

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**THE NEW DISTRICT OF COLUMBIA  
BASEBALL STADIUM**

**Prepared for Submission to:**

**GOVERNMENT OF THE DISTRICT OF  
COLUMBIA  
OFFICE OF THE CHIEF FINANCIAL  
OFFICER  
941 North Capitol Street NE, Suite 800  
Washington, DC 20002**

**Prepared by:**

**Environmental Design & Construction  
1104 Good Hope Road SE  
Washington, DC 20020  
202-437-5200**

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**TABLE OF CONTENTS**

**1.0 SUMMARY.....**  
1

**2.0 INTRODUCTION.....**  
5  
2.1 Purpose  
2.2 Special Terms And Conditions  
2.3 Limitations And Exceptions Of Assessment  
2.4 Limiting Conditions And Methodology Used

**3.0 SITE DESCRIPTION.....**  
7  
3.1 Location And Legal Description  
3.2 Site And Vicinity Characteristics  
3.3 Description Of Structures Roads Other Improvements  
3.4 Information Reported By User Regarding Liens Or Specialized  
Knowledge Or Experience

**4.0 RECORDS REVIEW.....**  
11  
4.1 Standard Environmental Record Sources  
4.2 Physical Setting Sources  
4.3 Historical Use Information  
4.4 Additional Record Sources

**5.0 INFORMATION FROM SITE RECONNAISSANCE & INTERVIEWS. 20**  
5.1 Economic Unit 1  
5.2 Economic Unit 2  
5.3 Economic Unit 3  
5.4 Economic Unit 4  
5.5 Economic Unit 5  
5.6 Economic Unit 6  
5.7 Economic Unit 7  
5.8 Economic Unit 8  
5.9 Economic Unit 9  
5.10 Economic Unit 10  
5.11 Economic Unit 11  
5.12 Economic Unit 12  
5.13 Economic Unit 13  
5.14 Economic Unit 14

5.15	Economic Unit 15	
5.16	Economic Unit 16	
5.17	Economic Unit 17	
5.18	Economic Unit 18	
5.19	Economic Unit 19	
5.20	Economic Unit 20	
5.21	Economic Unit 21	
5.22	Economic Unit 22	
5.23	Economic Unit 23	
5.24	Economic Unit 24	
5.25	Economic Unit 25	
5.26	Economic Unit 26	
5.27	Economic Unit 27	
5.28	Economic Unit 28	
5.29	Economic Unit 29	
5.30	Economic Unit 30	
5.31	Economic Unit 31	
5.32	Economic Unit 32	
5.33	Economic Unit 33	
5.34	Public Space	
5.35	PCB's	
5.36	Radon Potential	
5.37	Asbestos Analytical Results	
5.38	Lead Based Paint Analytical Results	
5.39	Petroleum Analytical Results	
5.40	Physical Setting Analysis	
<b>6.0 FINDINGS AND CONCLUSIONS.....</b>		<b>41</b>
<b>7.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS.....</b>		<b>43</b>
<b>8.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL.....</b>		<b>43</b>

**FIGURES:**

- 1 - Location Map**
- 2 - Economic Unit Map 1**
- 3 - Economic Unit Map 2**

**TABLES:**

- 1 – Economic Units and Descriptions**
- 2 – Title Review by Economic Units**

**APPENDICES:**

- 1 - Environmental Risk Management Information**
- 2 - USGS Topographic Maps**
- 3 - 1937 Baist's Real Estate Atlas of Surveys**
- 4 - Sanborn Fire Insurance Maps**
- 5 – City Directories**
- 6 - Historical Article**
- 7 - Title Abstracts**
- 8 - Contact & Interview Reports**
- 9 - DC Environmental Health Information**
- 10 - Land Use & Miscellaneous Maps**
- 11 - Aerial Photography**
- 12 - Site Photography**
- 13 – Asbestos Analytical Results**
- 14 – Lead Based Paint Analytical Results**
- 15 – Petroleum Analytical Results**

## **1.0 SUMMARY**

Environmental Design & Construction LLC (EDC) was retained by the Office of the Chief Financial Officer as part of the Deloitte & Touche LLP (“D&T”) team to perform a Land Acquisition, Infrastructure and Phase I Environment Site Assessment for the new DC Baseball Stadium. EDC’s Phase I Environmental Site Assessment for the subject property was performed under ASTM E 1527-2000. The property is bordered on the west by South Capitol Street SE, on the north by N Street SE, on the east by First Street SE and on the South by Potomac Avenue SE.

