

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

**1613 - 1633 KRAMER STREET, NE  
WASHINGTON, DC 20002**



Prepared by:



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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
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
NFRAP	No Further Remedial Action Planned
NJ	New Jersey
NLR	No Longer Regulated
NOV	Notice of Violation
NPL	National Priority List
PA	Pennsylvania
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-Generator
RGAs	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 the Site at 1613 to 1633 Kramer Street, NE, Washington, D.C. (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 a vacant parcel consisting of twelve (12) lots and is currently owned by District of Columbia Department of Housing and Community Development (DHCD). The total area of the Site is 7,400 square feet, is centered at the coordinates of 38.8979 North and 76.9815 West and is approximately 38 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:

	<b>(1) Kramer Street</b>	<b>(2) 1613 Kramer Street</b>
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	4540 0086	4540 0227
<b>Land Area</b>	800 SF	600SF
<b>Land Use Code</b>	93-Vacant Zoning Limit	93-Vacant Zoning Limit
	<b>(3) 1615 Kramer Street</b>	<b>(4) 1617 Kramer Street</b>
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	4540 0228	4540 0229
<b>Land Area</b>	600 SF	600 SF
<b>Land Use Code</b>	93-Vacant Zoning Limit	93-Vacant Zoning Limit
	<b>(5) 1619 Kramer Street</b>	<b>(6) 1621 Kramer Street</b>
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	4540 0230	4540 0231
<b>Land Area</b>	600 SF	600 SF
<b>Land Use Code</b>	93-Vacant Zoning Limit	93-Vacant Zoning Limit
	<b>(7) Kramer Street</b>	<b>(8) Kramer Street</b>
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	4540 0232	4540 0233
<b>Land Area</b>	600 SF	600 SF
<b>Land Use Code</b>	93-Vacant Zoning Limit	93-Vacant Zoning Limit
	<b>(9) 1627 Kramer Street</b>	<b>(10) 1629 Kramer Street</b>
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	4540 0827	4540 0826
<b>Land Area</b>	600	600
<b>Land Use Code</b>	93-Vacant Zoning Limit	93-Vacant Zoning Limit
	<b>(11) 1633 Kramer Street</b>	<b>(12) 1633 Kramer Street</b>
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	4540 0828	4540 0828
<b>Land Area</b>	600 SF	600 SF
<b>Land Use Code</b>	93-Vacant Zoning Limit	93-Vacant Zoning Limit

A site visit was performed by PEER staff on September 24, 2014. A walk through of the site was conducted in order to assess the current site condition. 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

From as early as 1904 to 1985, the Site which extends from 1601 to 1633 Kramer Street, NE has been used primarily for residential purposes. From 1904 to 1977, each address at the Site consisted of a two-story residential dwelling with the exception of stores noted on the 1<sup>st</sup> floor of 1601 and 1627 in 1904. In 1928, only one store was noted on the Site, continued use for the remainder of the site was residential. By 1959, it appears that the dwellings from 1601 to 1611 Kramer Street had been demolished and by 1981 the remaining structures on the Site had been demolished. During the site visit rubble and patches of bare soil were observed throughout the Site. Remnants of household furnishings were observed along the southern border of the Site. Two urban gardens were observed on the property. One garden was located immediately adjacent to the residence of 1635 Kramer Street., NE. A second garden was located north of the alley way and along the site's southern border. Twenty (21) wooden posts of approximately 3.5 feet high were observed along portion of the northern perimeter of the Site. These posts were located approximately three (3) feet from the edge of the sidewalk along Kramer Street, NE. 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

Land use in the immediate vicinity of the Site has been residential. From as early as 1904, properties adjacent to the Site in all directions have been residential with the exception of a couple of small retail structures to the west at 617 and 619 16th Street, NE. 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:

- Two (2) The Comprehensive Environmental Response, Compensation Liability Information System (CERCLIS);
- One (1) CERCLIS No Further Remedial Action Planned (NFRAP);
- Three (3) Resource Conservation and Recovery Act (RCRA)-conditionally exempt small quantity generators (CESQG);
- Twenty Seven (27) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Fifteen (15) DC underground storage tank (DC UST) sites;
- Seven (7) DC Brownfield sites;
- Four (4) US Brownfield sites;
- Ten (10) DC HIST UST sites;
- Thirteen (13) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- One (1) Record of Decision (ROD) sites;
- One (1) New Jersey (NJ) Manifest
- One (1) Pennsylvania (PA) Manifest;
- Thirty (30) U.S. Historic Auto Stations;
- Twenty Three (23) U.S. Historic Cleaners sites; and
- Sixty (60) Vapor Encroachment sites.

Three historical cleaners are reported within 0.125 miles of the subject Site. The last recorded date of operation for these facilities was 1954. Therefore, due to their status they have been determined to be de minimis conditions for the subject Site.

Based on this information, the assessment revealed no evidence of 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 1613 - 1633 Kramer Street, NE, 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.*<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. A walk through was conducted to assess and note current condition 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 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 (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 38 feet above mean sea level. The general topographic gradient is to the east southeast (ESE) 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 assumed to be to the east (E) based on the topographic information, discharging into the Anacostia and Potomac rivers. General soil type for the site and the surrounding vicinity is described as **SASSAFRAS** and the soil surface texture is sandy 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 0.50 miles to the west, northeast, north northeast, east and west southwest.

## **3.0 RESULTS**

### **3.1. Site Inspection**

A site visit was performed by PEER on September 24, 2014. PEER staff performed a walk through and visually observed on site activities. The site visit included the following observation techniques:

- A walk through 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 vacant at the time of the site visit. It is located in a residential area of the Old City 1 neighborhood in the northeast quadrant of the District of Columbia (DC). It is approximately 7,400 square feet in size and it consists of 12 parcels as listed below:

	(1) Kramer Street	(2) 1613 Kramer Street
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	4540 0086	4540 0227
<b>Land Area</b>	800 SF	600 SF
<b>Land Use Code</b>	93-Vacant Zoning Limit	93-Vacant Zoning Limit
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<b>Owner</b>	District of Columbia	District of Columbia
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	(11) 1633 Kramer Street	(12) 1633 Kramer Street
<b>Owner</b>	District of Columbia	District of Columbia
<b>Square Suffix Lot #</b>	4540 0828	4540 0828
<b>Land Area</b>	600 SF	600 SF
<b>Land Use Code</b>	93-Vacant Zoning Limit	93-Vacant Zoning Limit

The Site was covered with low cut grass with bare patches of soil observed throughout the Site. These patches appeared to be rubble generated from the demolition of the former residential structures and foot traffic across the Site. 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. A discarded couch was observed on the southeastern section of the Site. Wooden remnants of household furnishings were observed along the southern border of the Site. Two urban gardens were observed on the property: one located immediately adjacent to the residence of 1635 Kramer Street, NE; the second was located north of the alley way and along the site's southern border. Twenty one (21) wooden posts approximately 3.5 feet high were observed along portion of the northern perimeter of the Site. These posts were located approximately two (2) from the edge of the sidewalk along Kramer Street, NE.

