

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

**WEST STREET & MORRIS ROAD, SE
2514 WEST 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
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
DSC 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.
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
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 four properties located on West Street and Morris Road, SE, Washington DC. 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 subject site consists of seven (7) lots located within 0.1 miles of each other along West Street, SE and Morris Road, SE. Six out of seven lots are currently owned by District of Columbia Department of Housing and Community Development (DHCD).

The areas of study are centered at the coordinates of 38.8596 North and 76.9881 West and are approximately 140 feet above mean sea level. According to the District of Columbia Office of Tax and Revenue, the parcels which constitute the sites are identified as follows:

	(1) 2501 West St SE	(2) 2503 West St SE
Owner	District of Columbia	DC Prop Acq & Disp Division
Square Suffix Lot #	5860 0824	5808 0069
Land Area	4,184 SF	4,196 SF
Land Use Code	91 – Vacant	91 – Vacant
	(3) 2509 West St SE	(4) 2514 West St SE
Owner	District of Columbia	District of Columbia
Square Suffix Lot #	5808 0050	5809 0043
Land Area	3,147SF	2,092 SF
Land Use Code	191 – Vacant	091 – Vacant
	(5) 2514 West St SE	(6) 1430 Morris Road, SE
Owner	District of Columbia	District of Columbia
Square Suffix Lot #	5809 0044	5810 0002
Land Area	2,091 SF	7,357 SF
Land Use Code	091 – Vacant	191- Vacant

A site visit was performed by PEER staff on September 17, 2014. Direct access to the sites was available; therefore observations were noted from a walkthrough on the lots as well as 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

Based on historic data, use of the lots at 2501, 2503, 2509, and 2514 West Street and 1430 Morris Road, SE has been either vacant land or residential use. The West Street property at the intersection of West Street and Howard Road is vacant and has had no improvements.

The lots at 2501 West Street, 2503 West Street, and 2509 West Street are adjacent to each other on the northwest side of West Street between Morris and Howard Roads, SE. They total 11,527 SF, are vacant and a portion of the lots is overgrown with trees and brush. The lots are

bound by West Street to the southeast and residential properties to the northeast, northwest and southwest.

The lots at 2514 West Street are adjacent to each other on the southeast side of West Street between Morris and Howard Road, SE. They total 4,183 SF, are vacant and are overgrown with dense brush and trees, limiting access to the entire lot. The lots are bound by West Street to the northwest and vacant lots immediately adjacent to the northeast, southeast and southwest. Site observations found signs of illegal dumping on a vacant lot adjacent to the north.

The lot at 1430 Morris Road, SE is a vacant lot located at the intersection of Bryan Place and Morris Road. The site triangular in shape and is approximately 7,360 SF in size. A portion of the lot was covered with low-cut grass and the remainder was covered with gravel and bare soil. A wooden fence was located along the northwest property line.

None of the lots had visual signs of on-site ASTs or USTs, or use of any hazardous materials or waste which would be of a potential environmental concern.

Off Site Conditions

Current land use in the vicinity of the lots is residential. Properties immediately adjacent to the lots consist of single family townhomes, single family detached homes, vacant lots and multi-family apartment buildings. 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-conditionally exempt small quantity generators (RCRA-CESQG);
- Eight (8) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Four (4) DC underground storage tank (DC UST) sites;
- Four (4) DC Brownfield;
- Two (2) DC HIST UST sites;
- Four (4) RCRA – NonGen;
- One (1) U.S. Historic Auto Stations;
- One (1) U.S. Historic Cleaners sites; and
- Eight (8) Vapor Encroachment sites.

However, due to their status or location with respect to the Site (down gradient topographically and/or hydrologically), they have been determined to be de minimis conditions for the subject Site.

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

1.0 INTRODUCTION AND SCOPE OF INVESTIGATION

This report describes the result of a Phase I Environmental Site Assessment (ESA) that was conducted by PEER Consultants, P.C. (PEER) on a site at 3401 13th Street, SE, Washington DC (Site). Figure 1 (Appendix A) shows the location of the Site.

The purpose of this ESA was to determine:

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

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 following is a partial list of the databases searched, the dates of the data updates, the search

¹ Source: ASTM E1527.

radius and a brief description of the database contents. Several additional databases that were not required by ASTM E1527 were also searched.

