

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

**3401 13TH STREET, SE
WASHINGTON, DC 20020**



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LIST OF ACRONYMS

AST	aboveground storage tank
ASTM	American Society for Testing Materials
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP	Comprehensive Environmental Response, Compensation, and Liability Act-No Further Remedial Action Planned
CESQG	Conditionally exempt small quantity generators
CIU	Currently In Use
COC	Certificate of Completion
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
NPL	National Priority List
PA	Pennsylvania
PAH	polyaromatic hydrocarbons (polycyclic aromatic hydrocarbons)
PEER	PEER Consultants, P.C.
POU	Permanently Out of Use
RCRA CORRACTS	Resource Conservation and Recovery – Corrective Action Activity
RCRA NonGen	Resource Conservation and Recovery Act Non-geneartor
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
S-VOC	semivolatile organic compounds
SWLF	Solid Waste Disposal Facilities\
TCE	trichloroethylene
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
VCP	Voluntary Cleanup Program
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screening

EXECUTIVE SUMMARY

PEER Consultants, P.C. (PEER), performed a Phase I Environmental Site Assessment (ESA) for a site located at 3401 13th Street, SE, Washington, DC (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 lot enclosed by a chain link fence, and is currently owned by District of Columbia Department of Housing and Community Development (DHCD). The area of the Site is 17,594 square feet, is centered at the coordinates of 38.8415000 North and 76.9889000 West and is approximately 161 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:

3401 13 th Street	
Owner	District of Columbia
Square Suffix Lot #	5936 0802
Land Area	17,594 SF
Land Use Code	191-Vacant

A site visit was performed by PEER staff on September 17, 2014. Direct access to the site was obtained through a gate on the fenced property and the observations were noted from inside the property 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

The Site is a vacant lot located in a residential area of the Anacostia neighborhood in the District of Columbia (DC) and approximately 0.3 miles southeast from the Congress Heights Metro Station. It is approximately 17,594 square feet in size, consists of one parcel and is owned by the District of Columbia. Prior to the current use, the site was a three story, 21-unit apartment building with basement. The building was located on the west side of the Site with a parking lot on the east side. Historical data indicates that the apartment building was constructed sometime between 1960 and 1977. Prior to this, the Site was vacant.

At the time of the site visit, demolition debris was observed on the western portion of the Site. There were no visual signs of on-site above ground storage tanks (ASTs) or underground storage tanks (USTs), or use of any hazardous materials or waste. The Site was not listed on any of the environmental databases searched.

Off-Site Conditions

Current land use in the vicinity of the Site is residential. Immediately adjacent to the south of the Site is vacant property overgrown with brush and trees. To the north and to the west are single family homes consisting of duplexes and townhouses. To the east of the Site is Park Vista Apartments. 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
- Ten (10) Vapor Encroachment sites.

However, due to their status or location with respect to the Site, 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. 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

¹Source: ASTM E1527.

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

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

To One (1) Mile:

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

To One-Half (0.5) of a Mile:

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

To One-Quarter (0.25) of a Mile:

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

2.3. Hydrogeological Evaluation

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

The Site's elevation is 161 feet above mean sea level. The general topographic gradient is to the south-southeast (SSE) 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. Surficial water flow is to the south-southeast towards Oxon Run. Direction of groundwater flow in the area of the Site is reported to be to the west-northwest (WNW), discharging into the Anacostia and Potomac rivers. General soil type for the site and the surrounding vicinity is described as BELTSVILLE and the soil surface texture is silt loam, according to the U.S. Department of Agriculture's (USDA) SCS. Overall geology for the Site as defined by P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale – a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS – 11 (1994) is as follow:

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

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

3.0 RESULTS

3.1. Site Inspection

A site visit was performed by PEER on September 17, 2014. PEER staff visually observed on site activities by access provided through the fenced gate and from the periphery of the Site. The site visit included the following observation techniques:

- A walk around the periphery of the subject property
- A walk through inside 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 a vacant lot at the time of the site visit. The Site is located in a residential area of the Anacostia neighborhood in the District of Columbia (DC) and approximately 0.3 miles southeast from the Congress Heights Metro Station. It is approximately 17,594 square feet in size and it consists of one parcel as listed below:

3401 13 th Street	
Owner	District of Columbia
Square Suffix Lot #	5936 0802
Land Area	17,594 SF
Land Use Code	191-Vacant

The Site is bounded by 13th Street on the east and Congress Street on the north. Site observations found demolition debris on the west side of the property where a former structure existed. The remaining portion of the Site was covered by low-cut grass with no patches of bare

soil. No trees were observed within the site boundary. The Site was surrounded by a chain link fence and the property was vacant. There is a stone retaining wall along the west property line, providing a difference in elevation of approximately ten feet between the Site and the property adjacent to the west. There were no visual signs of on-site above ground or underground storage tanks, use of hazardous materials or waste or other use which would be of potential environmental concern.

3.2. Area Reconnaissance

Current land use in the vicinity of the Site is residential. Immediately adjacent to the south of the Site is vacant property overgrown with brush and trees. To the north and to the west are single family homes consisting of duplexes and townhouses. To the east of the Site is Park Vista Apartments. No recognized environmental concerns were observed in the vicinity of the Site.

3.3. Historic Evaluation and Regulatory File Review

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

3.3.1. Property Ownership/Occupants

According to the District of Columbia Office of Tax and Revenue the subject property is currently owned by the District of Columbia Department of Housing and Community Development, SE, Washington DC. A review of telephone directories from 1960 to 2013 was conducted to determine potential uses and ownership of the Site. Prior occupancy for these structures based on the telephone directories is as follows:

Year	Occupant	Year	Occupant
1960	Abt Murray W	1969	DALE Dale Willie
	Apartments		WONDERFUL Wood Annie
	Bamstead Alice	1973	ARMSTRON Armstrong Joseph D
	Bigley Edw H		HORIZON Horn Benjamin
	Edwards M Fern	1978	CHECKPOINT Cheek Jesse
	Hall CW		SMALLWOOD Smallwood Reer Mrs
	Harter Patricia L		WARD Ward Hattie Miss
	Page David H	1993	GARY Kathy
	Swaney WM		HAWKINS A
	Vacant		HOLCOMBE Toni
1964	301 03 Vacant		KINSLOW Janet
	302 04 Vacant		SMITH Angela
	Apartments		TERRY Dana
	Halsig E		WIMBUSH Robin
	Mahanes Chas M	2000	½ STANFORD Roy S
	Page David H		MONTOGMERY Charles
	Santino Frank A	2006	BENTLEY Marina
	Sewell Robt R		SAVOY Darresl
	Vacant		

3.3.2. Sanborn Fire Insurance Maps

Sanborn fire insurance maps covering the Site were found dating from 1960 through 1998. A review of these maps found few changes during this period for the Site and properties in the immediate vicinity. The 1960 Sanborn Map indicates that the Site was vacant and consisted of five parcels. Sometime prior to 1977, the five lots were combined for construction of a three story, 21-unit apartment building with a basement. The building was located on the west side of the Site with parking on the east side of the Site. In the vicinity of the Site, all of the Sanborn Maps indicate that the neighborhood has and remains primarily a residential community. Copies of the Sanborn maps can be found in Appendix E.

3.3.3. Historical Aerial Photograph

Historical aerial photographs were available for the years 1949, 1957, 1960, 1963, 1970, 1981, 1983, 1988, 1994, 1998, 2000, 2002, 2005, 2007, 2009 and 2011. A review of these photographs revealed the following:

Year	Subject Site	Vicinity
1949	The Site appears to be vacant.	Residential structures are visible to the south, north and east of the Site along Congress St and 13 th Street.
1957	The Site is covered by tree canopy.	Park Vista apartment is visible across the street from the property on the east site.
1960	No significant changes were observed.	No significant changes were observed.
1963	No significant changes were observed.	No significant changes were observed.
1970	Quality of photo is too poor to confirm the presence of a building on the west side of the Site.	No significant changes were observed.
1981	The apartment building is visible on the west side of the Site.	No significant changes were observed.
1983	No significant changes were observed.	No significant changes were observed.
1988	No significant changes were observed.	No significant changes were observed.
1994	Quality of photo is too poor to interpret.	No significant changes were observed.
1998	Quality of photo is too poor to interpret.	No significant changes were observed.
2000	No significant changes were observed.	Congress Heights Metro visible northeast from the site
2002	No significant changes were observed.	No significant changes were observed.
2005	No significant changes were observed.	No significant changes were observed.
2007	No significant changes were observed.	No significant changes were observed.
2009	No significant changes were observed.	No significant changes were observed.
2011	No significant changes were observed.	No significant changes were 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) CERCLIS
- One (1) CERCLIS NFRAP
- One (1) US ENG Controls
- One (1) US INST Controls
- Sixteen (16) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Eight (8) DC underground storage tank (DC UST) sites;
- One (1) Voluntary Cleanup Program (DC VCP)
- Ten (10) DC HIST UST sites;
- One (1) ROD sites;
- Four (4) U.S. Historic Auto Stations;
- Three (3) U.S. Historic Cleaners sites; and
- Eight (8) 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 is one (1) 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>
Long Brothers Cleaners	655 LeBaum St., SE	NW 1/4 – 1/2 (0.499 mi.)	Cleaners	Low priority for further assessment

Federal CERCLIS NFRAP (CERC NFRAP) Site List

CERC-NFRAP: Archived sites are 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 indications 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 give 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>
Camp Simms – Federal Facility	15 ST. & MLK Jr. Blvd.	ENE 1/4 – 1/2 (0.460 mi.)	Not Reported	ROD 09/18/1998

US ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 03/19/2014 has revealed that there is one (1) US ENG CONTROLS site within approximately 0.5 miles of the target property.

<i>US ENG CONTROLS 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>
Camp Simms – Federal Facility	15 St. & MLK, Jr. Blvd.	ENE 1/4 – 1/2 (0.460 mi.)	Not Reported	ROD 09/18/1998

US INST CONTROL: A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

A review of the US INST CONTROL list, as provided by EDR, and dated 03/19/2014 ha revealed that there is one (1) US INST CONTROL site within approximately 0.5 miles of the target property.

<i>US ENG CONTROL 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>
Camp Simms – Federal Facility	15 St. & MLK, Jr. Blvd.	ENE 1/4 – 1/2 (0.460 mi.)	Not Reported	ROD 09/18/1998

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 sixteen (16) 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
Ginn Lou Ltd	1110-1112 Savannah St.	NW 1/8 – 1/4 (0.151 mi.)	Heating Oil	NFA
Sky Tower Apartments	1075 Wahler Pl., SE	S 1/4 – 1/2 (0.432 mi.)	Heating Oil	Closed
Sky Tower Apartments	1063 Wahler Pl., SE	S 1/4 – 1/2 (0.435 mi.)	Heating Oil	Closed
Sky Tower Apartments	1051 Wahler Pl., SE	S 1/4 – 1/2 (0.438 mi.)	Heating Oil	Closed
Sky Tower Apartments	1035 Wahler Pl., SE	S 1/4 – 1/2 (0.442 mi.)	Heating Oil	Closed
Sky Tower Apartments	1056 Wahler Pl., SE	S 1/4 – 1/2 (0.451 mi.)	Heating Oil	Closed
Sky Tower Apartments	1050 Wahler Pl., SE	S 1/4 – 1/2 (0.452 mi.)	Heating Oil	Closed
Sky Tower Apartments	1040 Wahler Pl., SE	S 1/4 – 1/2 (0.455 mi.)	Heating Oil	Closed
Capitol Medical Center LLC	1310 Southern Avenue, S	SSE 1/4 – 1/2 (0.456 mi.)	Heating Oil	Closed
Sky Tower Apartment	1024 Wahler Pl., SE	S 1/4 – 1/2 (0.459 mi.)	Heating Oil	Closed
Sky Tower Apartments	1016 Wahler Pl., SE	S 1/4 – 1/2 (0.461 mi.)	Heating Oil	Closed
Sky Tower Apartments	1015 Wahler Pl., SE	S 1/4 – 1/2 (0.464 mi.)	Heating Oil	Closed