### 3.2. Area Reconnaissance

Current land use in the vicinity of the Site is residential. Immediately adjacent to the site to the north, east and south are single-family townhomes. To the immediate west and south of the Site are alleys. Beyond the alley to the west is the United Pentecostal Assembly Church located at the intersection of 16<sup>th</sup> and Kramer Streets, NE. Further to the west and within approximately 615 feet from the Site is Myrtilla Miner Elementary School located at the intersection of 16<sup>th</sup> and Rosedale Streets, NE. Rosedale Recreational Complex is located to the east of the Site at

17<sup>th</sup> and Gales Streets, NE. The Hechinger Mall is located to the north at the intersection of Benning Road and 15<sup>th</sup> Street, NE. 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 Site is currently owned by the District of Columbia Department of Housing and Community Development, SE, Washington DC. 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 1613, 1615, 1617, 1619, 1621, 1627, 1629, 1631, and 1633 Kramer Street, NE as well as 1601, 1623 and 1625 Kramer Street, which were previous addresses for the site as indicated on the Sanborn Maps (see Section 3.3.2). Prior to 1931, none of the addresses were listed in the telephone directories. In addition, after 1973, none of the addresses were listed. Based on the telephone listings it appears that site use has been residential. Prior occupancy for these structures based on the telephone directories is as follows:

Year	1601 Kramer Street, NE	1613 Kramer Street, NE	1615 Kramer Street, NE	1617 Kramer Street, NE	1619 Kramer Street, NE	1621 Kramer Street, NE	1623 Kramer Street, NE	1625 Kramer Street, NE	1627 Kramer Street, NE	1629 Kramer Street, NE	1631 Kramer Street, NE	1633 Kramer Street, NE
1936	Friedman Max Gro	Thelma Taylor	John Gillum, David Stafford	Robt Pendergast	Irvin Coleman	Brown Saml	Curry Duncan	Wills Jas R	Jackson Geo	Green Arth, Manley Chase	Johnson Geo W.	Durham Jas, Simms Wm H.
1940	Kass Sheppherd Gro	Paul J. Staneil	Coplin Henderson	Robt Pendergast	Vacant	Brown Saml S.	Redford Love	Carroll Susie E. Mrs.	Cuilee Hall	Not listed	Johnson Geo W.	Stubbs Lottie C.
1943	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed
1948	Leviton Sidney Gro	Paul JO. Stancil	Coplin R. Henderson	Mrs. Wilie M. Stewart	Ingraham Samil	Vacant	Redford Bessie E, Mrs.	Polk Jack A.	Mrs. Jolla Hall	Manley Chase	Johnson Audrey Mrs.	Powell Wm
1954	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No listed	Not listed	Not listed	Not listed	Not listed	Not listed
1960	Not listed	Mrs. Mamie L Stokes	Vacant	Forester W. Mc Lean	Not listed	Manson Jos L	Not listed	Not listed	Brooks Elease L., Mrs. Nurse	Strickland John	Taborn Russell	Goodwin Alf
1964	Not listed	Mrs. Mamie L Stokes	Vacant	Mrs. Richard Clarice	Vacant	Manson Jos L	Not listed	Not listed	Dora Taylor	Jefferson Chas	Not listed	Not listed
1969	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed
1973	Not listed	Mrs. Mamie L Stokes	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	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 1904 through 1998. A review of these maps found few changes during this period for the Site and properties in the immediate vicinity. The 1904 Sanborn Map indicates that site use was primarily residential from 1904 to 1977. The Site consisted of two-story residential dwellings with the exception of stores noted on the 1<sup>st</sup> floor of 1601 and 1627 in 1904. In 1928, only one store was noted on the Site. By 1959, it appears that the dwellings from 1601 to 1611 Kramer Street had been demolished and by 1998 the remaining structures on the Site had been demolished. In the vicinity of the Site, 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 1941, 1947, 1957, 1963, 1968, 1981, 1988, 1998 and 1979. A review of these photographs revealed the following:

Year	Subject Site	Vicinity
1949	Structures were observed at the Site.	Development and land use in the vicinity of the Site appear to be similar to existing conditions, which is residential.
1951	No significant changes were observed.	Improvements to Benning Road are visible. Matured vegetation and landscaped trees in the residential areas and along the major arteries are visible.
1957	No significant changes were observed.	No significant changes were observed.
1963	Several structures had been demolished at the Site.	Improvements to the Miner Elementary School and Rosedale Recreation center are visible.
1968	No significant changes were observed.	No significant changes were observed.
1970	Two structures are visible on the Site.	No significant changes, except there appears to be new residential development approx. 750 ft. SSE of the Site.
1981	There appears to be no remaining structures on the Site.	Improvements to structures north of Benning Road in the vicinities of Springarn High and Browne Junior High School are visible.
1988	No significant changes were observed.	No significant changes were observed.
1998	No significant changes were observed.	The RFK Stadium, the DC Armory and St. Elizabeth Hospital to the southeast are visible.
2002	No significant changes were observed.	No significant changes were observed.
2005	No significant changes were observed.	The construction of new tennis courts and swimming pool at the Rosedale Recreation Center are visible. Improvement to the Myrtilla Miner Elementary School at 16 <sup>th</sup> and Rosedale Street is visible.
2007	No significant changes were observed.	No significant changes were observed.
2009	No significant changes identified.	No significant changes were observed.

Year	Subject Site	Vicinity
2011	No significant changes were observed.	Construction in the area of Rosedale Recreation Center is visible and to the north of Benning Road in the vicinity of the Hechinger Mall.