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

To One (1) Mile:

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

To One-Half (0.5) of a Mile:

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

To One-Quarter (0.25) of a Mile:

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

2.3. Hydrogeological Evaluation

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

The Site's elevation is 140 feet above mean sea level. The general topographic gradient is to the northwest (NW) and the Site is not within a 100-year flood-plain. No jurisdictional wetlands were identified at the subject Site or within a ½-mile radius of the subject Site. Direction of groundwater flow in the area of the Site is reported to be to the northwest (NW), discharging into the Anacostia River. 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 September 17, 2014. PEER staff visually observed on site activities by accessing the property if accessible. The site visit included the following observation techniques:

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

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

3.1.1. Site Observations

The Sites were found to be vacant lots at the time of the site visit. The Sites are located in a residential area of the Anacostia neighborhood in the District of Columbia (DC). The sites consisted of seven lots out of which one (1) lot was located in Morris road and six (6) lots were located in West Street. The seven lots are grouped into four (4) sites. Total area for each lot is listed below:

	(1) 2501 West St SE	(2) 2503 West St SE
Owner	District of Columbia	DC Prop Acq & Disp Division
Square Suffix Lot #	5860 0824	5808 0069
Land Area	4,184 SF	4,196 SF
Land Use Code	91 – Vacant	91 – Vacant

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Owner	District of Columbia	District of Columbia	
Square Suffix Lot #	5808 0050	5809 0043	
Land Area	3,147 SF	2,092 SF	
Land Use Code	191 – Vacant	091 – Vacant	
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Owner	District of Columbia	District of Columbia	
Square Suffix Lot #	5809 0044	5810 0002	
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The lots at 2501 West Street, 2503 West Street, and 2509 West Street are adjacent to each other on the northwest side of West Street between Morris and Howard Roads, SE. They total 11,527 SF, are vacant and a portion of the lots is overgrown with trees and brush. The lots are bound by West Street to the southeast and residential properties to the northeast, northwest and southwest.

The lots at 2514 West Street are adjacent to each other on the southeast side of West Street between Morris and Howard Road, SE. They total 4,183 SF, are vacant and are overgrown with dense brush and trees, limiting access to the entire lot. The lots are bound by West Street to the northwest and vacant lots immediately adjacent to the northeast, southeast and southwest. Site observations found signs of illegal dumping on a vacant lot adjacent to the north.

The lot at 1430 Morris Road, SE is a vacant lot located at the intersection of Bryan Place and Morris Road. The site triangular in shape and is approximately 7,360 SF in size. A portion of the lot was covered with low-cut grass and the remainder was covered with gravel and bare soil. A wooden fence was located along the northwest property line.

None of the lots had visual signs of on-site above ground storage tanks (ASTs) or underground storage tanks (USTs), or use of any hazardous materials or waste which would be of a potential environmental concern.

3.2. Area Reconnaissance

Current land use in the vicinity of the lots is residential. Properties immediately adjacent to the lots consist of single family townhomes, single family detached homes, vacant lots and multi-family apartment buildings. Single family residences exist on the southeast side. On the north side is a single family residence. Within a ½-mile north, northeast of the site is the Frederick Douglass National Historic Site. Approximately ½ mile southeast of the lots is the Wilkinson Recreation Center. 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 sites are 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 Sites.

Telephone listings were reviewed for 2501, 2503 and 2509 and 2514 West Street, SE as well as 1430 Morris Road SE. Prior occupancy for these structures based on the telephone directories is as follows:

