

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

**62-64 and 157 FORRESTER STREET, SW  
WASHINGTON, DC 20032**



Prepared by:



**PEER**  
CONSULTANTS, P.C.

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

October 13, 2014

**TABLE OF CONTENTS**

EXECUTIVE SUMMARY ..... 1

1.0 INTRODUCTION AND SCOPE OF INVESTIGATION ..... 1

2.0 METHODOLOGY ..... 1

    2.1. SITE VISIT AND AREA RECONNAISSANCE ..... 1

    2.2. HISTORICAL EVALUATION AND REGULATORY FILE ..... 1

    2.3. HYDROGEOLOGICAL EVALUATION ..... 2

3.0 RESULTS ..... 3

    3.1. SITE INSPECTION..... 3

    3.2. AREA RECONNAISSANCE ..... 4

    3.3. HISTORIC EVALUATION AND REGULATORY FILE REVIEW..... 4

4.0 CONCLUSIONS..... 14

    4.1. ON-SITE CONDITIONS ..... 14

    4.2. OFF-SITE CONDITIONS..... 14

5.0 SIGNATURE PAGE ..... 16

**LIST OF APPENDICES**

- 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

## 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
DS HIST UST	District of Columbia Historical Underground Storage Tanks
EDR MGP	Environmental Data Resources Manufactured Gas Plant
EDR	Environmental Data Resources
ESA	Environmental Site Assessment
HIST	Historical
HRHR	High Risk Historical Records
HSWA	Hazardous and Solid Waste Amendments
LUST	Leaking Underground Storage Tank
NFA	No Further Action
NLR	No Longer Regulated
NPL	National Priority List
PA	Pennsylvania
PEER	PEER Consultants, P.C.
RCRA CORRACTS	Resource Conservation and Recovery – Corrective Action Activity
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 lots located at 62, 64 and 157 Forrester Street, SW, 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 consists of two adjacent lots, 62 and 64 Forrester Street, SW, and a third lot at 157 Forrester Street, SW, Washington, DC. All three lots were vacant and are currently owned by District of Columbia (DC).

The combined square footage of the three lots is 12,644 square feet. The lots are centered at the coordinates of 38.82 North and 77.01 West and are approximately 150 feet above mean sea level. According to the District of Columbia Office of Tax and Revenue, the lots which constitute the Site are identified as follows:

	(1) 62 Forrester Street, SW	(2) 64 Forrester Street, SW
Owner	District of Columbia	District of Columbia
Square Suffix Lot #	6239 0060	6239 0059
Land Area	3,705 SF	3,739 SF
Land Use Code	91 – Vacant	91 – Vacant
	(3) 157 Forrester Street, SW	
Owner	District of Columbia	
Square Suffix Lot #	6240 0803	
Land Area	5,200 SF	
Land Use Code	12-Residential detached single-family	

A site visit was performed by PEER staff on September 16, 2014. Observations were noted from by accessing the site. 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 lots at 62-64 Forrester Street, SW, were covered with low cut grass with a few bare patches of soil. Trees were observed on the north and east ends of the Site. Illegal trash dumping was found in the southeast corner of the Site. The elevation of the site is approximately 6 to 7 feet above the elevation of the road right-of-way on the north side of the site. Concrete stairwells, which provide access to the Site from the sidewalk, were in poor condition and were crumbling. There is a brick retention wall on the north side of the Site which appears to be in poor condition. There is cracking at some of the joints and the wall is leaning towards the sidewalk. There is an alley to the south and 6-foot wooden fences along the east and west sides of 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.

The lot at 157 Forrester Street, SW, was covered with low cut grass with a few bare patches of soil. Three large trees were observed on the Site. A chain-link fence surrounds the site in all directions except for a little portion on the north east corner. There is a small gate on the north side of the fence that is used to access the Site from the alley. There were no visual signs of on-site ASTs or USTs, use of hazardous materials or waste or other use which would be of potential environmental concern.

### **Off-Site Conditions**

Current land use in the vicinity of the Site is residential. Properties immediately adjacent to 62-64 Forrester Street in all directions are multi-family residential structures. Immediately adjacent to 157 Forrester Street, SW, to the north, west and east are two-family (duplex) residential structures, and to the south, directly across, is a vacant lot. Within 0.1 miles of the Site are the Specialty Hospital of Washington to the west and the Elmira Shopping complex and Patterson Elementary School to the northeast. No recognized environmental concerns were observed in the vicinity of the Site.

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) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) No Further Remedial Action Planned (NFRAP);
- One (1) Resource Conservation and Recovery Act (RCRA) Corrective Action Activity (CORRACTS);
- One (1) RCRA Non-Corrective Action Activity (NON CORRACTS);
- One (1) RCRA – Conditionally Exempt Small Quantity Generator (CESQG);
- Eighteen (18) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Sixteen (16) DC underground storage tank (DC UST) sites;
- Four (4) DC Historic UST sites;
- Two (2) Department of Defense (DOD) sites;
- One (1) Formerly Used Defense Sites Properties (FUDS);
- One (1) Pennsylvania (PA) MANIFEST sites;
- Three (3) U.S. Historic Cleaners sites; and
- Thirteen (13) 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) for three lots located at 62, 64 and 157 Forrester Street, SW, 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. In addition, direct access to the site was limited due to a locked gate and chain link fence surrounding the property. Observations of the site were made from the edge of the Site.

### 2.2. Historical Evaluation and Regulatory File

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

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

---

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

priority cleanup was searched for sites within a mile of the properties being evaluated. The following is a partial list of the databases searched, the dates of the data updates, the search radius and a brief description of the database contents. Several additional databases that were not required by ASTM E1527 were also searched.

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

To One (1) Mile:

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

To One-Half (0.5) of a Mile:

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- U.S. Engineering Control List 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 150 feet above mean sea level. The general topographic gradient is to the east north-east (ENE) 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 east (E) discharging into the Oxon Run 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 16, 2014. PEER staff visually observed on site activities accessing the Site. The site visit included the following observation techniques:

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

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

##### 3.1.1. Site Observations

The Site was vacant at the time of the site visit. It is located in a residential area of the Anacostia neighborhood in the District of Columbia (DC). The total composite size is approximately 12,644 square feet and consists of three lots as listed below:

(1) 62 Forrester Street, SW		(2) 64 Forrester Street, SW	
Owner	District of Columbia	Owner	District of Columbia
Square Suffix Lot #	6239 0060	Square Suffix Lot #	6239 0059
Land Area	3,705 SF	Land Area	3,739 SF
Land Use Code	91 – Vacant-True	Land Use Code	91 – Vacant-True
(3) 157 Forrester Street, SW			
Owner	District of Columbia	Owner	
Square Suffix Lot #	6240 0803	Square Suffix Lot #	
Land Area	5,200 SF	Land Area	
Land Use Code	12-Residential_detached_single-Family	Land Use Code	

The lots at 62-64 Forrester Street, SW, were covered with low cut grass with a few bare patches of soil. Trees were observed on the north and east ends of the Site. Illegal trash dumping was

found in the southeast corner of the Site. The elevation of the site is approximately 6 to 7 feet above the elevation of the road right-of-way on the north side of the site. Concrete stairwells, which provide access to the Site from the sidewalk, were in poor condition and were crumbling. There is a brick retention wall on the north side of the Site which appears to be in poor condition. There is cracking at some of the joints and the wall is leaning towards the sidewalk. There is an alley to the south and 6-ft wooden fences along the east and west sides of 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.