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:

- Two (2) The Comprehensive Environmental Response, Compensation Liability Information System (CERCLIS)
- One (1) CERCLIS No Further Remedial Action Planned (NFRAP)
- Three (3) Resource Conservation and Recovery Act (RCRA)-conditionally exempt small quantity generators (CESQG);
- Twenty Seven (27) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Fifteen (15) DC underground storage tank (DC UST) sites;
- Seven (7) DC Brownfield sites;
- Four (4) US Brownfield sites;
- Ten (10) DC HIST UST sites;
- Thirteen (13) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- One (1) ROD sites;
- One (1) New Jersey (NJ) Manifest
- One (1) Pennsylvania (PA) Manifest;
- Thirty (30) U.S. Historic Auto Stations;
- Twenty Three (23) U.S. Historic Cleaners sites; and
- Sixty (60) Vapor Encroachment sites.

### **Federal CERCLIS List**

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 to the Comprehensive Environmental Response, Compensation and Liability Act

(CERCLA). CERCLIS contains sites which are either proposed to, or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there are two (2) CERCLIS sites within approximately 0.5 miles of the target property.

<i>CERCLIS 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>
Aaron's Cleaners	1813 Benning Rd., NE	ENE 1/8 – 1/4 (0.239 mi.)	Not Reported	Low Priority for further assessment
Capital Cleaners	1308 H St., NE	WNW 1/4 - 1/2 (0.384 mi.)	Not Reported	Low Priority for further assessment

### **Federal CERCLIS NFRAP(CERC-NFRAP) Site List**

CERC-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the NPL, unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there is one (1) CERC-NFRAP site within approximately 0.5 miles of the target property.

<i>CERCLIS-NFRAP SITE 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>
Barney Circle – Federal Facility	19 <sup>th</sup> St. & H St.	ENE 1/4 – 1/2 (0.323 mi.)	Not Reported	ROD 5/26/95 - Remedial action completed 7/18/97.

### **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-CESQG list, as provided by EDR, and dated 03/11/2014 has revealed that there are three (3) RCRA-CESQG sites within approximately 0.25 miles of the target property.



<b>RCRA – CESQG LIST – EQUAL/LOWER ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/PRODUCT</b>	<b>STATUS</b>
Bank of America – 730 15 <sup>th</sup> St.	730 15 <sup>th</sup> Street, NW	NW 1/8 – 1/4 (0.145 mi.)	Mercury	Non-Financial Record Review
Kool Smiles Clinic #55	1531 Maryland Avenue	NEN 1/8- 1/4 (0.202 mi.)	Chromium, Lead, Mercury, Silver, Chloroform, Cresol, Methyl Methacrylate (I,T)	No violations found
Safeway Store #4270	1601 Maryland Avenue	NEN 1/8 – 1/4 (0.230 mi.)	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 the DC LUST list, as provided by EDR, and dated 07/01/2014 has revealed that there are twenty-seven (27) 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/P RODUCT</b>	<b>STATUS</b>
Hechinger Enterprises	1700 Benning Rd., NE	NE 1/8- ¼ (0.163 mi.)	Gasoline	Closed
Henderson Tire & Auto Center	1710 Benning Road, NE	NE 1/8- 1/4 (0.169 mi.)	Gasoline	Closed
Pentacle Apartments, Inc.	1501-1523 Benning Road	NW 1/8 – 1/4 (0.182 mi.)	Heating Oil	Open
Former Coal Storage (Mattews P	630 14 <sup>th</sup> St., NE.	W 1/8 – 1/4 (0.217 mi.)	Gasoline	Closed
Shell	1401 Maryland Avenue,	WNW 1/8 – 1/4 (0.233 mi.)	Gasoline	NFA
Standard Oil Company	1410 H St., NE	NW 1/8 – 1/4 (0.238 mi.)	Gasoline	NFA
Casey’s NO2 BP	814 Bladensburg Rd., NE	NNW 1/8 – 1/4 (0.238 mi.)	Gasoline	Closed
Former Sears Roebuck	1640 Maryland Avenue, N	NNE 1/8 – 1/4 (0.247 mi.)	Heating Oil, Gasoline	NFA
Hechinger Property	811 Bladensburg Road	N 1/4 -1/2 (0.259 mi.)	Gasoline	Closed
Blow Pierce Elementary School	725 19 <sup>th</sup> St., NE	E 1/4 – 1/2 (0.261 mi.)	Heating Oil	Closed

