

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

**2352 - 2360 HIGH STREET, SE
WASHINGTON, DC 20020**



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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 LUST	District of Columbia leaking underground storage tank
CCRBCA	District of Columbia Risk Based Corrective Action
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
DS HIST UST	District of Columbia Historical Underground Storage Tanks
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
NLR	No Longer Regulated
NPL	National Priority List
PA	Pennsylvania
PEER	PEER Consultants, P.C.
RCRA CORRACTS	Resource Conservation and Recovery – Corrective Action Activity

FINAL



RCRA	Resource Conservation and Recovery Act
RCRA-CESQGs	Resource Conservation and Recovery Act – Conditionally Exempt Small Quantity Generators
REC	Recognized Environmental Condition
RGA	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 2352 to 2360 High Street, SE, Washington, D.C. (the Site). The purpose of this assessment was to determine potential environmental concerns at the Site. These concerns could consist of, but are not limited to, the potential for soil and groundwater contamination from on-site and off-site sources and for on-site use of hazardous, toxic materials and wastes. 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 a vacant lot enclosed by a chain link fence and is currently owned by District of Columbia Department of Housing and Community Development (DHCD). The area of the Site is 34,934 square feet, is centered at the coordinates of 38.861 North and 76.9879 West and is approximately 156 feet above mean sea level. According to the District of Columbia Office of Tax and Revenue, the parcel which constitutes the site is identified as follows:

2352 - 2360 High Street	
Owner	District of Columbia
Square Suffix Lot #	5799 0976
Land Area	34,934
Land Use Code	21- Residential-Apartment-Walk-Up

A site visit was performed by PEER staff on August 1, 2014. Direct access to the Site was not available; therefore observations were noted from the periphery. 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

The Site was vacant in 1916. By the year 1927 a single story dwelling had been constructed on the Site and it appears that a second story was added and a garage sometime before 1960. By the year 1966, the house and garage were demolished and three multi-family structures had been constructed, 2352, 2356 and 2360 High Street, SE. These structures were three-stories each and were constructed of concrete block and brick. Each structure contained 12 residential units. One structure had a basement. It appears that the buildings were occupied until the late 1990s and remained vacant until they were demolished within the past year. Site observations found bricks and rubble from demolition of the structures and there were patches of bare soil throughout the Site. Two rows of jersey walls were found along the southwest end of the property and used carpets, carpet paddings and trash were observed at the northwest end of the Site. There were remnants of a paved driveway to the Site from the alley near the southern corner of the Site. 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 located more than 0.5 miles from

the Site were determined to be de minimis conditions for the subject 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 (RCRA)-conditionally exempt small quantity generators (CESQG);
- Nine (9) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- One (1) DC underground storage tank (DC UST) sites;
- Twelve (12) DC Brownfield sites;
- Two (2) DC HIST UST sites;
- Two (2) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- Two (2) Pennsylvania (PA) Manifest;
- Four (4) U.S. Historic Auto Stations;
- Two (2) 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 2352 - 2360 High Street, SE, Washington D.C. (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.*¹

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 & 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. In addition, direct access to the site was limited due to a locked gate and chain link fence surrounding the property. Observations of the site were made from the edge of the Site.

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

¹Source: ASTM E1527.

priority cleanup was searched for sites within a mile of the properties being evaluated. The 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 (US ENG CONTROLS)
- 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 156 feet above mean sea level. The general topographic gradient is to the north northwest (NNW) 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 west-northwest (WNW), discharging into the Anacostia and Potomac rivers. General soil type for the site and the surrounding vicinity is described as CHRISTIANA 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 August 1, 2014. PEER staff visually observed on site activities from the periphery of the Site because it was surrounded by a chain link fence with a locked gate. 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

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 a vacant lot at the time of the site visit. The Site is located in a residential area of the Anacostia neighborhood in the District of Columbia (D.C.). It is approximately 34,934 square feet in size and it consists of one parcel as listed below:

2352 - 2360 High Street	
Owner	District of Columbia
Square Suffix Lot #	5799 0976
Land Area	34,934
Land Use Code	21 - Residential-Apartment-Walk-Up