The lot at 157 Forrester Street, SW, was covered with low cut grass with a few bare patches of soil. Three large trees were observed on the Site. A chain-link fence surrounds the site in all directions except for a little portion on the north east corner. There is a small gate on the north side of the fence that is used to access the Site from the alley. There were no visual signs of on-site ASTs or USTs, use of hazardous materials or waste or other use which would be of potential environmental concern.

### **3.2. Area Reconnaissance**

Current land use in the vicinity of the Site is residential. Properties immediately adjacent to 62-64 Forrester Street in all directions are multi-family residential structures. Immediately adjacent to 157 Forrester Street, SW, to the north, west and east are two-family (duplex) residential structures, and to the south, directly across, is a vacant lot. Within 0.1 miles of the Site are the Specialty Hospital of Washington to the west and the Elmira Shopping complex and Patterson Elementary School to the northeast. 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 properties are currently owned by the District of Columbia. A review of telephone directories from 1922 to 2006 was conducted to determine potential uses and ownership of the Site. Telephone listings were reviewed for 62, 64 and 157 Forrester Street, SW. Prior occupancy for these structures based on the telephone directories is as follows:

Year	62 Forrester, SW	64 Forrester, SW	157 Forrester, SW
1922	Not listed	Not listed	Not listed
1926	Not listed	Not listed	Not listed
1931	Not listed	Not listed	Not listed
1936	Not listed	Not listed	Not listed
1940	Not listed	Not listed	Not listed
1943	Not listed	Not listed	Gulledge Jas A, and McClure Betty
1948	Apartments: Wieneek, Michi A (1); Vacant (2); Daly, Arnold j (3); Myskowski, Edwin T (4)	Apartments: Werner Stanton (1); Bobbitt, Elwyn (2); Phillips Jos N (3); Glass, Elaine (4).	Thus, Steve
1954	Not listed	Not listed	Not listed
1960	Apartments: Montville, Edw E (1), Pierce, Anthony (2), Farmer C R (3), Neufeld, Gary (4)	Apartments: Greaney, John (1), Hosken, Wm, H(2) Carrick R I (3), Street, Helen (4).	Pierce, Mary E
1964	Apartments: Brinkley, Joe W (1& 3); Barker, Dale T (2); Nelson Robt T(4)	Apartments: Scott, Chas A (1); Dobo, John (2); Hapach, Louis (3); Yarbar, Arline (4)	Pierce, Mary E
1969	Not Listed	Not Listed	Not Listed
1973	Not listed	Not listed	Not listed
1978	Not listed	Not listed	Not listed
1983	Not listed	Not listed	Not listed
1993	Not listed	Not listed	Not listed
2000	Shsirazi Esmail	Davis Charles	Tucker Everett
2006	Not listed	Not listed	Not listed
2008	Not listed	Not listed	Not listed
2013	Not listed	Not listed	Not listed

### 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. For the lots at 62 and 64 Forrester Street, SW, the Sanborn Maps from 1960 to 1998 indicate that each lot had 2-story, 4-unit apartment buildings. For the lot at 157 Forrester Street, SW, the Sanborn Maps from 1960 to 1998 indicate that there was a 1 ½ story dwelling with a garage. In the vicinity of the Site, the Sanborn Maps indicate that the neighborhood was a residential community with few changes. 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 1944, 1949, 1957, 1962, 1964, 1970, 1981, 1988, 1994, 1998, 2000, 2002, 2005, 2007, 2009, 2011 and 2012. A review of these photographs revealed the following:

Year	Subject Site	Vicinity
1944	Structures were observed on the lots.	Residential structures are visible to the south, north and east of the Site along Forrester St., SW; Glaveston St., SW; and Darrington St., SW. A thick forested area is visible north of the Forrester St., SW. The area appears to be densely populated. The Specialty Hospital of Washington is not visible.
1949	No significant changes were observed.	By this time, the forested area north of the Forrester St., SW was developed with residential properties. The Specialty Hospital of Washington is visible to the west.
1957	No significant changes were observed.	No significant changes were observed.
1962	No significant changes were observed.	No significant changes were observed.
1964	No significant changes were observed.	No significant changes were observed.
1970	No significant changes were observed.	No significant changes were observed.
1981	No significant changes were observed.	No significant changes were observed.
1988	No significant changes were observed.	No significant changes were observed.
1994	No significant changes were observed.	No significant changes were observed.
1998	Quality of photo is too poor to interpret.	Quality of photo is too poor to interpret.
2000	Quality of photo is too poor to interpret.	Quality of photo is too poor to interpret.
2002	By 2002, the structure at 62-64 Forrester Street appears to have been demolished.	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	By 2009, the structure at 157 Forrester Street appears to have been demolished.	No significant changes were observed.
2011	No significant changes were observed.	No significant changes were observed.
2012	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 No Further Remedial Action Planned (NFRAP);
- One (1) RCRA Corrective Action Activity (CORRACTS);
- One (1) RCRA Non-Corrective Action Activity (NON CORRACTS);
- One (1) RCRA – Conditionally Exempt Small Quantity Generator (CESQG);
- Eighteen (18) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Sixteen (16) DC underground storage tank (DC UST) sites;
- Four (4) DC Historic UST sites;
- Two (2) DOD sites;
- One (1) Formerly Used Defense Sites Properties (FUDS);
- One (1) Pennsylvania (PA) MANIFEST sites;
- Three (3) U.S. Historic Cleaners sites; and
- Thirteen (13) Vapor Encroachment sites.

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

CERC-NFRAP: Sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of USEPA’s knowledge, assessment at a site has been completed and that the USEPA 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.