LUST SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE /PRODUCT	STATUS
Apartment Building	3520 13 th Street, SE	SSE 0 – 1/8 (0.059 mi.)	Heating Oil	Closed
Apartment Building	1000 16 th Street	SSE 0 – 1/8 (0.075 mi.)	Heating Oil	Closed
DC Public Schools	15 th & Mississippi Ave.	E 1/4 – 1/2 (0.343 mi.)	Heating Oil	Closed
Camp Simms/Asheford Court Lot	1500 Mississippi Ave., SE	E 1/4 – 1/2 (0.439 mi.)	Heating Oil	Closed

DC Registered Underground Storage Tanks (DC UST)

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the RCRA. The data comes from the DCRA’s UST Database List. A review of the DC UST list, as provided by EDR, and dated 07/01/2014 has revealed that there are eight (8) 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
Savannah St Cooperative	1110 Savannah St., SE	NW 1/8 – 1/4 (0.151 mi.)	Heating Oil	POU

UST SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Park Vista Apartments	3520 13 th St., SE	SSE 0 – 1/8 (0.059 mi.)	Heating Oil	POU
Richman Apartments	1120 Trenton Pl., SE	SW 0 – 1/8 (0.121 mi.)	Heating Oil	POU
Richmond Apartments	1100 Trenton St., SE	SW 1/8 – 1/4 (0.128 mi.)	Heating Oil	POU
Trenton Terrace	1101 Trenton Pl., SE	SE 1/8 – 1/4 (0.130 mi.)	Heating Oil	POU
MPD Old 7 th District Headquart	1322 Mississippi Ave., SE	SE 1/8 – 1/4 (0.144 mi.)	Gasoline/Diesel	POU
Trenton Terrace Apartments	950 Mississippi Ave., SE	SW 1/8 – 1/4 (0.152 mi.)	Heating Oil	POU
Trenton Place	3411 10 th Pl., SE	WSW 1/8 – 1/4 (0.168 mi.)	Heating Oil	POU

DC VCP: The Voluntary Cleanup Program oversees owner or developer initiated voluntary remediation of contaminated lands and buildings that return actual or potentially contaminated properties to productive uses.

A review of the DC VCP list, as provided by EDR, and dated 01/15/2014 has revealed that there is one (1) DC VCP site within approximately 0.5 miles of the target property.

DC VCP SITES – LOWER ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE /PRODUCT	STATUS
Smith Camp Simms Residential L	1500 Miss. Ave., SE	E 1/4 – 1/2 (0.439 mi.)	PAH, S-VOC, TCE, Metals	Completed/Issued COC

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 ten (10) 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
Unknown	1300 Congress St., SE	NE 0 – 1/8 (0.034 mi.)	Heating Oil
Unknown	1310 Congress St., SE	ENE 0 – 1/8 (0.070 mi.)	Heating Oil
Unknown	3314 13 th St., SE	NNE 0 – 1/8 (0.081 mi.)	Heating Oil
Unknown	1516 13 th Pl., SE	ENE 0 – 1/8 (0.088 mi.)	Heating Oil
Norbert Apartments	1112 Savannah St., SE	NW 1/8 – 1/4 (0.151 mi.)	Heating Oil
Unknown	3236 13 th St., SE	N 1/8 – 1/4 (0.170 mi.)	Heating Oil
Unknown	1350 Congress St., SE	ENE 1/8 – 1/4 (0.210 mi.)	Heating Oil

DC HIST UST SITES – LOWER ELEVATION			
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/PRODUCT
Richman Apartments	1120 Trenton Pl., SE	SW 0 – 1/8 (0.121 mi.)	Heating Oil
Urban Rehabilitation Co.	1101 Trenton Pl., SE	SW 1/8 – 1/4 (0.130 mi.)	Heating Oil
Urban Rehabilitation Co.	3411 10 th Pl., SE	WSW 1/8 – 1/4 (0.168 mi.)	Heating Oil

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.