<b>LUST SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/P RODUCT</b>	<b>STATUS</b>
Delta Towers	1400 Florida Ave., NE	NW 1/4 – 1/2 (0.272 mi.)	Diesel	Closed
Heckinger Company, Inc.	901 17 <sup>th</sup> NE	NNE 1/4 – 1/2 (0.275 mi.)	Heating Oil	Closed
Caseys, BP	1396 Florida Ave., NE	NW 1/4 – 1/2 (0.304 mi.)	Gasoline, Waste Oil	Closed
Bladensburg Garden Three LLC	1616 K St., NE	N 1/4 – 1/2 (0.321 mi.)	Heating Oil	NFA
Concord partners	1328-32 G Street	WNW 1/4 – 1/2 (0.322 mi.)	Gasoline, Heating Oil	NFA
Sears / Roebuck	901-911 Bladensburg	N 1/4 - 1/2 (0.328 mi.)	Gasoline, Heating Oil	NFA
Great Scott Moving	284 15 <sup>th</sup> St., SE	SSW 1/4 – 1/2 (0.337 mi.)	Gasoline	Closed
Capital Hilton Hotel	1001 16 <sup>th</sup> Street	N 1/4 – 1/2 (0.361 mi.)	Heating Oil	Closed
Benning Rd BP	1950 Benning Rd., NE	E 1/4 -1/2 (0.382 mi.)	Gasoline	Closed
1125 Trinidad Avenue	1125 Trinidad Avenue	NW 1/4 – 1/2 (0.408 mi.)	Heating Oil	Closed
DC DHCD – FRMR. Coal & Fuel	813 13 <sup>th</sup> Street, NE	WNW 1/4 – 1/2 (0.412 mi.)	Gasoline	Closed
TEJU Apts.	851 20 <sup>th</sup> Street, NE	NE 1/4 – 1/2 (0.413 mi.)	Heating Oil	NFA
TEJU Apts.	848 21 <sup>st</sup> Street, NE	ENE 1/4- 1/2 (0.461 mi.)	Heating Oil	Closed
JETU Inc.	851/853 21 <sup>st</sup> Street, NE	ENE 1/4 -1/2 (0.465 mi.)	Heating Oil	Closed
Merchant's Tire and Automotive	1141 Bladensburg Road	NN 1/4 – 1/2 (0.484 mi.)	Gasoline, Groundwater	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>
DC Public Schools	500 19 <sup>th</sup> Street, NE	ESE 1/4 - 1/2 (0.258 mi.)	Heating Oil	Closed
St. Benedict The Moor Church	320 21 <sup>st</sup> Street	SE 1/4 – 1/2 (0.402 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 DC UST list, as provided by EDR, and dated 07/01/2014 has revealed that there are 15 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>
Rosedale Recreation	1701 Gales St., NE	E 0 – 1/8 (0.102 mi.)	Heating Oil	POU
Miner elementary School	601 15 <sup>th</sup> St., NE	W 0 – 1/8 (0.116 mi.)	Heating Oil	POU
Trinidad Baptist Church	1617 Benning Rd., NE	N 0 – 1/8 (0.124 mi.)	Gasoline	POU
Hecinger Enterprises	1700 Benning Rd., NE	NE 1/8 – 1/4 (0.163 mi.)	Gasoline	POU
Ken & Fred Henderson	1710 Benning Rd., NE	NE 1/8 – 1/4 (0.169 mi.)	Gasoline	POU
Horning Brothers	1521-47 Benning Rd., NE	NNW 1/8 – 1/4 (0.171 mi.)	Gasoline, Diesel, Used Oil	POU
National Child Day Care Assoc	1501 Benning Rd., NE	NW 1/8 – 1/4 (0.181 mi.)	Heating Oil	POU
Unknown	1498 1/2 H St., NE	NNW 1/8 – 1/4 (0.187 mi.)	Gasoline	POU
Mathew's Transfer Co	630 14 <sup>th</sup> St., NE	W 1/8 – 1/4 (0.217 mi.)	Gasoline	POU
Shell Oil Company	1401 Maryland Ave., NE	WNW 1/8 – 1/4 (0.233 mi.)	Gasoline, Used Oil	POU
Shell Station	1400 Maryland Ave., NE	WNW 1/8 – 1/4 (0.235 mi.)	Heating Oil Diesel, Gasoline	POU
Standard Oil Company	1410 H St., NE	NW 1/8 – 1/4 (0.235 mi.)	Gasoline	POU
Casey's NO2 BP	814 Bladensburg Rd., NE	NNW 1/8 – 1/4 (0.238 mi.)	Gasoline Used Oil	POU
Sears & Roebuck Company	1640 Maryland Ave., NE	NNE 1/8 – 1/4 (0.247 mi.)	Gasoline	POU
Kingman Elementary School	14 <sup>th</sup> & E St., NE	WSW 1/8 – 1/4 (0.250 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 seven (7) 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>
0777 17 <sup>th</sup> Street, NE	0777 17 <sup>th</sup> Street, NE	NE 1/8 – 1/4 (0.190 mi.)
1376 H Street, NE	1376 H Street, NE	WNW 1/4 - 1/2 (0.292 mi.)
1314 H Street, NE	1314 H Street, NE	WNW 1/4 – 1/2 (0.375 mi.)
1313 H Street, NE	1313 H Street, NE	WNW 1/4 – 1/2 (0.376 mi.)
1309 H Street, NE	1309 H Street, NE	WNW 1/4 – 1/2 (0.385 mi.)
1240 H Street, NE	1240 H Street, NE	WNW 1/4 – 1/2 (0.458 mi.)
1220 H Street, NE	1220 H Street, NE	WNW 1/4 – 1/2 (0.478 mi.)

**US BROWNFIELDS:**

US BROWNFIELDS: The EPA’s listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 07/01/2014 has revealed that there are four (4) US BROWNFIELDS sites within approximately 0.5 miles of the target property.

<b>US BROWNFIELDS SITES – HIGHER/OR EQUAL ELEVATION</b>		
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>
13 <sup>th</sup> Street, NE (Sq. 1026 Lot 100)	13 Street, NE	WNW 1/4- 1/2 (0.391 mi.)
1302 H Street, NE (SQ. 1026 Lot 98)	1302 H Street, NE	WNW 1/4 – 1/2 (0.396 mi.)
1300 H Street, NE (SQ. 1026 Lot 99)	1300 H Street, NE	WNW 1/4 – 1/2 (0.400 mi.)
813 13 <sup>th</sup> Street NE (SQ. 1026, Lot 103)	813 13 <sup>th</sup> Street, NE	WNW 1/4 – 1/2 (0.412 mi.)

**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 10 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>
Unknown	1704 Gales St., NE	E 0 1/8 (0.106 mi.)	Heating Oil	Not Reported
Unknown	700 15 <sup>th</sup> St., NW	NW 1/8 - 1/4 (0.145 mi.)	Not Reported	Unknown
Broida’s Service Station and Savemore Gasoline Terminal	1735 Benning Rd., NE	ENE 1/8 – 1/4 (0.177 mi.)	Gasoline and Oil Service Station	Not Reported
Unknown	1498 ½ H St., NE	NNW 1/8 – 1/4 (0.187 mi.)	Gasoline	POU
Mathew’s Transfer Co	630 14 <sup>th</sup> St., NE	W 1/8 – 1/4 (0.217 mi.)	Gasoline	Closed
ID No. 6002724*001	708 14 <sup>th</sup> St., NE	WNW 1/8 – 1/4 (0.235 mi.)	Unknown	Unknown
ID No. 2004025*001	R 1716 H St., NW	NE 1/8 – 1/4 (0.243 mi.)	Unknown	Unknown
ID No. 5001888*001	840 Bladensburg Rd., NE	NNW 1/8 – 1/4 (0.245 mi.)	Unknown	Unknown
Sears & Roebuck Company	1640 Maryland Ave., NE	NNE 1/8 – 1/4 (0.247 mi.)	Gas	POU

<b>DC HIST UST SITES – LOWER ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/P RODUCT</b>	<b>STATUS</b>
Rosedale Recreation Center	601 17 <sup>th</sup> St NE	SE 0 – 1/8(0.110 mi.)	Heating Oil	Not Reported

### **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 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, as provided by EDR, and dated 03/11/2014 has revealed that there are thirteen (13) RCRA NonGen/NLR sites within approximately 0.25 miles of the target property.