During the site visit, bare patches of soil were observed throughout the Site. Barbara Cannady-Masimini from the DHCD reported that there were three multi-family residential structures with at least 12 units each which have been demolished in the past year. There were no visual signs of on-site above ground or underground storage tanks, 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 north, west and south are single family residences. To the east are single family townhomes and the Frederick Douglass Garden Apartments. Within a ¼ mile north, northeast of the site is the Frederick Douglass House National Historic Site. 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 Department of Housing and Community Development, SE, Washington D.C. A review of telephone directories from 1922 to 2013 was conducted to determine potential uses and ownership of the Site. Telephone listings were reviewed for 2352, 2356 and 2360 High Street, SE as well as 2346 and 2348 High Street, which were previous addresses for the site as indicated on the Sanborn Maps (see Section 3.3.2). Prior occupancy for these structures based on the telephone directories is as follows:

Year	2346/2348 High	2352 High Street, SE	2356 High Street, SE	2360 High Street, SE
1922	Not listed	Not listed	Not listed	Not listed
1926	Not listed	Not listed	Not listed	Not listed
1931	Harry C Arnold	Not listed	Not listed	Not listed
1936	Not listed	Not listed	Not listed	Not listed
1940	Harry C Webb & Edw O Moeller	Not listed	Not listed	Not listed
1943	Mrs. Minnie R Arnold	Not listed	Not listed	Not listed
1948	Edw O Moeller	Not listed	Not listed	Not listed
1954	Not listed	Not listed	Not listed	Not listed
1960	Edw O Moeller	Not listed	Not listed	Not listed
1964	Edw O Moeller	Not listed	Not listed	Not listed
1969	Not listed	L Maxine Davis, Paulette Turner, E Sheila Price Preziotti, Mrs. Thos J III Moore, Thos J III Moore, Alfonso Jenkins Jellef & Raymond Williams	Lorraine Jackson, R Harold Henderson, Isaiah Fussell Fusco, Willis Doctor Docktor, Miss R Hattie Beasley Bearings, Karen Henderson, Jenifer Jeryice E Jellef & Jenifer Marie Jellef	Allen R Dixon Dixie, Otis A Roberson, Herman V Weaver, Mrs. Rosa A Tinsley Tingen & Rudolph C Westley Westland

Year	2346/2348 High	2352 High Street, SE	2356 High Street, SE	2360 High Street, SE
1973	Not listed	Bradshaw Woody Bra, Paulette N Turner, Mrs. Thos J III Moore, Thos J III Moore, Sterlina Bowman & Lawrence Bowman	Isaiah Fussell Fusco, Mrs. J. Magnolia Murphy, Lorraine McPherson, Coates Leon Coastal & Miss Newman S.E. Newland	Harris Mary A. Harris, Porter Shirley Porter, Thaxton Jack C. That, Delaney Duane Barry Dela, Mrs. Delaney Mildred Dela, Allen R Dixon Dixie, Nathaniel Kelly, Herman V Weaver & Mrs. Rosa A Tinsley Tingen
1978	Not listed	Mrs. Glenn Ellen Glenmont & Nellie Williams	Cuffie M.C., Mrs Hazel Mary M Haymarket, Jeter Fred B. Jet & Laws Irene Laws	Alexander J. Alexander, Delaney Duane Barry Dela , Groom Consuella Grommet, Carolyn Montgomery, Mrs. Delaney Mildred Dela, Herman V Weaver & Mrs. Rosa A Tinsley Tingen
1983	Not listed	Not listed	Not listed	Not listed
1993	Not listed	J. Garner, Willie B. Jefferies & Anthony Rowe	Pearl Conley & T. Marshall	La Vone Alston, Mrs. Carrie Lee Nain & Tracy Steele
2000	Not listed	Joseph Batleman	Not listed	Not listed
2006	Not listed	Not listed	Not listed	Not listed
2008	Not listed	Not listed	Not listed	Not listed
2013	Not listed	Not listed	Not listed	Not listed

3.3.2. Sanborn Fire Insurance Maps

Sanborn fire insurance maps covering the Site were found dating from 1916 through 1998. A review of these maps found few changes during this period for the Site and properties in the immediate vicinity. The 1916 Sanborn Map indicates that the Site was vacant. The 1927 map indicates a single story dwelling was on site. By 1960 it appears that a second story was added to the dwelling and a garage had been constructed. By 1977, the two structures had been demolished and replaced with three 3-story multi-family structures, which are also recorded on the 1998 Sanborn Map. In the vicinity of the Site, all of the Sanborn Maps indicate that the neighborhood has and remains primarily a residential community. 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, 1953, 1960, 1963, 1970, 1981, 1988, 1994, 1998, 2000, 2002, 2005, 2007, 2009 and 2011. A review of these photographs revealed the following:

