	Heating Oil	CIU
Apartment Building – Altamont Manor Condo Assoc	2400 Good Hope Rd., SE	NNE 1/8 – 1/4 (0.170 mi.)	Heating Oil	POU

### **DC Brownfields:**

A review of the DC Brownfields list, as provided by EDR, and dated 03/19/2014 has revealed that there are fourteen (14) DC Brownfields sites within approximately 0.5 miles of the target property.

<b>DC BROWNFIELDS SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE /PRODUCT</b>	<b>STATUS</b>
Not Reported	2650 Naylor Road, SE	NE 1/4 - 1/2 (0.253 mi.)	Phase II Pending	Underdevelopment
Not Reported	2648 Naylor Road, SE	NE 1/4 - 1/2 (0.253 mi.)	Phase II Pending	Underdevelopment
Not Reported	2646 Naylor Road, SE	NE 1/4 - 1/2 (0.253 mi.)	Phase II Pending	Underdevelopment
Not Reported	2626 Naylor Road, SE	NE 1/4 - 1/2 (0.260 mi.)	Phase II Pending	Underdevelopment
Mobil	2704 Good Hope Rd., SE	E 1/4 - 1/2 (0.267 mi.)	Phase II Pending	Underdevelopment
Not Reported	2712 Good Hope Road, SE	E 1/4 - 1/2 (0.269 mi.)	Phase II Pending	Underdevelopment
Not Reported	2808-2810 Alabama Avenue	E 1/4 - 1/2 (0.370 mi.)	Phase II Pending	Underdevelopment
Not Reported	2800-2834 Alabama Avenue	E 1/4 - 1/2 (0.370 mi.)	Phase II Pending	Underdevelopment
Not Reported	2812 Alabama Avenue, SE	E 1/4 - 1/2 (0.370 mi.)	Phase II Pending	Underdevelopment
Not Reported	2838 Alabama Avenue, SE	E 1/4 - 1/2 (0.384 mi.)	Phase II Pending	Underdevelopment
Not Reported	2840 Alabama Avenue, SE	E 1/4 - 1/2 (0.385 mi.)	Phase II Pending	Underdevelopment
Not Reported	2842 Alabama Avenue, SE	E 1/4 - 1/2 (0.386 mi.)	Phase II Pending	Underdevelopment
Not Reported	2844 Alabama Avenue, SE	E 1/4 - 1/2 (0.388 mi.)	Phase II Pending	Underdevelopment
Not Reported	2846 Alabama Avenue, SE	E 1/4 - 1/2 (0.389 mi.)	Phase II Pending	Underdevelopment

### **DC Historic Underground Storage Tanks**

A review of the DC HIST UST list, as provided by EDR, and dated 12/31/1999 has revealed that there are four (4) DC HIST UST sites with approximately 0.25 miles of the target property.

<b>DC HIST UST SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>	<b>STATUS</b>
Apartment Building – DC Fire Prevention Branch	2348 Skyland Pl., SE	E 1/- 1/4 (0.146 mi.)	Heating Oil	CIU
Unknown	2324 24 <sup>th</sup> St., SE	ENE 1/8 – 1/4 (0.147 mi.)	Heating Oil	Not Reported
Good Hope Overlook Apartments	2635 Naylor Rd., SE	ENE 1/8 – 1/4 (0.246 mi.)	Heating Oil	CIU

<i>DC HIST UST SITES – LOWER ELEVATION</i>				
<i>SITE NAME</i>	<i>ADDRESS</i>	<i>DIR/DIST FROM SITE</i>	<i>SUBSTANCE/ PRODUCT</i>	<i>STATUS</i>
Unknown	2310 Good Hope Rd., SE	NNW 1/8 – 1/4 (0.240 mi.)	Not Reported	CIU

**US Historical Cleaners**

EDR conducted a search of selected national collections of business directories and collected listings of potential dry cleaner sites that were available. The review was limited to those categories of sources that might include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash and dry, etc. This database falls within a category of information classified as "High Risk Historical Records", or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR U.S. Hist Cleaners list, as provided by EDR, has revealed that there is one (1) EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

<i>HISTORIC CLEANERS LIST – HIGHER/OR EQUAL ELEVATION</i>				
<i>SITE NAME</i>	<i>ADDRESS</i>	<i>DIR/DIST FROM SITE</i>	<i>SERVICE/ PRODUCT</i>	<i>YEAR REPORTED</i>
Skyland Laundromat	2443 Good Hope Rd., SE	ENE 1/8 – 1/4 (0.204 mi.)	Self-serve laundry	1954 & 1960

**Vapor Encroachment**

The purpose of a Vapor Encroachment Screen (VES) is to determine the potential for a vapor encroachment condition in the subsurface of a target property caused by the release of vapors from contaminated soil or groundwater either on or near the target property. The VES is conducted in accordance with ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600-10).