<b>RCRA-NonGen/NLR 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>
Capitol Laundromat	1653 Benning Road, NE	NNE 1/8 – 1/4 (0.128 mi.)	Chromium, Lead, Tetrachloroethylene, Trichloroethylene	No Violations Found
Bureau of Maternal & Child Health	702 15 <sup>th</sup> Street, NE	WNW 1/8 – 1/4 (0.137 mi.)	Not Reported	NOV: General, 1990
MedServ Hecinger Mall	1532 Benning Road, NE	N 1/8 - 1/4 (0.144 mi.)	Silver	NOV: Records/ Reporting, 1990 & 1992
Bureau of Maternal & Child Hea	702 15 <sup>th</sup> Street, NE	NW 1/8 - 1/4 (0.145 mi.)	Chromium, Ethane, 1,1’- Oxybis-(I)	NOV: Records/ Reporting, 1992 & 1994
Center 17 Dental Clinic	702 15 <sup>th</sup> Street, NE	NW 1/8 – 1/4 (0.145 mi.)	Not Reported	No Violations Found
Whites Auto	1734 Benning Rd, NE	ENE 1/8 – 1/4 (0.185 mi.)	Cadmium, Benzene	NOV: Records/ Reporting, 1994
H & H Auto & Truck Service	1704 Benning Road, NE	NE 1/8 – 1/4 (0.187 mi.)	Cadmium, Benzene, Tetrachloroethylene	No Violations Found
Herman’s Auto Service	750 18 <sup>th</sup> St, NE	ENE 1/8 – 1/4 (0.231 mi.)	Benzene, Tetrachloroethylene	NOV: Records/ Reporting, 1994
Get It in Gear	1400 Maryland Ave., NE	WNW 1/8 – 1/4 (0.235 mi.)	Not Reported	NOV: Records/ Reporting, 1994
Distads Auto Clinic	710 14 <sup>th</sup> Street, NE	WNW 1/8 – 1/4 (0.236 mi.)	Cadmium, Lead, Benzene, Methyl Ethyl Ketone, Tetrachloroethylene, Trichloroethylene	No Violations Found

<b>RCRA-NonGen/NLR 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>
Aarons Cleaners	1813 Benning Road, NE	ENE 1/8 – 1/4 (0.239 mi.)	1,1,2-Trichloroethane; All Spent Solvent Mixtures/Blends Containing, Ortho-Dichlorobenzene, Trichlorofluoromethane, And Chlorobenzene, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Methylene Chloride, Trichloroethylene, 1,1,1-Trichloroethane, Tetrachloroethylene,	Action Satisfied (Case Closed)
T&O Auto Clinic	840 Bladensburg Road, NE	NNW 1/8 – 1/4 (0.245 mi.)	Ignitable Wastes and Corrosion Wastes	No Violations Found
L&M Auto	840 Bladensburg Rd, NE	NNW 1/8 – 1/4 (0.245 mi.)	Not Reported	No Violations Found

**ROD:** Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 11/25/2013 has revealed that there is one (1) ROD site within approximately 1 mile of the target property.

<b>ROD 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>
Barney Circle – Federal Facility	19 <sup>th</sup> St. & H St.	ENE 1/4 – 1/2 (0.323 mi.)	Not Reported	ROD 5/26/95 - Remedial action completed 7/18/97.

**NJ MANIFEST:** Hazardous wastes manifest information.

A review of NJ MANIFEST list, as provided by EDR, has revealed that there is one (1) NJ MANIFEST site within approximately 0.25 miles of the target property.

<b>NJ MANIFEST 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>
Distads Auto Clinic	710 14 <sup>th</sup> Street, NE	WNW 1/8 – 1/4 (0.236 mi.)	Cadmium, Lead, Benzene, Methyl Ethyl Ketone, Tetrachloroethylene, Trichloroethylene	No Violations Found

**PA MANIFEST**

A review of the PA MANIFEST list, as provided by EDR, has revealed that there are one (1) PA MANIFEST sites within approximately 0.25 miles of the target property.

<i>PA MANIFEST SITES – LOWER ELEVATION</i>				
<i>SITE NAME</i>	<i>ADDRESS</i>	<i>DIR/DIST FROM SITE</i>	<i>SUBSTANCE /PRODUCT</i>	<i>STATUS</i>
NCDR LLC – KOOL Smiles #55	1531 Maryland Ave.	N 1/8 – 1/4 (0.202 mi.)	Chloroform, Cresol, Chromium, Lead	Last recorded date of waste generated 7/29/13.

**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 thirty (30) Historical Auto Stations within approximately 0.25 miles of the target property.

A review of the EDR US Hist Auto Station list, as provided by EDR, has revealed that there are thirty (30) EDR US Hist Auto Station sites within approximately 0.25 miles of the target property.

<i>EDR HISTORICAL AUTO STATIONS – HIGHER/OR EQUAL ELEVATION</i>				
<i>SITE NAME</i>	<i>ADDRESS</i>	<i>DIR/DIST FROM SITE</i>	<i>SUBSTANCE/ PRODUCT</i>	<i>YEAR REPORTED</i>
Benning Repair City	1650 Benning Rd., NE	NNE 1/8 – 1/4 (0.138 mi.)	Gasoline and Motor Oil	1943, 1948, 1954
Davis John J	1660 Benning Rd., NE	NNE 1/8 – 1/4 (0.141 mi.)	Gasoline and Motor Oil	1943, 1948, 1954
Knox Stuart R	501 15 <sup>th</sup> St., NE	SW 1/8 – 1/4 (0.143 mi.)	Gasoline and Motor Oil	1940
Darby Jas L	700 15 <sup>th</sup> St., NE	NW 1/8 – 1/4 (0.145 mi.)	Gasoline and Motor Oil	1940, 1943, 1948, 1954
Duvalls S Service Station	700 15 <sup>th</sup> Pl., SE	NW 1/8 – 1/4 (0.145 mi.)	Gasoline and Motor Oil	1960, 1964
Souder John N	1701 Benning Rd., NE	NE 1/8 – 1/4 (0.155 mi.)	Gasoline and Motor Oil	1940, 1943, 1948
Moyer Jas L	1700 Benning Rd., NE	NE 1/8 – 1/4 (0.163 mi.)	Gasoline and Motor Oil	1943, 1960
Annapolis Garage	610 14 <sup>th</sup> Pl., NW	W 1/8 – 1/4 (0.169 mi.)	Automobile Repair	1954