The environmental site assessment was conducted in accordance with ASTM E 1527 – 2000 to ensure compliance with a recognized commercial and customary practice for conducting an environmental site assessment of a parcel or parcels of commercial real estate in the context of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and the likely presence of petroleum products. This report documents the appropriate inquiry made into the current and past uses of the subject property and the resulting assessment of the “Recognized Environmental Conditions” observed at the subject site. This assessment is not intended to address de minimis conditions that generally do not represent a significant hazard or environmental degradation of the subject property and generally would not be the subject of a regulatory enforcement action.

The ASTM E 1527-2000 environmental site assessment consists of four components. These components are records review, site reconnaissance, interviews and the preparation of the report. The records reviewed included an environmental data base search and review for available Federal, state and local information, Bait’s Real Estate Surveys, land use maps, USGS Topographic Maps, Aerial photography, City directories from 1922 to 2000, Sanborn Fire Insurance Maps, historical articles, and District of Columbia Tax & Revenue information. Interviews were conducted with cooperative property owners and tenants, DC Environmental Health Administration representatives, and Fire Department representatives. Extensive site reconnaissance was conducted and an attempt was made to access every property. While many owners and operators were cooperative a number refused access and to be interviewed. This report has been prepared in compliance with the ASTM standard.

The subject site of the new stadium was subdivided into 35 Economic Units and this report organizes the available information into these groups. The adjacent properties were also assessed to determine potential offsite impacts and to make a determination about the general nature of the properties in the vicinity.

FIGURE 1 – SITE LOCATION

FIGURE 2 – Economic Unit Map 1

FIGURE 3 – Economic Unit Map 2

The results of the environmental investigation indicate the subject property is a relatively densely populated area with a history of residential, commercial and industrial properties. There are a number of known environmental issues and liabilities associated with individual properties and an elevated potential for offsite impacts. The presumed ground water flow under the subject property is predominantly south and east to the Anacostia River. The area is likely to be tidally influenced and the naturally occurring groundwater flow patterns may be influenced by the dewatering systems for the subway system and the extensive dewatering associated with construction activities at the Federal Center adjacent to the subject property to the east.

A limited Phase II Assessment was conducted using Geoprobe Direct Push Equipment on one site, the Weber's Volvo Truck Repair Facility. This is the only location where the owner agreed to allow access and it was possible to drill. The site is Economic Unit 24 and is operated as a truck repair facility. The Limited Phase II included installing soil borings and collecting soil samples and analysis for petroleum constituents and collecting water samples from 2 existing wells. The majority of property owners declined to allow access for this purpose and the data collected is limited in scope and nature and is described in association with each subject economic unit.

Additional Phase II Environmental Assessment work is recommended for the properties where access was limited or refused and to further define the scope of the environmental contamination on the subject properties. The scope and basis for the additional investigation is provided in the narrative for each economic unit.

## 2.0 INTRODUCTION

### 2.1 Purpose

Environmental Design and Construction LLC (EDC) performed this investigation under a subcontract with D&T for the Office of the Chief Financial Officer of the District of Columbia. This environmental site assessment was conducted in accordance with ASTM E 1527 – 2000 to ensure compliance with a recognized commercial and customary practice for conducting an environmental site assessment of a parcel or parcels of commercial real estate in the context of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and petroleum products. This report documents the inquiry made into the current and past uses of the subject and the resulting assessment of the “Recognized Environmental Conditions” observed at the subject site. This assessment is not intended to address de minimus conditions that generally do not represent a significant hazard or environmental degradation of the subject property and that would generally not be the subject of a regulatory enforcement action.

## 2.2 Special Terms And Conditions

This assessment was conducted in accordance with the ASTM E 1527 -2000 standard and complies with the ASTM requirements for an appropriate and reasonable inquiry into the recognizable environmental conditions at the site. This report does not purport to have identified or quantified all recognizable potential environmental conditions that may be associated with the site. The use and scope of this report is strictly limited to that identified in the ASTM Standard and to the recognized environmental conditions described herein. While reasonable efforts have been made to be thorough and complete, this report is not intended to be an all inclusive description or record of all potential environmental conditions that may exist on the properties involved.