<b>CERCLIS-NFRAP SITE 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>
Naval Research Lab	4555 Overlook Ave., SW	SW 1/4 – 1/2 (0.396 mi.)	Various Products	Low priority for further assessment

**Federal RCRA CORRACTS Facilities List**

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

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

<b>RCRA CORRACTS FACILITIES LIST – LOWER ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE /PRODUCT</b>	<b>STATUS</b>
Naval Research Lab	4555 Overlook Ave., SW	SW 1/4 – 1/2 (0.396 mi.)	Not reported	CA100 – RFI Imposition 8/19/2003

**Federal RCRA Treatment, Storage, or Disposal Facilities (TSDF) List**

RCRA-TSDF: RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-TSDF list, as provided by EDR, and dated 03/11/2014 has revealed that there is one (1) RCRA-TSDF site within approximately 0.5 miles of the target property.

<b>RCRA TSDF LIST – LOWER ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE /PRODUCT</b>	<b>STATUS</b>
Naval Research Lab	4555 Overlook Ave., SW	SW 1/4 – 1/2 (0.396 mi.)	Various Products	Active

**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 HSWA of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA Act. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

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

<b>RCRA – GENERATORS 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>
Specialty Hospital of Washington	4601 Martin Luther King	WSW 0 – 1/8 (0.106 mi.)	Universal Waste - Mercury	Active – Violations Noted

**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 eighteen (18) DC LUST sites within approximately 0.5 miles of the target property.

<b>LUST SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE /PRODUCT</b>	<b>STATUS</b>
Fort Greble Apts.	4355 MLK Jr. Avenue, S	NNW 0 – 1/8 (0.122 mi.)	Heating Oil	Closed
Elite Env	4660 M.L.KG Ave. SW	S 1/8 – 1/4 (0.193 mi.)	Heating Oil	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>
CIH Uplands Limited Partnership	127 Galveston Street, S	SSE 1/8 – 1/4 (0.138 mi.)	Heating Oil	Closed
Halley Gardens Apts	17 Elmira Street, SW	ENE 1/8 – 1/4 (0.199 mi.)	Heating Oil	Closed
Halley Gardens Apts	4312 S. Capitol Street	NE 1/4 - 1/2 (0.250 mi.)	Heating Oil	Closed
DC Public Schools	4300 South Capitol Street	NE 1/4 – 1/2 (0.259 mi.)	Heating Oil	Closed
Delwin Apt.	4220 S. Capitol Street	NE 1/4 – 1/2 (0.316 mi.)	Heating Oil	Closed
DCFS Training Academy	4600 Shepherd PW SW	SW 1/4 – 1/2 (0.326 mi.)	Gasoline, Diesel, Waste Oil, Heating Oil	Open
Delwin Apartments	4219 First Street	NE 1/4 – 1/2 (0.341 mi.)	Heating Oil	Open
Delwin Apartments	4223 First Street	NE 1/4 – 1/2 (0.346 mi.)	Heating Oil	Open
Delwin Apartments	4215 First Street	NE 1/4 – 1/2 (0.386 mi.)	Heating Oil	Open
Naval Research Lab – Bldg 36	4555 Overlook Avenue, SW	SW 1/4 – 1/2 (0.396 mi.)	Gasoline, Diesel, Heating Oil, Waste Oil	Closed
Naval Research Laboratory (NRL)	4555 Overlook Ave., SW	SW 1/4 – 1/2 (0.396 mi.)	Diesel, Heating Oil	Closed
Exxon S/S #2-5050	4650 S Capitol Street	ESE 1/4 – 1/2 (0.430 mi.)	Gasoline	NFA
Exxon	4650 South Capitol Street	ESE 1/4 – 1/2 (0.430 mi.)	Waste Oil, Heating Oil	Closed
DC Public Library	115 Atlantic Street, SW	N 1/4 – 1/2 (0.440 mi.)	Heating Oil	Closed
Sunoco	4635 South Capitol Street,	ESE 1/4 – 1/2 (0.461 mi.)	Gasoline, Heating Oil, Waste Oil	NFA
Apartment Building – Burbank D	4190 Livingston Road, SE	ENE 1/4 – 1/2 (0.477 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 sixteen (16) DC UST sites within approximately 0.25 miles of the target property. These UST sites are outlined below:

<b>UST SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/PRODUCT</b>	<b>STATUS</b>
Apartment	4430 M L King Jr Ave., SW	W 0- 1/8 – (0.048 mi.)	Heating Oil	Permanently Out of Use
4430 Martin Luther King Ave., SW	4430 Martin Wheeler King	W 0 – 1/8 (0.048 mi.)	Heating Oil	Permanently Out of Use
Ft Grable Apartments	201 Elmira St., SW	NW 0 – 1/8 (0.080 mi.)	Heating Oil	Permanently Out of Use
Fort Grable Apartments	205 Elmira St., SW	NW 0 – 1/8 (0.082 mi.)	Heating Oil	Permanently Out of Use
Ft Grable Apartments	4337-47 M L King Jr Ave.	NW 0 – 1/8 – (0.101 mi.)	Heating Oil	Permanently Out of Use
Hadley Hospital	4601 M L King Jr Ave., SW	WSW 0 – 1/8(0.106 mi.)	Heating Oil, Gasoline Diesel	Permanently Out of Use Currently In Use
Ft Grable Apartments	4355 M L King Jr Ave., SW	NW 0 – 1/8 (107 mi.)	Heating Oil	Permanently Out of Use
Ft Grable Apartments	200-210 Elmira St., SW	NW 0 – 1/4 (0.193 mi.)	Heating Oil	Permanently Out of Use
Wingate House	4660 M L King Jr Ave. SW	S 1/8- 1/4 (0.193 mi.)	Heating Oil	Permanently Out of Use
Leckie Elementary School	4200 M L King Ave., SE	NNW 1/8 -1/4 (0.241 mi.)	Heating Oil	Permanently Out of Use
<b>UST SITES – LOWER ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/PRODUCT</b>	<b>STATUS</b>
Friendship Crossing Apartments	127 Galveston St., SW	SSE 1/8 – 1/4 (0.138 mi.)	Heating Oil	Permanently Out of Use
Friendship Crossing Apartments	113 Galveston St., SW	SSE 1/8 – 1/4 (0.144 mi.)	Heating Oil	Permanently Out of Use
Friendship Crossing Apartments	89 Galveston St., SW	SE 1/8 – 1/4 (0.157 mi.)	Heating Oil	Permanently Out of Use
Friendship Crossing Apartments	65 Galveston St., SW	SE 1/8 – 1/4 ((0.190 mi.)	Heating Oil	Permanently Out of Use
Halley Gardens Apartments	17 Elmira St., SW	ENE 1/8 -1/4 (0.199 mi.)	Heating Oil	Permanently Out of Use
Friendship Crossing Apartments	41 Galveston St., SW	ESE 1/8 -1/4(0.229 mi.)	Heating Oil	Permanently Out of Use

**DC Historic Underground Storage Tanks**

DC HIST UST: During the process of the database upgrade, all facilities that the UST Program was unable to confirm their existence were removed from the working revelation UST Database before the conversion and put into an excel spreadsheet. These facilities became known as “Project Unknown”. This listing is not current and has been not updated.