<b>EDR HISTORICAL AUTO STATIONS – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>	<b>YEAR REPORTED</b>
Homes Oil Co	1710 Benning Rd., NE	NE 1/8 – 1/4 (0.169 mi.)	Gasoline and Motor Oil	1943
Broida Sidney	1735 Benning Rd., NE	ENE 1/8 – 1/4 (0.177 mi.)	Gasoline and Motor Oil	1936, 1940, 1943, 1948, 1954, 1964
Bill & Don S Sinclair Service	1704 Benning Rd., NE	NE 1/8 – 1/4 (0.187 mi.)	Gasoline and Motor Oil	1948, 1960, 1964, 2005, 2006
Schultze Geo H	1496 H Pl., NE	NNW 1/8 – 1/4 (0.188 mi.)	Automobile Repair	1922, 1926
Colborn Walter K	409 15 <sup>th</sup> St., NE	SSW 1/8 – 1/4 (0.228 mi.)	Gasoline and Motor Oil	1940, 1948, 1954
Gatton Arthur B	628 14 <sup>th</sup> Pl., NE	W 1/8 – 1/4 (0.228 mi.)	Automobile Repairs	1922
Brooks Service Center	1401 Maryland Ave., NE	WNW 1/8 – 1/4 (0.233 mi.)	Gasoline and Motor Oil	1940, 1948, 1954
Walker S Esso	1410 H Pl., NE	NW 1/8 – 1/4 (0.234 mi.)	Gasoline and Motor Oil	1960
Hemon B	1410 H Pl., NE	NW 1/8 – 1/4 (0.234 mi.)	Gasoline and Motor Oil	1940, 1948
Thiele Geo H	708 14 <sup>th</sup> Pl., NE	WNW 1/8 -1/4 (0.234 mi.)	Automobile Repair	1940, 1954
Daly S Esso Service Center	1400 Maryland Ave., NE	WNW 1/8 – 1/4 (0.235 mi.)	Gasoline and Motor Oil	1940, 1943, 1948, 1954, 1960, 1964, 1999, 2000, 2001, 2002
Thiele Geo H	710-14 14 <sup>th</sup> Pl., NE	WNW 1/8 – 1/4 (0.235 mi.)	Automobile Repair	1931
Jewell Wallace W	712 14 <sup>th</sup> Pl., NE	WNW 1/8 – 1/4 (0.236 mi.)	Automobile Repair	1922
AMOCO Service Station	814 Bladensburg Rd., NE	NNW 1/8 – 1/4 (0.238 mi.)	Gasoline and Motor Oil	1964, 1999, 2000, 2001, 2004, 2006, 2010, 2011, 2012
Woolard S Amoco Service	814-16 Bladensburg Rd N	NNW 1/8 – 1/4 (0.238 mi.)	Gasoline and Motor Oil	1960
Brooks Auto Service and Distads Auto Clinic	710 14 <sup>th</sup> St., NE	WNW 1/8 – 1/4 (0.238 mi.)	Automobile Repair	1960, 2005, 2006, 2007, 2008
Fred's Radiator & Air	826 Bladensburg Rd., NE	NNW 1/8 – 1/4 (0.239 mi.)	Automobile Repair	2002
Auto Electrical Center	714 14 <sup>th</sup> Pl., NE	WNW 1/8 – 1/4 (0.240 mi.)	Automobile Repair	1922, 1926, 1954, 1964, 2001 to 2008



<b>EDR HISTORICAL AUTO STATIONS – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>	<b>YEAR REPORTED</b>
Whigham Amoco Service Station	401 15 <sup>th</sup> St., NE	SSW 1/8 – 1/4 (0.243 mi.)	Gasoline and Motor Oil	1960, 1964
Michl	840 Bladensburg Rd., NE	NNW 1/8 – 1/4 (0.245 mi.)	Gasoline and Motor Oil	1940, 1943, 1948, 1954, 1960, 1964, 1999 to 2002
Avenue Service Inc.	1400 Fla Ave., NE	NW 1/8 – 1/4 (0.248 mi.)	Gasoline and Motor Oil	1960
AMOCO Export Co.	1406 H St., NE	NW 1/8 – 1/4 (0.248 mi.)	Gasoline and Motor Oil	2004, 2006

### **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 23 U.S. Hist. Cleaners sites within approximately 0.25 miles of the target property.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are twenty-three (23) EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

<b>HISTORIC CLEANERS LIST – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SERVICE/ PRODUCT</b>	<b>YEAR REPORTED</b>
Bob S Cleaners	628 15 <sup>th</sup> St., NE	W 0 – 1/8 (0.117 mi.)	Cleaners and Dyers	1954
Custom Cleaners	640 15 <sup>th</sup> St., NE	W 0- 1/8 (0.118 mi.)	Cleaners and Dyers	1954
Rosedale Cleaners	553 15 <sup>th</sup> St., NE	WSW 0 – 1/8 (0.123 mi.)	Cleaners and Dyers	1954
Hi Neighbor Laundromat	1643-49 Benning Rd., NE	NNE 1/8 – 1/4 (0.125 mi.)	Self-serve Laundry	1960
Capital Laundry Mat	1653 Benning Rd., NE	NNE 1/8 – 1/4 (0.128 mi.)	Cleaners and Dyers	2001, 2003, 2004, 2005, 2007, 2009 to 2013
Joe S Dry Cleaners	1563 Benning Rd., NE	N 1/8 – 1/4 (0.134 mi.)	Cleaners and Dyers	1954, 1960, 1964