Year	2501 West St SE	2503 West St SE	2509 West St SE	2514 West St SE	1430 Morris Rd SE
1922	Not listed	Not listed	Not listed	Not listed	Stafford Jennie
1926	Not listed	Not listed	Not listed	Not listed	Stafford Jennie
1931	Wilson Edw S	Johnson Jennie	Spencer John H	Lockwood Maurice	Morse Mary Mrs
1936	Anderson Beatrice Mrs	King Thos	Spencer Jos H	Lockwood Maurice	Anderson Clifton C
1940	Herndon Thos G	Vacant	Young Howard	Lockwood Kate Mrs	Anderson Clifton C
1943	Herndon Thos G	Hickerson Clyde H Rev	Bently John B	Lockwood Kate Mrs	Anderson Clifton C
1948	Herndon Thos G	Hickerson Clyde H Rev	Smith WM AO	Lockwood Kate Mrs	Anderson Clifton C
1954	Not listed	Not listed	Not listed	Lockwood Kate Mrs	Not listed
1960	Moore Eldridge	Tyler Wm J	Smith Rebecca Y Mrs	Lockwood Kate Mrs	Anderson Clifton C
1964	Not listed		Not listed	Not listed	Campbell Thos S
1969	MOORE	Not listed	Robinson Florence Mrs	Not listed	Not listed
1970	Moore Eldridge R				
1973	Not Listed	Not listed	Robinson Florence Mrs	Not listed	Not listed
1978	Not Listed	Not listed	Not listed	Not listed	Not listed
1983	Not listed	Not listed	Not listed	Not listed	Not listed
1993	Watts Cleaning Service	Not listed	Not listed	Not listed	Not listed
2000	GIBBS Leon	Not listed	Not listed	Not listed	Satterfield S
2006	Not listed	Not listed	Not listed	Not listed	Not listed
2008	Not listed	Note listed	Not listed	Not listed	Not listed
2013	Unity Health Care Anacostia	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 Sites and properties in the immediate vicinity.

In 1916, the lots at 2501, 2503 and 2509 West Street each contained two-story dwellings. The lot at 2514 West Street also contained a two-story dwelling; however, it appears that the address was previously 2506 and 2511 West Street. The West Street lot and the lot at 1430 Morris Road were vacant. In the 1927 Sanborn map, there were no significant changes to the lots, except for 1430 Morris Road. By 1927 a one-story dwelling had been constructed at 1430 Morris Road and the address was 1446 Morris Road. By 1977, the dwelling located at 2503 West Street was demolished and by 1985, the dwelling at 2514 had been demolished. By 1989, the dwelling that existed in 2509 West Street had been demolished. Subsequent Sanborn maps do not indicate any significant changes to the subject lots and the immediate vicinity.

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, 1977, 1981, 1988, 1994, 1998, 2000, 2002, 2005, 2007, 2009 and 2011. A review of these photographs revealed the following:

Year	Subject Sites	Vicinity
1949	Structures are visible at 1430 Morris Street, 2514 West Street, 2501, 2503 and 2509 West Street SE.	Residential structures are visible along Morris Street and West Street. The historic Frederick Douglass House is visible to the NE.
1951	No significant changes observed.	No significant changes observed.
1953	No significant changes observed.	No significant changes observed.
1960	Quality of photo is too poor to interpret.	No significant changes observed.
1963	Quality of photo is too poor to interpret.	No significant changes observed.
1970	Quality of photo is too poor to interpret.	New residential development along the Howard Street observed.
1977	Quality of photo is too poor to interpret.	Quality of photo is too poor to interpret.
1981	No significant changes observed.	No significant changes observed.
1988	Quality of photo is too poor to interpret.	No significant changes observed.
1994	Quality of photo is too poor to interpret.	Quality of photo is too poor to interpret.
1998	Quality of photo is too poor to interpret.	Quality of photo is too poor to interpret.
2000	Sites along the West Street Sites appear to be vacant.	No significant changes observed.
2002	Sites along the West Street Sites and at 1430 Morris Road are observed to be vacant.	Townhomes visible to the west of 1430 Morris Road.
2005	Sites along the West Street are covered with trees and bushes.	No significant changes observed.
2007	No significant changes observed.	No significant changes observed.

Year	Subject Sites	Vicinity
2009	No significant changes observed.	No significant changes observed.
2011	No significant changes observed.	No significant changes observed.

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

3.3.4. Regulatory File Review

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

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

A review of the environmental databases for surrounding sites 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-conditionally exempt small quantity generators (RCRA-CESQG);
- Eight (8) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Four (4) DC underground storage tank (DC UST) sites;
- Four (4) DC Brownfield;
- Two (2) DC HIST UST sites;
- Four (4) RCRA – NonGen;
- One (1) U.S. Historic Auto Stations;
- One (1) 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-CESQG list, as provided by EDR, and dated 03/11/2014 has revealed that there are one (1) RCRA-CESQG sites within approximately 0.25 miles of the target property.