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

<b>DC HIST UST SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>	<b>STATUS</b>
Apartment Complex	4430 M L King Jr Ave., SW	W 0 – 1/8(0.048 mi.)	Heating Oil	CIU
Apartment Complex	200-10 Elmira St., SW	NW 0 – 1/8 (0.123 mi.)	Heating Oil	CIU
<b>DC HIST UST SITES – LOWER ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>	<b>STATUS</b>
Windgate East	118 Galveston St., SW	SSE 1/8 – 1/4 (0.143 mi.)	Heating Oil	CIU
Apartment Complex	4316 S Capitol St., SW	NE 1/8 – 1/4 (0.248 mi.)	Heating Oil	CIU

**Other Ascertainable Records**

**DOD:** Consists of Federally owned or administered lands, administered by the DOD, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there are two (2) DOD sites within approximately 1 mile of the target property.

<b>DOD SITES – HIGHER/OR EQUAL ELEVATION</b>		
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>
Naval Research Laboratory Washington, DC	4555 Overlook Ave., SW	W 1/4 – 1/2 (0.317 mi.)
Bolling Air Force Base	5 Capital Street, SW	WNW1/4 – 1/2 (0.989 mi.)

**FUDS:** The Listing includes locations of Formerly Used Defense Sites Properties where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 12/31/2012 has revealed that there one (1) FUDS site within approximately 1 mile of the target property.

<b>FUDS 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>
Fort Greble	Not Reported	NW 1/4 – 1/2 (0.291 mi.)	Munitions	Not listed on NPL

**ROD:** 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 11/25/201 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>
USAF Bolling Air Force Base	5 Capital St.	NNW 1/2 - (0.841 mi.)	Various

**PA MANIFEST:** Hazardous waste manifest information.

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

<b>PA MANIFEST – HIGHER/OR EQUAL ELEVATION</b>			
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/PRODUCT</b>
Hadley Hospital	4601 Martin Luther King	WSW 0- 1/8 (0.106 mi.)	Corrosive waste, mercury, silver

## **EDR HIGH RISH HISTORICAL RECORDS**

### ***EDR Exclusive Records***

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researches. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, 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 EDR classifies as “High Risk Historical Records”, or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR 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.

<b>US 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>STATUS</b>
CBA Carpet Cleaning Systems	137 Galveston Pl., SW	SSE 0 – 1/8 (0.083 mi.)	Carpet Cleaning	Not Reported
<b>US HISTORIC CLEANERS LIST – LOWER EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SERVICE/ PRODUCT</b>	<b>STATUS</b>
Southeast Valet	4405 South Capitol Ter.	E 1/8 – 1/4 (0.203 mi.)	Cleaners and Dyers	Closed

**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:

<b>VAPOR ENCROACHMENT SITES</b>		
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>
137 Galveston Pl., SW	137 Galveston Pl., SW	SSE <1/10 (0.083 mi.)
Hadley Hospital	4601 Martin Luther King Jr., SW	WSW 1/10 -1/3 (0.106 mi.)
Fort Greble Apts	4355 Martin Luther King Jr. Ave., SW	NNW 1/10 -1/3 (0.122 mi.)
CIH Upland Limited Partnership	127 Galveston St., SW	SSE 1/10 -1/3 (0.138 mi.)
Elite ENV	4660 M.L.KG Ave.,SW,	S 1/10-1/3 (0.193 mi.)
Halley Gardens Apts	17 Elmire St., SW,	ENE 1/10-1/3 (0.199 mi.)
Southeast Valet	4405 South Capititol Ter., SW,	E 1/10 -1/3 (0.203 mi.)
4405 S Capitol St. SW	4405 S Capitol St., SW	E 1/10 – 1/3 (0.224 mi.)
Halley Gardens Apts	4312 S. Capitol Street, SW	NE 1/10 -1/3 (0.25 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 62, 64 and 157 Forrester St, SW, Washington, DC 20032. This assessment revealed the following conditions:

### 4.1. On-Site Conditions

The lots at 62-64 Forrester Street, SW, were covered with low cut grass with a few bare patches of soil. Trees were observed on the north and east ends of the Site. Illegal trash dumping was found in the southeast corner of the Site. The elevation of the site is approximately 6 to 7 feet above the elevation of the road right-of-way on the north side of the site. Concrete stairwells, which provide access to the Site from the sidewalk, were in poor condition and were crumbling. There is a brick retention wall on the north side of the Site which appears to be in poor condition. There is cracking at some of the joints and the wall is leaning towards the sidewalk. There is an alley to the south and 6-foot wooden fences along the east and west sides of the Site. There were no visual signs of on-site ASTs or UTSS, use of hazardous materials or waste or other use which would be of potential environmental concern.

The lot at 157 Forrester Street, SW, was covered with low cut grass with a few bare patches of soil. Three large trees were observed on the Site. A chain-link fence surrounds the site in all directions except for a little portion on the north east corner. There is a small gate on the north side of the fence that is used to access the Site from the alley. There were no visual signs of on-site ASTs or USTs, use of hazardous materials or waste or other use which would be of potential environmental concern.

### 4.2. Off-Site Conditions

Current land use in the vicinity of the Site is residential. Properties immediately adjacent to 62-64 Forrester Street in all directions are multi-family residential structures. Immediately adjacent to 157 Forrester Street, SW, to the north, west and east are two-family (duplex) residential structures, and to the south, directly across, is a vacant lot. Within 0.1 miles of the Site is the Specialty Hospital of Washington to the west and the Elmira Shopping complex and Patterson Elementary School to the northeast. No recognized environmental concerns were observed in the vicinity of the Site.