## 2.3 Limitations And Exceptions Of Assessment

This report is limited to informational purposes only for the use of the District of Columbia Office of the Chief Financial Officer. This report is not intended to be used by third parties for any purpose other than informational purposes within the scope of the original investigation and as allowed in writing by the client.

The assessment estimates and opinions are based on our site reconnaissance, interviews with various government agencies, property owners, documents provided by those agencies and other documents available to the public. At the time of this study, an architect/engineer had not yet been commissioned to design the stadium. Where the stadium design itself and existing conditions at the site were deemed to impact part of our assessment, assumptions were made, based on general construction practice and the programmatic scope outlined in the Baseball Agreement. In addition, the study did not include destructive testing or other complete engineering tests to validate soil conditions, conditions in structures (other than those specifically listed), other sub-surface conditions or to verify the accuracy of infrastructure related drawings, locations and conditions.

## 2.4 Limiting Conditions And Methodology Used

A reasonable attempt was made to access each economic unit or property with the purpose to assess for recognized environmental conditions. The DC Tax & Revenue data for current property owners was used to identify and contact the property owner to gain access to the property and to collect owner/operator knowledge of each site. Many owners were cooperative and allowed us entry or limited entry for the purpose of conducting this investigation. Numerous sites were not accessible because of a lack of owner cooperation or no known site contact available in the time frame of the investigation. Where owners or operators declined to interviewed or allow access no further contact was initiated and no attempt was made to inspect the interior of the facility and assessment is based on visual observation from Public Spaces. Over 50

percent of the current owners declined to allow access or were not responsive to attempts to contact them.

Where access was allowed a site investigation of the interior of the facility was performed to the extent allowed by the owner and operator. Not all interior spaces of an accessed facility were open for inspection. Where access was not allowed to the interior of a facility the exterior was assessed from Public Space and included in the information compiled here.

### 3.0 SITE DESCRIPTION

#### 3.1 Location And Legal Description

The site proposed for the new ballpark is located in South East Washington DC and is in a heavily industrialized and dense urban setting. The site is bounded on the North by N Street SE, on the east by First Street SE, on the south by Potomac Avenue SE and to the west by South Capitol Street. The information on the properties is organized into 35 Economic Units that define the owners, Squares and Lots. For the purposes of this report, the site is broken down into the Economic Units presented in Table 1 and this convention for site description will be used throughout this site assessment.

Unit	Square	Lot	Property Address	Assessed Owner Name	Land (SF)	Bldg Type	Current Use
1	702	106	7 N St SE	1352-1354 Corporation	8,530	Vacant Land	Vacant Land
	702	807	N St SE				
	702	808	N St SE				
	702	826	1300 South Capitol St SE				
	702	859	South Capitol St SE				
	702	860	9 N St SE				
	702	861	11 N St SE				
	702	866	South Capitol St SE				
702	869	N St SE					
2	702	126	1352 South Capitol St. SE	1352-1354 Corporation	4,376	Office/Street Level Retail	Unknown
3	702	852	South Capitol St SE	1352-1354 Corporation	1,682	Vacant Land	Vacant Land
4	702	853	South Capitol St SE	1352-1354 Corporation	1,331	Vacant Land	Vacant Land
5	702	127	1345 Half St SE	Robert Siegel Inc	20,070	Industrial	Night Club