RCRA – CESQG LIST – EQUAL/LOWER ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/PRODUCT	STATUS
KIPP DC Douglas Campus	2600 Douglas Road SE	S 1/8 – 1/4 (0.221 mi.)	Mercury	No violations found

DC Leaking Underground Storage Tank List (DC LUST)

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

A review of the DC LUST list, as provided by EDR, and dated 07/01/2014 has revealed that there are eight (8) DC LUST sites within approximately 0.5 miles of the target property.

LUST SITES – HIGHER/OR EQUAL ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE /PRODUCT	STATUS
DC Public Schools	2620 Douglass Road, SE	S 1/8 – 1/4 (0.181 mi.)	Heating Oil	Closed

LUST SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE /PRODUCT	STATUS
Oxford Manor Apartments	2607 Bowen Rd., SE	W 1/8 – 1/4 (0.246 mi.)	Heating Oil	Closed
Morgan’s Fish Fry	2323 Martin Luther King Jr.	NW ¼ - 1/2 (0.327 mi.)	Gasoline	NFA
Hunter Gardens	2316 16 Street, SE	ENE ¼ - 1/2 (0.347 mi.)	Heating Oil	Closed
DC Public Schools	2400 Shannon Place, SE	NW ¼ - 1/2 (0.376 mi.)	Heating Oil	NFA
WMATA	2501 M.L. King Jr. Ave.	W ¼ - 1/2 (0.378 mi.)	Gasoline, Diesel	Closed
Mathew Memorial Baptist Church	2616 M.L. King Jr. Ave.	W ¼ - 1/2 (0.404 mi.)	Heating Oil	Closed
Salvation Army Headquarters	2302-2312 Martin Luther	W ¼ - 1/3(0.404 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 four (4) DC UST sites within approximately 0.25 miles of the target property. These UST sites are outlined below:

UST SITES – HIGHER/OR EQUAL ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Douglas Junior High School	2620 Douglas Rd., SE	S 1/8 – 1/4 (0.182 mi.)	Heating Oil	POU
Wilkinson Elementary School	2330 Pomeroy Rd., SE	1/8 – 1/4 (0.221 mi.)	Heating Oil	POU

UST SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/PR ODUCT	STATUS
Frederick Douglass Apartments	1427 Cedar St., SE	NE 1/8 – 1/4 (0.193 mi.)	Heating Oil	POU
Former Apt Complex	2607 Bowen Rd., SE	W 1/8 – 1/4 (0.246 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 four (4) DC BROWNFIELDS sites within approximately 0.5 miles of the target property.

DC BROWNFIELDS – LOWER ELEVATION		
SITE NAME	ADDRESS	DIR/DIST FROM SITE
Not Reported	2405-2407 MLK Avenue N.	NW 1/4 – 1/2 (0.332 mi.)
Not Reported	2442-2452 Martin L. King, Jr.	W 1/4 – 1/2 (0.404 mi.)
Not Reported	2458 Martin L. King, Jr.	W 1/4 – 1/2 (0.404 mi.)
Not Reported	2500 Martin L. King, Jr.	W 1/4 – 1/2 (0.404 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 two (2) DC HIST UST sites with approximately 0.25 miles of the target property.

DC HIST UST SITES – HIGHER/OR EQUAL ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Carver Hill Apartments	2344-46 Pitts Pl., SE	E 1/8 – 1/4 (0.138 mi.)	Heating Oil	CIU

DC HIST UST SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Carver Hill Apartments	2338-40 Pitts Pl., SE	E 1/8 – 1/4 (0.145 mil.)	Heating Oil	CIU

Other Ascertainable Records

RCRA NonGen / No Longer Regulated (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 database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (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 four (4) RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<i>RCRA NONGEN/NLR 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>
Wilkinson Elementary School	2330 Pomeroy Road SE	SE 1/8 – 1/4 (0.221 mi.)	Not Reported	Not Reported

<i>RCRA NONGEN/NLR SITES – LOWER ELEVATION</i>				
<i>SITE NAME</i>	<i>ADDRESS</i>	<i>DIR/DIST FROM SITE</i>	<i>SUBSTANCE/PR ODUCT</i>	<i>STATUS</i>
H&W Super Cleaners	1453 Howard Road SE	SSE 0 – 1/8(0.084 mi.)	Not Reported	In Compliance
Douglass Junior High School	2600 Douglas Place SE	SW 1/8 – 1/4 (0.218 mi.)	Sodium Hydroxide	No Violations Found
Oxford Manor Apartments	2607 Bowen Rd SE	W 1/8 – 1/4 (0.246 mi.)	Lacquer Thinner	No Violations Found