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 NFRAP;
- One (1) RCRA Corrective Action Activity (CORRACTS);
- One (1) RCRA Non-Corrective Action Activity (NON CORRACTS);
- One (1) RCRA – Conditionally Exempt Small Quantity Generator (CESQG);
- Eighteen (18) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;

- Sixteen (16) DC underground storage tank (DC UST) sites;
- Four (4) DC Historic UST sites;
- Two (2) DOD sites;
- One (1) Formerly Used Defense Sites Properties (FUDS);
- One (1) PA MANIFEST sites;
- Three (3) U.S. Historic Cleaners sites; and
- Thirteen (13) 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**



---

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

10/13/2014  
Date



---

Pamela A. Lemme, P.E.  
Project Manager

10/13/2014  
Date



---

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

10/13/2014  
Date



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

**4244 6<sup>TH</sup> STREET, SE  
WASHINGTON, DC 20032**



Prepared by:



**PEER**  
CONSULTANTS, P.C.

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

October 13, 2014

## **TABLE OF CONTENTS**

EXECUTIVE SUMMARY .....	1
1.0 INTRODUCTION AND SCOPE OF INVESTIGATION .....	1
2.0 METHODOLOGY .....	1
2.1. Site Visit and Area Reconnaissance .....	1
2.2. Historical Evaluation and Regulatory File .....	1
2.3. Hydrogeological Evaluation .....	2
3.0 RESULTS .....	3
3.1. Site Inspection .....	3
3.2. Area Reconnaissance .....	4
3.3. Historic Evaluation and Regulatory File Review .....	4
4.0 CONCLUSIONS.....	13
4.1. On-Site Conditions .....	13
4.2. Off Site Conditions.....	13
5.0 SIGNATURE PAGE .....	15

## **LIST OF APPENDICES**

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

## LIST OF ACRONYMS

AST	aboveground storage tank
ASTM	American Society for Testing Materials
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CESQG	Conditionally exempt small quantity generators
CIU	Currently In Use
CORRACTS	Corrective Action Activity
DC HIST UST	District of Columbia Historical Underground Storage Tanks
DC LUST	District of Columbia leaking underground storage tank
DC RGA LUST	District of Columbia Recovered Government Archive Leaking Underground Storage Tank
DC UST	District of Columbia Underground Storage Tank
DC	District of Columbia
DCRA	(District of Columbia) Department of Consumer and Regulatory Affairs
DDS	Digital Data Series
DHCD	(District of Columbia) Department of Housing and Community Development
DOD	Department of Defense
EDR MGP	Environmental Data Resources Manufactured Gas Plant
EDR	Environmental Data Resources
ESA	Environmental Site Assessment
HIST	Historical
HRHR	High Risk Historical Records
HSWA	Hazardous and Solid Waste Amendments
LUST	Leaking Underground Storage Tank
NFA	N 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
RCRA NonGen	Resource Conservation and Recovery Act Non-generator
REC	Recognized Environmental Condition
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 a site at 4244 6<sup>th</sup> Street, SE, Washington, DC (the Site). The purpose of this assessment was to identify recognized environmental conditions at the Site. These conditions could indicate the presence or likely presence of hazardous substances or petroleum products in, on, or at the Site. The assessment was performed in accordance with the requirements of the American Society of Testing and Materials (ASTM) Standard Practice E1527-13.

The Site consists of one lot with a two-story brick building. The building covers more than 55 percent of the parcel, which is currently owned by District of Columbia Department of Housing and Community Development (DHCD). The area of the Site is 5,631 square feet, is centered at the coordinates of 38.8276 North and 76.9983 West and is approximately 74 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:

4244 6 <sup>th</sup> Street	
Owner	District of Columbia
Square Suffix Lot #	6208 0051
Land Area	5,631 SF
Land Use Code	21- Residential-Conversions

A site visit was performed by PEER staff on September 17, 2014. 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, the Site was undeveloped land prior to 1950. According the real estate records, the Site was developed for residential use in 1953 and has remained residential since that time. At the time of the site walk through, improvements to the Site consisted of an unoccupied, two-story residential building with a basement, brick façade over concrete masonry blocks and composite flat roof. The south wall of the building is shared with the adjacent property. A chain link fence was observed along the perimeter of the Site. The basement was not accessible due to trash and debris blocking the stairwell. The building was a multi-family residential structure with two units on each floor and the stairwell between each unit. Each unit consisted of a large open space partitioned into four (4) rooms serving as the living area, kitchen, bedroom and bathroom. Most of the interior finishes had been removed leaving the exposed floor joists, brick and concrete block walls and plywood subfloor. The building was in poor condition, with damaged brick façade, rusty metal stairwell, boarded up windows, damaged exterior concrete threshold, and piles of discarded furniture carpet, wood flooring, paint cans and other debris.

### Off-Site Conditions

Land use in the vicinity of the Site is primarily residential with a few educational and retail facilities within a 0.1 mile. 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);
- Twenty one (21) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Twenty two (22) DC underground storage tank (DC UST) sites;
- One (1) DC Brownfield site;
- Ten (10) District of Columbia Historical Underground Storage Tanks (DC HIST UST) sites;
- Three (3) Resource Conservation and Recovery Non-generator (RCRA NonGen)/No Longer Regulated (NLR) sites;
- One (1) Pennsylvania (PA) Manifest;
- One (1) U.S. Historic Auto Stations;
- One (1) U.S. Historic Cleaners sites; and
- Twelve (12) 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, with the exception of suspect asbestos-containing materials in the building.

### **Recommendations**

Based on our findings and conclusions, PEER recommends a comprehensive hazardous building materials inspection should be conducted to determine if asbestos-containing materials, lead-based paint, and mercury equipment are present.

## **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 4244 6<sup>th</sup> 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.*<sup>1</sup>

## **2.0 METHODOLOGY**

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

### **2.1. Site Visit and Area Reconnaissance**

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

### **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

---

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

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

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

To One (1) Mile:

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

To One-Half (0.5) of a Mile:

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

To One-Quarter (0.25) of a Mile:

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

### **2.3. Hydrogeological Evaluation**

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

The Site's elevation is 74 feet above mean sea level. The general topographic gradient is to the South (S) 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. The surficial aquifer flow in the area of the Site is reported to discharge towards and into the Potomac River. 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 and physically observed the periphery surface areas of the subject Property. In addition, observations of adjacent properties were made to identify high-risk neighbors and potential contamination migration concerns were made. The site visit included the following observation techniques:

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

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

##### 3.1.1. Site Observations

The Site is located in a residential area of the Washington Highlands neighborhood in the District of Columbia (DC). The Site is 5,631 square feet in size and consists of one parcel as listed below:

4244 6 <sup>th</sup> Street	
<b>Owner</b>	District of Columbia
<b>Square Suffix Lot #</b>	6208 0051
<b>Land Area</b>	5,631 SF
<b>Land Use Code</b>	21- Residential-Conversions

Improvements to the Site at the time of the walk through consisted of an unoccupied, two-story residential building with a basement, brick façade over concrete masonry blocks and composite flat roof. The south wall of the building is shared with the adjacent property. A chain link fence was observed along the perimeter of the Site. The basement was not accessible due to trash and debris blocking the stairwell. The building was a multi-family residential structure with two

units on each floor and the stairwell between each unit. Each unit consisted of a large open space partitioned into four (4) rooms serving as the living area, kitchen, bedroom and bathroom. Most of the interior finishes had been removed leaving the exposed floor joists, brick and concrete block walls and plywood subfloor. The building was in poor condition, with damaged brick façade, rusty metal stairwell, boarded up windows, damaged exterior concrete threshold, and piles of discarded furniture carpet, wood flooring, paint cans and other debris.