Year	Subject Site	Vicinity
1949	Quality of photo is too poor to interpret.	Residential structures are visible to the south, north and east of the Site along High Street, Maple View Pl and Morris Street. The area appears to be densely populated. The historic Frederick Douglass House is visible to the NE.
1951	Quality of photo is too poor to interpret.	No significant changes identified.
1953	Quality of photo is too poor to interpret.	No significant changes identified.
1960	Quality of photo is too poor to interpret.	The Frederick Douglass Garden Apartments is visible to the east of the Site.
1963	Quality of photo is too poor to interpret.	No significant changes identified.
1970	Two structures are visible on the Site.	No significant changes, except there appear to be new residential development approx. 750 ft. SSE of the Site.
1981	No significant changes identified.	No significant changes identified.
1988	No significant changes identified.	No significant changes identified.
1994	Quality of photo is too poor to interpret.	A new Anacostia Metro station is visible to the west of the Site.
1998	Quality of photo is too poor to interpret.	Quality of photo is too poor to interpret.
2000	No significant changes identified.	It appears that several structures east of the Site have been demolished along Suitland Parkway.
2002	No significant changes identified.	No significant changes identified.
2005	No significant changes identified.	No significant changes identified.
2007	No significant changes identified.	No significant changes identified.
2009	No significant changes identified.	No significant changes identified.
2011	No significant changes identified.	No significant changes identified.

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 located more than 0.5 miles from the Site were determined to be de minimis conditions for the subject 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 (RCRA)-conditionally exempt small quantity generators (CESQG);
- Nine (9) District of Columbia leaking underground storage tank (DC LUST) sites;
- One (1) DC underground storage tank (DC UST) sites;

- Twelve (12) DC Brownfield sites;
- Two (2) DC HIST UST sites;
- Two (2) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- Two (2) Pennsylvania (PA) Manifest;
- Four (4) U.S. Historic Auto Station;
- Two (2) U.S. Historic Cleaners sites and
- Eight (8) Vapor Encroachment sites.

Federal RCRA Generators List

RCRA-CESQG: RCRA information of EPA'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 report obtained on March 11, 2014 identified 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>
Salvation Army (The), Solomon	2300 Martin Luther King Jr. Ave, SE	NW 1/8 – 1/4 (0.237 mi.)	Lead, Mercury	No violations found

DC Leaking Underground Storage Tank List (DC LUST)

The DC Department of Consumer and Regulatory Affairs (DCRA) maintain a database of leaking underground storage tank incident reports. A review of this report obtained on October 1, 2013 identified nine (9) DC LUST Sites located within approximately 0.5 miles of the subject property. Nine (9) of these sites are located up gradient of the target property.

<i>LUST SITES – HIGHER/OR EQUAL ELEVATION</i>				
<i>SITE NAME</i>	<i>ADDRESS</i>	<i>DIR (DIST) FROM SITE</i>	<i>SUBSTANCE/ PRODUCT</i>	<i>STATUS</i>
DC Public Schools	2620 Douglass Road, SE	S 1/4 – 1/2 (0.278 mi.)	Heating Oil	Closed
<i>LUST SITES – LOWER ELEVATION</i>				
Morgan's Fish Fry	2323 Martin Luther King Jr. Ave, SE	WNW 1/4 – 1/2 (0.272 mi.)	Gasoline	No Further Action (NFA)

LUST SITES – HIGHER/OR EQUAL ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Oxford Manor Apartments	2607 Bowen Rd SE	WSW 1/4 – 1/2 (0.285 mi.)	Heating Oil	1990 incident – closed 1992 incident – closed 2005 incident - open
Hunter Gardens	2316 16 Street, SE	ENE 1/4 – 1/2 (0.295 mi.)	Heating Oil	Closed
DC Public Schools	2400 Shannon Place, SE	WNW 1/4 - 1/2 (0.323 mi.)	Heating Oil	NFA
WMATA	2501 M.L. King Jr., Ave, SE	WSW 1/4 – 1/2 (0.397 mi.)	Gasoline/Diesel	Closed
AMOCO	1234 Good Hope Road, SE	N 1/4 – 1/2 (0.437 mi.)	Gasoline	NFA – DCRBCA
Mathew Memorial Baptist Church	2616 M.L. King Jr., Ave, SE	WSW 1/4 – 1/2 (0.439 mi.)	Heating Oil	Closed
Salvation Army Headquarters	2302-2312 Martin Luther Jr. Ave, SE	WSW 1/4 - 1/2 (0.439 mi.)	Heating Oil	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 UST lists obtained on October 1, 2013 has revealed that there are a total of one (1) DC UST Sites within approximately 0.25 miles of the target property. These UST sites are outlined below:

UST SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Frederick Douglass Apartments	1427 Cedar St SE	ENE 1/8- 1/4 (0.131 mi.)	Heating Oil	Permanently Out of Use

DC Brownfields:

A review of the DC Brownfields list, as provided by EDR, and dated March 19, 2014 has revealed that there are 12 DC Brownfields sites within approximately 0.5 miles of the target property.

DC BROWNFIELDS SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SUBSTANCE/P RODUCT	STATUS
Howard Road Academy Public Charter School	2405-2407 MLK Jr Avenue N., SE	WNW 1/4 – 1/2 (0.287 mi.)	Unknown	Unknown
Not reported	1209 Good Hope Road, SE	N ¼ -1/2 (0.436 mi.)	Unknown	Unknown
Not reported	1205 Good Hope Road, SE	N 1/4 – 1/2 (0.436 mi.)	Unknown	Unknown
AMOCO	1234 Good Hope Road, SE	N 1/4 – 1/2 (0.437 mi.)	Gasoline	Unknown
Not reported	2442-2452 Martin L. King, Jr Ave, SE	WSW 1/4 – 1/2 (0.439 mi.)	Unknown	Unknown
United Black Fund	2500 Martin L. King, Jr. Ave, SE	WSW 1/4 – 1/2 (0.439 mi.)	Unknown	Unknown
Bethlehem Baptist Church	2458 Martin L. King, Jr., SE	WSW 1/4 – 1/2 (0.439 mi.)	Unknown	Unknown
Not reported	1203 Good Hope Road, SE	N 1/4 – 1/2 (0.444 mi.)	Unknown	Unknown
DHCD Offices	1800 MLK Jr. Ave SE	N 1/4 – 1/2 (0.472 mi.)	Unknown	Unknown
Not reported	1117 Good Hope Road, SE	N 1/4 - 1/2 ((0.472 mi.)	Unknown	Unknown
Not reported	1750 Martin Luther King Jr. Ave SE	N 1/4 – 1/2 (0.484 mi.)	Unknown	Unknown
Not reported	1209 S St, SE	N 1/4 – 1/2 (0.498 mi.)	Unknown	Unknown

DC Historic Underground Storage Tanks

A review of the DC HIST UST list dated December 31, 1999 revealed that there are two (2) DC historical UST sites within approximately 0.25 miles of the Site as listed below:

DC HIST UST SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Carver Hill Apartments	2344-46 Pitts Pl, SE	ESE 1/8 – 1/4 (0.151 mi.)	Heating Oil	Currently in use (CIU)
Carver Hill Apartments	2338-40 Pitts Pl, SE	ESE 1/8- 1/4 (0.152 mi.)	Heating Oil	CIU

RCRA Non-Generators/NLR

RCRA info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The data base is comprised of selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen/NLR list and dated March 11, 2014 revealed that there are two (2) RCRA NonGen/NLR sites within approximately 0.25 miles of the target property as listed below:

RCRA-NonGen/NLR SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SUBSTANCE/ PRODUCT	STATUS
H&W Super Cleaners	1453 Howard Rd, SE	S 1/8 – 1/4 (0.175 mi.)	Not Reported	Does not presently generate hazardous waste
Unity Health Care at Anacostia	1328 W Street, SE	NNE 1/8 – 1/4 (0.241 mi.)	Not Reported	Does not presently generate hazardous waste

PA MANIFEST

A review of the PA MANIFEST list, as provided by EDR, has revealed that there are two (2) PA MANIFEST sites within approximately 0.25 miles of the target property.