The results of the VES found no physical evidence of vapor encroachment conditions at the Site. A review of the Vapor Encroachment Screen revealed there are eight (8) properties with Vapor Encroachment Conditions within approximately 0.25 miles of the Site. The sites with Vapor Encroachment Conditions are outlined below:

<i>VAPOR ENCROACHMENT SITES</i>		
<i>SITE NAME</i>	<i>ADDRESS</i>	<i>DIR/DIST FROM SITE</i>
Skyland Laundromat	2443 Good Hope Road, SE	ENE 1/10 - 1/3 (0.204 mi.)
Good Hope Overlooking Apts.	2635 Naylor Road, SE	ENE 1/10 - 1/3 (0.246 mi.)

**Unmapped Sites**

A list of unmapped sites is included in the report. These are sites listed on any of the databases reviewed which has an incomplete address or could not be mapped for any other reason. A

review of the list did not identify any sites which would indicate a potential environmental concern to the subject Site.

### **3.3.5. Previous Environment Investigation**

Reports from previous environmental investigations were not provided.

## **4.0 CONCLUSIONS**

A Phase I Environmental Site Assessment was performed by PEER in conformance with the requirements of ASTM Practice E 1527 for a Site located at 2352 - 2360 High Street, SE, Washington, DC 20020. This assessment revealed the following conditions:

### **4.1. On-Site Conditions**

Based on historical data, the Site has been undeveloped land. Until 1983, the Site was within a forested area. In 1983, it appears that clearing of the site and the immediate vicinity began for construction of Skyland Terrace and the homes to the east and to the west of the site. By 1998, construction of the homes around the loop of Skyland Terrace, 23<sup>rd</sup> Street, Skyland Place and 24<sup>th</sup> Street were complete. Site observations found the Site to be covered with low-cut grass on portion closest to Skyland Terrace and thick brush and trees toward the northerly property line. The site slopes towards northeast from the point where vegetation starts. Illegal dumping was observed in the wooded area. There were no visual signs of on-site ASTs or USTs, or use of any hazardous materials or waste. The Site was not listed on any of the environmental databases searched.

### **4.2. Off-Site Conditions**

A review of the environmental databases for surrounding sites found no RECs within a 0.5 to 1.0 mile radius of the Site. A review of the environmental databases for surrounding sites located within 0.5 miles of the subject property found the following:

- One (1) Resource Conservation and Recovery Act-conditionally exempt small quantity generators (RCRA-CESQG);
- Fifteen (15) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Two (2) DC underground storage tank (DC UST) sites;
- Fourteen (14) US Brownfield sites;
- Four (4) District of Columbia Historical Underground Storage Tanks (DC HIST UST) sites;
- One (1) U.S. Historic Cleaners sites; and
- Eight (8) Vapor Encroachment sites.

However, due to their status or location with respect to the Site (down gradient topographically and/or hydrologically), they have been determined to be de minimis conditions for the subject Site. Based on this information, the assessment revealed no evidence of potential recognized environmental conditions in connection with the subject Site.

## 5.0 SIGNATURE PAGE



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Bipin Pokharel, MS  
Site Inspector/Report Writer/Environmental Scientist

10/13/2014  
Date



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Pamela A. Lemme, P.E.  
Project Manager

10/13/2014  
Date



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Lori A. Melroy, P.E.  
QA/QC Reviewer

10/13/2014  
Date

## **Appendix A**

### **Site Location Map**

## **Appendix B**

### **Site Photographs**

## **Appendix C**

### **Site Diagram**

## **Appendix D**

# **Regulatory Review Report**

## **Appendix E**

### **Sanborn Fire Insurance Maps**

## **Appendix F**

### **Historic Aerial Photographs**

## **Appendix G**

### **Topographic Maps**

## **Appendix H**

### **Telephone Directories**