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. An asbestos inspection was not part of the scope of work; however, it should be noted that suspect asbestos-containing floor tile, floor tile mastic and roofing materials were present.

**3.2. Area Reconnaissance**

Current land use in the vicinity of the Site is primarily residential with a few sites used for religious, educational and light commercial/retail. The Site is bounded by 6<sup>th</sup> Street to the west and multi-family residences to the north, east and south. Within 1/8-miles of the Site are the Sunshine Early Learning Center, Flora L. Hendley Elementary School, Hendley Before and After School Facility, and the Atlantic Gardens Early Childhood Center. There is a retail structure about 0.1 miles north of the site with a barber shop, and restaurant. There is also an unidentified building to the east of the retail buildings. No apparent 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 1922 to 2013 was conducted to determine potential uses and ownership of the Site. Based on the telephone directories, past use of the site has been residential. Prior occupancy for the Site based on the telephone directories is as follows:

Year	4244 6 <sup>th</sup> Street, SE
1922	Not listed
1926	Not listed
1931	Not listed
1936	Not listed
1940	Not listed
1943	Not listed
1948	Not listed

Year	4244 6 <sup>th</sup> Street, SE
1954	Edgar E Adolphson, Apartments, Martin Beals, Vega Maurice Dela & Wm R Ladenburg
1960	Not listed
1964	Apartments, Joe W Jackson, Allen R Joynes, David F Lyles & James W Mc Laren
1969	Mrs. Bovain Eloise Boutique & Mrs. Frances E Dudley
1973	Mrs. Bovain Eloise Boutique
1978	Mrs. Bovain Eloise Boutique
1983	Not listed
1993	Not listed
2000	Tanya Hulbert & Richard Sinclair
2006	Joseph Logan
2008	Not listed
2013	Not listed

### 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 to the Site and properties in the immediate vicinity during this period. The 1960 Sanborn Map indicates that the Site had a two story brick apartment building with a basement and constructed of cinder block with a brick façade. A bowling alley was noted what is currently identified as the Sunshine Early Learning Center. In the 1985 Sanborn Map, a transformer station is noted for the unidentified building on Chesapeake Street, north of the Site and the bowling alley is no longer identified at the site of the Sunshine Learning Center. There appears to be no significant changes to the Site and the vicinity in the remaining Sanborn Maps. 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, 1984, 1988, 1994, 1998, 2000, 2002, 2005, 2007, 2008, 2009, 2011 and 2012. A review of these photographs revealed the following:

Year	Subject Site	Vicinity
1949	The Site was undeveloped.	The immediate vicinity of the site was undeveloped. Agricultural land use is visible to the east and south of the Site. Residential development is visible to the north and west of the Site.

<b>Year</b>	<b>Subject Site</b>	<b>Vicinity</b>
1957	One structure is visible on the Site.	Residential structures are visible to the south, north, west and east of the Site along Darrington Street, 6 <sup>th</sup> Street, 4 <sup>th</sup> Street and 7 <sup>th</sup> Street. The area appears to be densely populated. The St. Thomas More Catholic School is visible to the SW. The Oxon Run tributary is visible to the west of the Site.
1960	No significant changes observed.	The Flora L. Hendley Elementary School is visible to the northwest of the Site. There are new residential development immediately to the east of the Site.
1963	No significant changes observed.	No significant changes, except there appear to be some new development approx. 600 ft. NNE of the Site.
1970	No significant changes observed.	There appear to be new residential development east and west of the Site and an expansion at the Flora L. Hendley Elementary School.
1981	No significant changes observed.	A large structure is seen is seen at the intersection of 3 <sup>rd</sup> street and Livingston Rd, SE. There appears to be some new residential development approx. 700 ft. SSE of the Site. The Washington Highland Recreation Center is visible to the North.
1984	No significant changes observed.	No significant changes observed.
1988	No significant changes observed.	No significant changes, except there appears to be some demolition on 4 <sup>th</sup> street to the SW.
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	Quality of photo is too poor to interpret.	Quality of photo is too poor to interpret.
2002	No significant changes observed.	No significant changes, except there appears to be new residential development on Livingston Rd to the SW.
2005	No significant changes observed.	No significant changes, except new development at The Temple of Praise Church on 7 <sup>th</sup> Street and new residential development on Southern Avenue to the East of the Site.
2007	No significant changes observed.	No significant changes observed.
2008	No significant changes observed.	No significant changes observed.
2009	No significant changes observed.	No significant changes observed.
2011	No significant changes observed.	No significant changes, except there is a new parking lot for the Paramount Baptist Church on Condon Terrace to the North of the Site.
2012	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);
- Twenty one (21) District of Columbia leaking underground storage tank (DC LUST) sites;
- Twenty two (22) DC underground storage tank (DC UST) sites;
- One (1) DC Brownfield site;
- Ten (10) District of Columbia Historical Underground Storage Tanks (DC HIST UST) sites;
- Three (3) Resource Conservation and Recovery Act Non-generator (RCRA NonGen)/No Longer Regulated (NLR) sites;
- One (1) Pennsylvania (PA) Manifest;
- One (1) U.S. Historic Auto Station;
- One (1) U.S. Historic Cleaners sites and
- Twelve (12) 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.

<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>
Hendley Education Campus	425 Chesapeake Street, S	NW 1/8 – 1/4 (0.151 mi.)	Lead, 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 twenty-one (21) DC LUST sites within approximately 0.5 miles of the target property. Twelve (12) of these sites are locate up gradient of the target property.