PA MANIFEST SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SUBSTANCE/ PRODUCT	STATUS
United Healthcare at Anacostia	1328 W St, SE	NNE 1/8 – 1/4 (0.241 mi.)	Waste # D011 – Silver, 5 gallons	Generated in 2011
Frederick Douglass House	1411 W Street, SE	NNE 1/8 – 1/4 (0.249 mi.)	Waste # D008 – Lead, 600 lbs.	Generated in 2006

US Historical Auto Stations:

EDR conducted a search of selected national collections of business directories and collected listings of potential gas station/filling station/service station sites that were available. The review was limited to those categories of sources that might include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. A review of U.S. Historical Auto Stations list, provided by EDR, revealed that there are four (4) Historical Auto Stations within approximately 0.25 miles of the target property.

EDR HISTORICAL AUTO STATIONS – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SUBSTANCE/ PRODUCT	STATUS
B&B Auto Services	1416 Morris Rd, SE	SSE 0 – 1/8(0.074 mi.)	Not Reported	Closed
Anacostia Autosound	2255 Martin Luther King Jr. Ave, SE	NW 1/8- 1/4 (0.235 mi.)	Not Reported	Closed

EDR HISTORICAL AUTO STATIONS – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Harding Montgomery L Rear	1371 W Pl, SE	NNE 1/8- 1/4 (0.239 mi.)	Not Reported	Appears to have operated from 1943 to 1948
Thayer Whitley G	1379 W Pl, SE	NNE 1/8 – 1/4 (0.240 mi.)	Not Reported	Appears to have operated from 1940 to 1954

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 U.S. Hist. Cleaners list, provided by EDR, has revealed that there are two (2) U.S. Hist. Cleaners sites within approximately 0.25 miles of the target property.

HISTORIC CLEANERS LIST – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR (DIST) FROM SITE	SERVICE/ PRODUCT	STATUS
H&W Super Cleaners	1453 Howard Rd, SE	S 1/8- 1/4 (0.175 mi.)	Not Reported	Not Reported
Gallagher S Laundry	1401 W Pl, SE	NNE 1/8 – 1/4 (0.243 mi.)	Not Reported	Not Reported

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>
Frederick Douglass House	1411 W Street, SE	NNE 1/8 – 1/4 (0.249 mi.)
Not Reported	1416 Morris Rd, SE	SSE 0 – 1/8 (0.074 mi.)
Not Reported	2255 Martin Luther King Jr. Ave, SE	NW 1/8- 1/4 (0.235 mi.)
Harding Montgomery L Rear	1371 W Pl, SE	NNE 1/8- 1/4 (0.239 mi.)
Thayer Whitley G	1379 W Pl, SE	NNE 1/8 – 1/4 (0.240 mi.)
Not Reported	1453 Howard Rd, SE	S 1/8- 1/4 (0.175 mi.)
Gallagher S Laundry	1401 W Pl, SE	NNE 1/8 – 1/4 (0.243 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

The Site was vacant in 1916. By the year 1927 a single story dwelling had been constructed on the Site and it appears that a second story was added and a garage sometime before 1960. By the year 1966, the house and garage were demolished and three multi-family structures had been constructed, 2352, 2356 and 2360 High Street, SE. These structures were three-stories each, and were constructed of concrete block and brick. Each structure contained 12 residential units. One structure had a basement. It appears that the buildings were occupied until the late 1990s and remained vacant until they were demolished within the past year. Site observations found bricks and rubble from demolition of the structures and there were patches of bare soil throughout the Site. Two rows of jersey walls were found along the southwest end of the property and used carpets, carpet paddings and trash were observed at the northwest end of the Site. There were remnants of a paved driveway to the Site from the alley near the southern corner of the Site. There were no visual signs of on-site above ground or underground storage tanks, 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

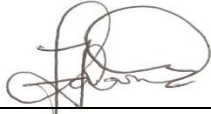
A review of the environmental databases for surrounding sites located more than 0.5 miles from the Site were determined to be de minimis conditions for the subject Site. A review of the environmental databases for surrounding sites located within 0.5 miles of the subject property found the following:

- One (1) Resource Conservation and Recovery Act (RCRA)-conditionally exempt small quantity generators (CESQG);
- Nine (9) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- One (1) DC underground storage tank (DC UST) sites;
- Twelve (12) DC Brownfield sites;
- Two (2) DC HIST UST sites;
- Two (2) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- Two (2) PA Manifest;
- Four (4) U.S. Historic Auto Station;
- Two (2) 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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August 29, 2014
Date



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