<b>HISTORIC CLEANERS LIST – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SERVICE/ PRODUCT</b>	<b>YEAR REPORTED</b>
Twenty Four Hour Laundry	532 15 <sup>th</sup> St., NE	SW 1/8 – 1/4 (0.145 mi.)	Laundry	1960
Lee Jimmie (Hand)	741 15 <sup>th</sup> St., NE	NW 1/8 – 1/4 (.151 mi.)	Laundry	1922, 1931, 1940, 1948, 1954
Fainman Saml	1438 F St., NE	WSW 1/8 – 1/4 (0.154 mi.)	Laundry	1936, 1960
Fillah Cleaners	1515 Benning Rd., NE	NNW 1/8 – 1/4 (0.174 mi.)	Cleaners and Dryers	1954
Colemans Cleaners	1737 Benning Rd., NE	ENE 1/8 – 1/4 (0.180 mi.)	Cleaners and Dryers	1954
Globe Cleaning & Dyeing	1416 G Pl., NE	WNW 1/8 – 1/4 (0.191 mi.)	Cleaners and Dryers	1926
Fair Price Cleaners	424 15 <sup>th</sup> , NE	SW 1/8 – 1/4 (0.203 mi.)	Cleaners and Dryers	1954
Kentucky Cleaners	114 E St., NE	WSW 1/8 – 1/4 (0.226 mi.)	Cleaners and Dryers	1964
Aaron Moore Cleaners	1813 Benning Rd., NE	ENE 1/8 – 1/4 (0.239 mi.)	Cleaners and Dryers	1954, 1960, 1964, 2001, 2004
Vogue Laundry & Cleaners Inc. O	826 Bladensburg Rd., NE	NNW 1/8 – 1/4 (0.239 mi.)	Cleaners and Dryers	1940, 1948, 1954
Gambrell S	1816 Benning Rd., NE	ENE 1/8 – 1/4 (0.242 mi.)	Cleaners and Dryers	1954, 1960
Chung King Hand Laundry	1822 Benning Rd., NE	ENE 1/8 – 1/4 (0.245 mi.)	Laundry	1948, 1954, 1960, 1964
Jew Peter	1413 H Pl., NE	NW 1/8 – 1/4 (0.246 mi.)	Laundry	1960, 1964
Goldman JOS	1413 H Pl., NE	NW 1/8 – 1/4 (0.246 mi.)	Clothes Pressers and Cleaners	1931, 1940, 1948, 1954
Ferebec Bros Valet	1411 H Pl., NE	NW 1/8 – 1/4 (0.246 mi.)	Clothes Pressers and Cleaners	1960
Di Giro Baldo	1411 H Pl., NE	NW 1/8 – 1/4 (0.246 mi.)	Clothes Pressers and Cleaners	1931, 1936, 1940, 1954
<b>HISTORIC CLEANERS LIST – LOWER ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SERVICE/ PRODUCT</b>	<b>STATUS</b>
AL S Laundromat	411 18 <sup>th</sup> Pl., NE	SSE 1/8 – 1/4 (0.249 mi.)	Laundry	1954

### **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 60 properties with Vapor Encroachment Conditions within approximately 0.25 miles of the Site.

<b>VAPOR ENCROACHMENT SITES</b>		
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>
Bob S Cleaners	628 15 <sup>th</sup> Street, NE	W 0 - 1/8 (0.117 mi.)
Rosedale Cleaners	553 15 <sup>th</sup> Street, NE	WSW 0 - 1/8 (0.124 mi.)
1653 Benning Road, NE	1653 Benning Road, NE	NNE 1/8 - 1/4 (0.128 mi.)
Benning Repair City	1650 Benning Road, NE	NNE 1/8 - 1/4 (0.138 mi.)
Davis John H.	1660 Benning Road, NE	NNE 1/8 - 1/4 (0.141 mi.)
Knox Stuart R	700 15 <sup>th</sup> Pl., SE	SW 1/8 - 1/4 (0.143 mi.)
Duval S Service Station	1401 W Pl., SE	NW 1/8 - 1/4 (0.144 mi.)
Darby Jas L	700 15 <sup>th</sup> Street, NE	NW 1/8 - 1/4 (0.144 mi.)
Twenty Four Hour Laundry	532 15 <sup>th</sup> Street, NE	NW 1/8 - 1/4 (0.151 mi.)
Fainman Saml	1438 F Street, NE	WSW 1/8 - 1/4 (0.154 mi.)
Souder John N.	1701 Benning Road, NE	NE 1/8 - 1/4 (0.155 mi.)
Moyer Jas L.	1700 Benning Road, NE	NE 1/8 - 1/4 (0.163 mi.)
Annapolis Garage	601 14 <sup>th</sup> Pl., NW	W 1/8 - 1/4 (0.169 mi.)
Henderson Tire & Auto Center	1710 Benning Road, NE	NE 1/8 - 1/4 (0.169 mi.)
Homes Oil Co	1710 Benning Road, NE	NE 1/8 - 1/4 (0.169 mi.)
Filah Cleaners	1515 Benning Road, NE	NNW 1/8 - 1/4 (0.174 mi.)
Broida Sidney	1735 Benning Road, NE	ENE 1/8 - 1/4 (0.176 mi.)
Coleman Cleaners	1737 Benning Road, SE	ENE 1/8 - 1/4 (0.180 mi.)
Pentacle Apartments, Inc.	1501-1523 Benning Road	NW 1/8 - 1/4 (0.182 mi.)
Bill Don S. Sinclair Service Station	1704 Benning Road, NE	NE 1/8 - 1/4 (0.187 mi.)
Schultze Geo H.	1496 H Pl., NE	NNW 1/8 - 1/4 (0.188 mi.)
0777 17 <sup>th</sup> Street, NE	0777 17 <sup>th</sup> Street, NE	NE 1/8 - 1/4 (0.190 mi.)
Globe Cleaning & Dyeing	1416 G Pl., NE	WNW 1/8 - 1/4 (0.190 mi.)
NCDR LLC - Kool Smiles #55	1531 Maryland Avenue	N 1/8 - 1/4 (0.203 mi.)
Fair Price Cleaners	424 15 <sup>th</sup> Street, NE	SW 1/8 - 1/4 (0.203 mi.)
Former Coal Storage	630 14 <sup>th</sup> Street, NE	W 1/8 - 1/4 (0.217 mi.)
Kentucky Cleaners	1414 E Street, NE	WSW 1/8 - 1/4 (0.226 mi.)
Colborn Walter K.	409 15 <sup>th</sup> Street, NE	SSW 1/8 - 1/4 (0.228 mi.)
Gatton Arthur B.	628 14 <sup>th</sup> Pl., NE	W 1/8 - 1/4 (0.232 mi.)
Brooks Service Center	1401 Maryland Ave., NE	WNW 1/8 - 1/4 (0.233 mi.)
Shell	1401 Maryland Ave., NE	WNW 1/8 - 1/4 (0.233 mi.)
Walker S. Esso	1410 H Street, NE	NW 1/8 - 1/4 (0.234 mi.)
Hemon B.	1410 H Pl., NE	NW 1/8 - 1/4 (0.234 mi.)
Thiele Geo H.	708 14 <sup>th</sup> Pl., NE	WNW 1/8 - 1/4 (0.234 mi.)
Daly Esso Service Center	1400 Maryland Ave., NE	WNW 1/8 - 1/4 (0.235 mi.)
Standard Oil Company	1401 H Street, NE	NW 1/8 - 1/4 (0.235 mi.)
Jewell Wallace W.	712 14 <sup>th</sup> Pl, NE	WNW 1/8 - 1/4 (0.235 mi.)
Distads Auto Clinic	710 14 <sup>th</sup> Street, NE	WNW 1/8 - 1/4 (0.236 mi.)
814 Bladensburg Road, NE	814 Bladensburg Road, NE	NNW 1/8 - 1/4 (0.238 mi.)
Casey's No.2 BP	814 Bladensburg Road, NE	NNW 1/8 - 1/4 (0.238 mi.)
Woodland S. Amoco Service	814 - 16 Bladensburg Road, NE	NNW 1/8 - 1/4 (0.238 mi.)
710 14 <sup>th</sup> Street, NE	710 14 <sup>th</sup> Street, NE	WNW 1/8 - 1/4 (0.239 mi.)
1813 Benning Road, NE	1813 Benning Road, NE	ENE 1/8 - 1/4 (0.239 mi.)
826 Bladensburg Road, NE	826 Bladensburg Road, NE	NNW 1/8 - 1/4 (0.239 mi.)
Vogue Laundry & Cleaners Inc. Office	826 Bladensburg Road, NE	NNW 1/8 - 1/4 (0.239 mi.)
Aaron's Cleaners	1813 Benning Road, NE	ENE 1/8 - 1/4 (0.239 mi.)