<b>LUST SITES – HIGHER/OR EQUAL ELEVATION</b>				
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE /PRODUCT</b>	<b>STATUS</b>
Southern Hills LTD Part	4205 4 <sup>th</sup> St., SE	NW 1/8 – 1/4 (0.165 mi.)	Heating Oil	Closed
Park Southern Apartments	800 Southern Ave., SE	E 1/8 – 1/4 (0.200 mi.)	Heating Oil	Closed
Brandywine Apts.	705 Brandywine St., SE	NE 1/8 – 1/4 (0.211 mi.)	Heating Oil	Closed
Brandywine Apts.	709 Brandywine St., SE	NE 1/8 – 1/4 (0.214 mi.)	Heating Oil	Closed
Brandywine Highland Apts.	713 Brandywine St., SE	NE 1/8 – 1/4 (0.217 mi.)	Heating Oil	Closed
Brandywine Highland Apts.	717 Brandywine St., SE	NE 1/8 – 1/4 (0.221 mi.)	Heating Oil	Closed
Brandywine Highland Apts.	721 Brandywine St., SE	NE 1/8 – 1/4 (0.224 mi.)	Heating Oil	Closed
Brandywine Highland Apts.	725 Brandywine St., SE	NE 1/8 – 1/4 (0.227 mi.)	Heating Oil	Closed
Brandywine Highland Apts.	748 Barnaby St., SE	ENE 1/8 – 1/4 (0.247 mi.)	Heating Oil	Closed
Apartment Building (BARAC Co)	3945 4 <sup>th</sup> St., SE	NNW 1/4 - 1/2 (0.274 mi.)	Heating Oil	Closed
Vacant Apartment Building	4010 3 <sup>rd</sup> St., SE	NW 1/4 - 1/2 (0.279 mi.)	Heating Oil	Closed
Sherman Arms LLC	816 Southern Ave., SE	E 1/4 - 1/2 (0.290 mi.)	Heating Oil	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>
Apartment Building Burbank D	4190 Livingston Road, SE	WNW 1/4 - 1/2 (0.290 mi.)	Heating Oil	Closed
Delwin Apartments	4215 First St., SE	WNW 1/4 - 1/2 (0.420 mi.)	Heating Oil	Open
Shell	4700 South Capitol St.	SSW 1/4 - 1/2 (0.432 mi.)	Gasoline	Open
Delwin Apartments	4223 First St.	W 1/4- 1/2 (0.432 mi.)	Heating Oil	Open

<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>
Sunoco	4635 South Capitol St.	SW1/4 - 1/2 (0.444 mi.)	Gasoline, Heating Oil, Waste Oil	NFA
Delwin Apartments	4219 First St.	W 1/4 – 1/2 (0.448 mi.)	Heating Oil	Open
Exxon	4650 South Capitol St.	SW 1/4 - 1/2 (0.451 mi.)	Waste Oil	Closed
Exxon S/S #2-5050	4650 S Capitol St., SE	SW 1/4 – 1/2 (0.451 mi.)	Gasoline	NFA
DCFD Engine Co. #33 (To Be OPE	101 Atlantic St., SE	WNW 1/4 – 1/2 (0.473 mi.)	Gasoline, Diesel	NFA

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

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (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 twenty-two (22) 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>
Chesapeake Terrace Apts.	4238 4 <sup>th</sup> St., SE	SW 0 – 1/8 (0.102 mi.)	Heating Oil	POU
Southern Hills Ltd Part	4327 4 <sup>th</sup> St., SE	W 0 – 1/8 (0.123 mi.)	Heating Oil	POU
Southern Hills Ltd Part	4347 4 <sup>th</sup> St., SE	WSW 1/8 – ¼ (0.125 mi.)	Heating Oil	POU
St. Thomas More Church	4275 4 <sup>th</sup> St., SE	WNW 1/8 – ¼ (0.129 mi.)	Heating Oil	POU
Hendley Elementary School	425 Chesapeake St., SE	NW 1/8 – 1/4 (0.151 mi.)	Heating Oil	POU
Southern Hills Ltd Part	4205 4 <sup>th</sup> St., SE	NW 1/8 – 1/4 (0.165 mi.)	Heating Oil	POU
Park Southern Apartments	800 Southern Av SE	E 1/8 – 1/4 (0.200 mi.)	Heating Oil	POU
Brandwin I Ltd Partnership	701 Brandywine St., SE	NE 1/8 – 1/4 (0.208 mi.)	Heating Oil	POU
Brandywine I Ltd Partnership	705 Brandywine St., SE	NE 1/8 – 1/4 (0.211 mi.)	Heating Oil	POU
Hope Community Coop Assn	706 Brandywine St., SE	NE 1/8 – 1/4 (0.214 mi.)	Heating Oil	POU
Brandywine I Ltd Partnership	709 Brandywine St., SE	NE 1/8 – 1/4 (0.214 mi.)	Heating Oil	POU
Apartment	713 Brandywine St., SE	NE 1/8 – 1/4 (0.217 mi.)	Heating Oil	POU
Brandywine	712 Brandywine St., SE	NE 1/8 – 1/4 (0.219 mi.)	Heating Oil	POU
Apartment	717 Brandywine St., SE	NE 1/8 – 1/4 (0.221 mi.)	Heating Oil	POU
Brandywine Park Apt	718 Brandywine St., SE	NE 1/8 – 1/4 (0.224 mi.)	Heating Oil	POU
Apartment	721 Brandywine St., SE	NE 1/8 – 1/4 (0.224 mi.)	Heating Oil	POU
Apartment	725 Brandywine St., SE	NE 1/8 – 1/4 (0.227 mi.)	Heating Oil	POU
Brandywine Park Apts	724 Brandywine St., SE	NE 1/8 – 1/4 (0.229 mi.)	Heating Oil	POU
Brandywine	736 Brandywine St., SE	NE 1/8 – 1/4 (0.239 mi.)	Heating Oil	POU
Brandywine Park Apts	742 Brandywine St., SE	NE 1/8 – 1/4 (0.244 mi.)	Heating Oil	POU

<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>
Brandywine Highlands Apartment	748 Barnaby St., SE	ENE 1/8 – 1/4 (0.247 mi.)	Heating Oil	POU
Brandywine	748 Brandywine St., SE	NE 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 is 1 DC Brownfields site within approximately 0.5 miles of the target property.

<b>DC BROWNFIELDS – LOWER ELEVATION</b>			
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>	<b>SUBSTANCE/ PRODUCT</b>
Not Reported	101 Atlantic Street, SE	WNW ¼ - 1/2 (0.473 mi.)	Not Reported

**DC Historic Underground Storage Tanks**

A review of the DC HIST UST list dated 12/31/1999 revealed that there are ten (10) DC HIST UST sites within approximately 0.25 miles of the Site as listed below:

<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	646 Chesapeake St., SE	NNE 0 – 1/8 (0.118 mi.)	Heating Oil	CIU
St. Thomas More Parrish	4265 4 <sup>th</sup> St., SE	WNW 1/8 – 1/4 (0.133 mi.)	Heating Oil	CIU
Atlantic Gardens Apartments	4206 4 <sup>th</sup> St., SE	NW 1/8 – 1/4 (0.144 mi.)	Heating Oil	Not Reported
St. Thomas More Church	4235 4 <sup>th</sup> St., SE	NW 1/8 – 1/4 (0.147 mi.)	Heating Oil	CIU
Unknown	424 Chesapeake St., SE	NW 1/8 – 1/4 (0.152 mi.)	Heating Oil	CIU
Unknown	400 Chesapeake St., SE	NW 1/8 – 1/4 (0.161 mi.)	Heating Oil	CIU
Unknown	754 Southern Ave., SE	ESE 1/8 – 1/4 (0.196 mi.)	Heating Oil	CIU
Unknown	760 Southern Ave., SE	ESE 1/8 – 1/4 (0.213 mi.)	Heating Oil	CIU
Southern Hills Apartments	306 Livingston Ter., SE	WSW 1/8 – 1/4 (0.213 mi.)	Heating Oil	CIU
Southern Hill Apartments	4300 3 <sup>rd</sup> St., SE	SW 1/8 – 1/4 (0.233 mi.)	Heating Oil	Not Reported

**RCRA Non-Generators/NLR**

RCRA info is the USEPA’s comprehensive information system, providing access to data supporting the 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 revealed that there are three (3) RCRA NonGen / NLR sites within approximately 0.25 miles of the target property as listed below:

<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>
Chesapeake Cleaners	605 Chesapeake Street, SE	N 0 – 1/8 (0.109 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	Reporting violations noted for in 1988, 1992, and 1994
Hendley Elementary School	425 Chesapeake Street, S	NW 1/8 – 1/4 (0.151 mi.)	Mercury (2013)	No Violations Found
Hendley Elementary School	425 Chesapeake Street, S	NW 1/8 – 1/4 (0.151 mi.)	Lead (2012)	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.

<b>PA 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>
S.O.M.E	730 Chesapeake St., E	NE 1/8 – 1/4 (0.185 mi.)	D008 - Lead	Not Reported

**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 is one (1) Historical Auto Station within approximately 0.25 miles of the target property.

<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>
LVIT2ME Auto Repair	4255 6 <sup>th</sup> St., SE	SW 0 – 1/8(0.014 mi.)	Auto Repair	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.

<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>
Chesapeake Cleaners	605 Chesapeake St., SE	N 0- 1/8 (0.109 mi.)	Cleaners and Dyers	1960 and 1964

**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 twelve (12) properties with Vapor Encroachment Conditions within approximately 0.25 miles of the Site. The sites with Vapor Encroachment Conditions are outlined below:

<b>VAPOR ENCROACHMENT SITES</b>		
<b>SITE NAME</b>	<b>ADDRESS</b>	<b>DIR/DIST FROM SITE</b>
Southern Hills LTD Part	4205 4 <sup>th</sup> St., SE	NW 1/8 – 1/4 (0.165 mi.)
S.O.M.E	730 Chesapeake St., E	NE 1/8 – 1/4 (0.185 mi.)
Park Southern Apartments	800 Southern Ave, SE	E 1/8 – 1/4 (0.200 mi.)
Brandywine Apts.	705 Brandywine St., SE	NE 1/8 – 1/4 (0.211 mi.)
Brandywine Apts.	709 Brandywine St., SE	NE 1/8 – 1/4 (0.214 mi.)
Brandywine Highland Apartments	713 Brandywine St., SE	NE 1/8 – 1/4 (0.217 mi.)
Brandywine Highland Apartments	717 Brandywine St., SE	NE 1/8 – 1/4 (0.221 mi.)
Brandywine Highland Apartments	721 Brandywine St., SE	NE 1/8 – 1/4 (0.224 mi.)
Brandywine Highland Apartments	725 Brandywine St., SE	NE 1/8 – 1/4 (0.227 mi.)
Brandywine Highland Apartments	748 Barnaby St., SE	ENE 1/8 – 1/4 (0.247 mi.)
Not Reported	4255 6 <sup>th</sup> St., SE	SW 0 – 1/8(0.014 mi.)
Chesapeake Cleaners	605 Chesapeake St., SE	N 0- 1/8 (0.109 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 4244 6<sup>th</sup> Street, SE, Washington, DC 20032. This assessment revealed the following conditions:

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

Based on historic data, the Site was undeveloped land prior to 1950. According to the real estate records, the Site was developed for residential use in 1953 and has remained residential since that time. At the time of the site walk through, improvements to the Site consisted of an unoccupied, two-story residential building with a basement, brick façade over concrete masonry blocks and composite flat roof. The south wall of the building is shared with the adjacent property. A chain link fence was observed along the perimeter of the Site. The basement was not accessible due to trash and debris blocking the stairwell. The building was a multi-family residential structure with two units on each floor and the stairwell between each unit. Each unit consisted of a large open space partitioned into four (4) rooms serving as the living area, kitchen, bedroom and bathroom. Most of the interior finishes had been removed leaving the exposed floor joists, brick and concrete block walls and plywood subfloor. The building was in poor condition, with damaged brick façade, rusty metal stairwell, boarded up windows, damaged exterior concrete threshold, and piles of discarded furniture, carpet, wood flooring, paint cans and other debris.

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

Land use in the vicinity of the Site is primarily residential with a few educational and retail facilities within a 0.1 mile. 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);
- Twenty one (21) District of Columbia (DC) leaking underground storage tank (DC LUST) sites;
- Twenty two (22) DC underground storage tank (DC UST) sites;
- One (1) DC Brownfield site;

- Ten (10) District of Columbia Historical Underground Storage Tanks (DC HIST UST) sites;
- Three (3) Resource Conservation and Recovery Act Non-generator (RCRA NonGen)/No Longer Regulated (NLR) sites;
- One (1) Pennsylvania (PA) Manifest;
- One (1) U.S. Historic Auto Stations;
- One (1) U.S. Historic Cleaners sites; and
- Twelve (12) Vapor Encroachment sites.

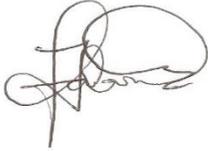
However, due to their status or location with respect to the Site (down gradient topographically and/or hydrologically), they have been determined to be de minimis conditions for the subject Site.

Based on this information, the assessment revealed no evidence of potential recognized environmental conditions in connection with the subject Site, with the exception of suspect asbestos- containing materials in the building.

#### **4.3. Recommendations**

Based on our findings and conclusions, PEER recommends a comprehensive hazardous building materials inspection should be conducted to determine if asbestos-containing materials, lead-based paint, and mercury equipment are present.

## 5.0 SIGNATURE PAGE



---

Jumoke Faborode, MS, EIT  
Site Inspector/Report Writer/Environmental Scientist

October 13, 2014  
Date



---

Pamela A. Lemme, P.E.  
Project Manager

October 13, 2014  
Date



---

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

October 13, 2014  
Date