ROD SITES – HIGHER/OR EQUAL ELEVATION				
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/PRODUCT	STATUS
Camp Simms – Federal Facility	15 St. & MLK Jr., Blvd.	ENE 1/4 – 1/2 (0.460 mi.)	Contaminated soil & groundwater	ROD 09/18/1998

US Historical Auto Stations:

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

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are four (4) EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

EDR HISTORICAL AUTO STATIONS – HIGHER/OR EQUAL ELEVATION			
SITE NAME	ADDRESS	DIR/DIST FROM SITE	SUBSTANCE/PRODUCT
Jack S Service	1914 13 th Pl., SE	ENE 0 – 1/8 (0.087 mi.)	Automobile Repair
Tony’s Auto Repair	1116 Congress St., SE	W 0- 1/8 (0.111 mi.)	Automobile Repair
Bill S Cities Service Center	1311 Savannah St., SE	NNE 1/8 – 1/4 (0.142 mi.)	Gasoline Station
Johnny S Cities Service Station	1311 Savannah Pl., SE	ENE 1/8 – 1/4 (0.204 mi.)	Gasoline Station

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 three (3) 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 three (3) EDR US Hist Cleaners sites 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
Congress Park Laundrette	1323 Savannah St., SE	NNE 1/8 – 1/4 (0.165 mi.)	Self-serve Laundry
Congress Park Laundrette	1323 Savannah Pl., SE	ENE 1/8 – 1/4 (0.205 mi.)	Self-serve Laundry
Cinderella Dry Cleaners	1349 Savannah St., SE	NE 1/8 – 1/4 (0.215 mi.)	Cleaners and Dyers

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 ten (10) 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
Apartment Building	3520 13th St., SE	SSE <1/10 (313 ft. / 0.059 mi.)
Apartment Building	1000 16th St.,	SSE <1/10 (394 ft. / 0.075 mi.)
Jack S Service	1914 13th Pl., SE	ENE <1/10 (460 ft./0.087 mi)
1116 Congress St SE	1116 Congress St., SE	W 1/10-1/3 (584 ft./0.111 mi)
Bill S Cities Service Center	1311 Savannah St., SE	NNE 1/10-1/3 (749 ft./0.142 mi)
GINN LOU Ltd	1110-1112 Savannah St., SE	NW 1/10-1/3 (796 ft/0.151 mi)
Congress Park Launderette	1323 Savannah St., SE	NNE 1/10-1/3 (870 ft./0.165 mi)
Johnny's Cities Service Station	1311 Savannah Pl., SE	ENE 1/10-1/3(1076 ft./0.204 mi)
Congress Park Launderette	1323 Savannah St., SE	ENE 1/10-1/3 (1085 ft/0.205mi)
Cinderella Dry Cleaners	1349 Savannah St., SE	NE 1/10-1/3 (1133 ft./0.215 mi)

Unmapped Sites

A list of unmapped sites is included in the report. These are sites listed on any of the databases reviewed which has an incomplete address or could not be mapped for any other reason. A review of the list did not identify any sites which would indicate a potential environmental

concern to the subject Site.

3.3.5. Previous Environment Investigation

Reports from previous environmental investigations were not provided.

4.0 CONCLUSIONS

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

4.1. On-Site Conditions

The Site is a vacant lot located in a residential area of the Anacostia neighborhood in the District of Columbia and approximately 0.3 miles southeast from the Congress Heights Metro Station. It is approximately 17,594 square feet in size, consists of one parcel and is owned by the District of Columbia. Prior to the current use, the site was a three story, 21-unit apartment building with basement. The building was located on the west side of the Site with a parking lot on the east side. Historical data indicates that the apartment building was constructed sometime between 1960 and 1977. Prior to this the Site was vacant.

At the time of the site visit, demolition debris was observed on the western portion of the Site. There were no visual signs of on-site ASTs or USTs, or use of any hazardous materials or waste. The Site was not listed on any of the environmental databases searched.

4.2. Off-Site Conditions

Current land use in the vicinity of the Site is residential. Immediately adjacent to the south of the Site is vacant property overgrown with brush and trees. To the north and to the west are single family homes consisting of duplexes and townhouses. To the east of the Site is Park Vista Apartments. 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
- Ten (10) Vapor Encroachment sites.

However, due to their status or location with respect to the Site, 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



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Date



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Date