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 one (1) Historical Auto Stations within approximately 0.25 miles of the target property.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is one (1) EDR US Hist Auto Stat 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</i>
B&B Auto Services	1416 Morris Rd., SE	NE 0 – 1/8 (0.035 mi.)	Not Reported	2012

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 one (1) 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 is one (1) EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

HISTORIC CLEANERS LIST – HIGHER/OR EQUAL ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SERVICE/ PRODUCT	YEAR
Super Cleaners	1453 Howard Rd SE	SSE 0 – 1/8 (0.084 mi.)	Not Reported	1999 to 2001

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:

VAPOR ENCROACHMENT SITES		
SITE NAME	ADDRESS	DIR/DIST FROM SITE
B&B Auto Services	1416 Morris Road, SE	NE<1/10 (0.035mi)
Super Cleaners	1453 Howard Road, SE	SSE <1/10 (0.084 mi)
DC Public Schools	2620 Douglass Road, SE	S 1/10-1/3 (0.181mi)
Oxford Manor Apartments	2607 Bowen Road, SE	W 1/10-1/3 (0.246 mi)
Morgan's Fish Fry	2323 Martin Luther King Jr. Avenue	NW 1/10-1/3
Not Reported	2405-2407 MLK Avenue, NE	NW 1/10-1/3 (0.332mi)

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 Sites located at 2501, 2503, 2509, 2514 West Street SE, West Street SE, and 1430 Morris Road SE, Washington, DC 20020. This assessment revealed the following conditions:

4.1. On-Site Conditions

Based on historic data, use of the lots at 2501, 2503, 2509, and 2514 West Street and 1430 Morris Road, SE has been either vacant land or residential use. The West Street property at the intersection of West Street and Howard Road is vacant and has had no improvements.

The lots at 2501 West Street, 2503 West Street, and 2509 West Street are adjacent to each other on the northwest side of West Street between Morris and Howard Roads, SE. They total 11,527 SF, are vacant and a portion of the lots is overgrown with trees and brush. The lots are bound by West Street to the southeast and residential properties to the northeast, northwest and southwest.

The lots at 2514 West Street are adjacent to each other on the southeast side of West Street between Morris and Howard Road, SE. They total 4,183 SF, are vacant and are overgrown with dense brush and trees, limiting access to the entire lot. The lots are bound by West Street to the northwest and vacant lots immediately adjacent to the northeast, southeast and southwest. Site observations found signs of illegal dumping on a vacant lot adjacent to the north.

The lot at 1430 Morris Road, SE is a vacant lot located at the intersection of Bryan Place and Morris Road. The site triangular in shape and is approximately 7,360 SF in size. A portion of the lot was covered with low-cut grass and the remainder was covered with gravel and bare soil. A wooden fence was located along the northwest property line.

None of the lots had visual signs of on-site ASTs or USTs, or use of any hazardous materials or waste which would be of a potential environmental concern.

4.2. Off Site Conditions

Current land use in the vicinity of the lots is residential. Properties immediately adjacent to the lots consist of single family townhomes, single family detached homes, vacant lots and multi-family apartment buildings. 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-conditionally exempt small quantity generators (RCRA-CESQG);

- Eight (8) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Four (4) DC underground storage tank (DC UST) sites;
- Four (4) DC Brownfield;
- Two (2) DC HIST UST sites;
- Four (4) RCRA – NonGen;
- One (1) U.S. Historic Auto Stations;
- One (1) U.S. Historic Cleaners sites; and
- Eight (8) Vapor Encroachment sites.

However, due to their status or location with respect to the Site (down gradient topographically and/or hydrologically), they have been determined to be de minimis conditions for the subject Site.

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

5.0 SIGNATURE PAGE



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10/13/2014

Date



Pamela A. Lemme, P.E.
Project Manager

10/13/2014

Date



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

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Date

Appendix A

Site Location Map

Appendix B

Site Photographs

Appendix C

Site Diagram

Appendix D

Regulatory Review Report

Appendix E

Sanborn Fire Insurance Maps

Appendix F

Historic Aerial Photographs

Appendix G

Topographic Maps

Appendix H

Telephone Directories