<b>VAPOR ENCROACHMENT SITES</b>		
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>
Auto Electric Center	714 14 <sup>th</sup> Pl., NE	WNW 1/8 – 1/4 (0.240 mi.)
Gambrell S.	1816 Benning Road, NE	ENE 1/8 – 1/4 (0.242 mi.)
Whigham Amoco Service Station	401 15 <sup>th</sup> Street, NE	SSW 1/8 – 1/4 (0.243 mi.)
MICHL	840 Bladensburg Road, NE	NNW 1/8 – 1/4 (0.245 mi.)
Chung King Hand Laundry	1822 Benning Road, NE	ENE 1/8 – 1/4 (0.245 mi.)
Goldman Jos	1413 H Pl., NE	NW 1/8 – 1/4 (0.246 mi.)
Jew Peter	1413 H, NE	NW 1/8 – 1/4 (0.246 mi.)
Ferebec Bros. Valet	1411 H, NE	NW 1/8 – 1/4 (0.246 mi.)
Di Giro Baldo	1411 H Pl., NE	NW 1/8 – 1/4 (0.246 mi.)
Former Sears Roebuck	1640 Maryland Ave., NE	NNE 1/8 – 1/4 (0.247 mi.)
Avenue Service, Inc.	1400 Florida Ave., NE	NW 1/8 – 1/4 (0.248 mi.)
1406 H Street, NE	1406 H Street, NE	NW 1/8 – 1/4 (0.248 mi.)
Al S. Laundromat	411 18 <sup>th</sup> Pl., NE	SSE 1/8 – 1/4 (0.249 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**

The PEER team is not aware of any previous environmental investigations for the subject Site.

## **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 1613 – 1633 Kramer Street, NE, Washington, DC 20002. This assessment revealed the following conditions:

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

From as early as 1904 to 1985, the Site which extends from 1601 to 1633 Kramer Street, NE has been used primarily for residential purposes. From 1904 to 1977, each address at the Site consisted of a two-story residential dwelling with the exception of stores noted on the 1<sup>st</sup> floor of 1601 and 1627 in 1904. In 1928, only one store was noted on the Site, continued use for the remainder of the site was residential. By 1959, it appears that the dwellings from 1601 to 1611 Kramer Street had been demolished and by 1981 the remaining structures on the Site had been demolished. During the site visit, rubble and patches of bare soil were observed throughout the Site. Remnants of household furnishings were observed along the southern border of the Site. Two urban gardens were observed on the property. One garden was located immediately adjacent to the residence of 1635 Kramer St., NE. A second garden was located north of the alley way and along the site’s southern border. Twenty (21) erected wooden posts of approximately 3.5 feet high were observed along portion of the northern perimeter of the Site. These posts were located approximately three (3) feet from the edge of the sidewalk along Kramer Street, NE. 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**

Land use in the immediate vicinity of the Site has been residential. From as early as 1904, properties adjacent to the Site in all directions have been residential with the exception of a couple of small retail structures to the west at 617 and 619 16<sup>th</sup> Street, NE. 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:

- Two (2) The Comprehensive Environmental Response, Compensation Liability Information System (CERCLIS)
- One (1) CERCLIS NFRAP
- Three (3) Resource Conservation and Recovery Act (RCRA)-conditionally exempt small quantity generators (CESQG);
- Twenty Seven (27) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Fifteen (15) DC underground storage tank (DC UST) sites;
- Seven (7) DC Brownfield sites;
- Four (4) US Brownfield sites;
- Ten (10) DC HIST UST sites;
- Thirteen (13) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- One (1) ROD sites;
- One (1) New Jersey (NJ) Manifest
- One (1) Pennsylvania (PA) Manifest;
- Thirty (30) U.S. Historic Auto Stations;
- Twenty Three (23) U.S. Historic Cleaners sites; and
- Sixty (60) Vapor Encroachment sites.

Three historical cleaners are reported within 0.125 miles of the subject Site. The last recorded date of operation for these facilities was 1954. Therefore, due to their status they have been determined to be de minimis conditions for the subject Site.

Based on this information, the assessment revealed no evidence of recognized environmental conditions in connection with the subject Site.

## 5.0 SIGNATURE PAGE



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Jean Swan-Ambrose  
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