Table 1 – Economic Units and Descriptions							
Unit	Square	Lot	Property Address	Assessed Owner Name	Land (SF)	Bldg Type	Current Use
6	702	804	31 N St SE	N Street SE Joint Venture LLC	8,857	Vacant Land	Tow Truck Impound Lot
	702	805	N St SE				
	702	845	25-29 N St SE				
7	702	841	20 O St SE	William Cohen Et Al	10,001	Industrial Warehouse	"Bath House Chain"
8	702	846	1342 South Capitol St SE	Richard A Biggs & Nancy S Biggs	17,994	AAMCO	Transmission Repair
9	702	851	South Capitol St SE	1316 South Capitol LLC	3,013	Vacant Land	Vacant Land
	702	857	South Capitol St SE				
10	702	858	South Capitol St SE	1316 South Capitol LLC	1,345	Vacant Land	Vacant Land
11	702	854	South Capitol St SE	South Capitol Street JV	1,331	Vacant Land	Vacant Land
12	702	856	South Capitol St SE	South Capitol Street JV	1,331	Vacant Land	Vacant Land
13	702	855	South Capitol St SE	Donohoe Company Inc	12,721	Vacant Land	Tow Truck Impound Lot
	702	868	South Capitol St SE				
14	702	37	21 N St SE	Kenneth B Wyban	1,933	Single-family Residential	Single-family Residential
	702	38	N St SE	Kenneth B Wyban	1,933	Vacant Land	Vacant Land
	702	39	N St SE	Kenneth B Wyban	1,933	Vacant Land	Vacant Land
15	702	104	3 N St SE	N Street LLC	3,072	Vacant Land	Vacant Land
	702	105	5 N St SE				
	702	867	N St SE				
16	702	806	Half St SE	Paka Inc	1,400	Vacant Land	Vacant Land
17	702	862	13 N St SE	George J Quinn Sr	6,371	Single-family Residential	Single-family Residential
18	702	863	15 N St SE	George J Quinn Sr		Single-family Residential	Single-family Residential
19	702	864	17 N St SE	George J Quinn Sr		Single-family Residential	Single-family Residential
20	702	865	19 N St SE	George J Quinn Sr		Single-family Residential	Single-family Residential
21	702	79	1315 Half St SE	Federal Eagle Associates DC Ltd	23,088	Vacant Land	Tow Truck Impound Lot or Junkyard
	702	80	1315 Half St SE				
	702	81	1315 Half St SE				
	702	82	1315 Half St SE				
	702	83	1315 Half St SE				

Table 1 – Economic Units and Descriptions							
Unit	Square	Lot	Property Address	Assessed Owner Name	Land (SF)	Bldg Type	Current Use
	702	84	1315 Half St SE				
	702	85	1315 Half St SE				
	702	836	1315-1317 Half St SE				
	702	838	1315 Half St SE				
22	702	870	Half St SE	1331 Half Street Corporation	36,752	Industrial Warehouse w/ Office	Large truck repair shop
	702	871	1331 Half St SE				
23	703	5	1338 Half St SE	Patricia Ghiglinio	9,588	Industrial Warehouse	Artist Studio
24	703	6	Half St SE	E M Warring	19,176	Industrial Warehouse	Unknown
	703	7	1326 Half St SE				
25	703	8	1318 Half St SE	Joseph Lukaesko	9,588	Industrial Warehouse	Car Repair Shop
26	703	53	60-80 O St SE	SE Land Development Association	67,119	Paved Parking Lot	Paved Parking Lot
27	703	54	1315 1st St SE	WSI Acquisition Company	53,418	Industrial Warehouse	Garbage Transition Sub-station
28	703	819	SE	RLG Realty Company Inc	24,651	Industrial Warehouse	Appears vacant
	703	821	65 N St SE				
	703	822	65 N St SE				
29	704	11	1400-1430 South Capitol St SE	Government Services Inc	88,595	Industrial Warehouse	Warehouse/office
30	705	15	60 P St SE	Roubin Associates LLC	88,100	Asphalt Plant	Asphalt Plant
31	706	802	South Capitol St SE	William T Martin (Square 706 LLC A DC LLC)	3,233	Vacant Land	Vacant Land
32	706	806	31-41 P St SE	Schroff Real Estate Co	57,567	Industrial Warehouse	Warehouse/office
	706	807	24 Potomac Ave SE				
	706	808	South Capitol St SE				
33	706	809	1522 South Capitol St SE	William LP Genstar Stone Products	12,513	Industrial Warehouse	Taxi Cab repair shop?
34			Public space and the triangular lot in the South East corner of the subject site.	District of Columbia			

### 3.2 Site And Vicinity Characteristics

The South East Washington location proposed for the new ball park has a number of unique features. The site is located close to the Anacostia Water Front and a major transportation artery into the city. The Site is heavily commercialized and is reported to have been used for industrial and commercial and residential purposes since the 1700s. The subject property and the vicinity currently has a mix of residential, commercial, and light industrial properties and has a trash transfer station located in the north east corner. East of the Site is the Federal Center and the Navy Yard and there is an extensive amount of construction currently underway at the Federal Center. South of the site are sand, gravel and concrete facilities and a bulk fuel storage and distribution facility. West of the South Capitol Street Bridge is a mixed use neighborhood with residential and commercial, and light industrial properties. North of the site is mixed use residential, commercial and industrial properties.

### 3.3 Description Of Structures, Roads Other Improvements

The area is densely populated urban land improved by municipal streets, sidewalks, alleys and associated infrastructure. There is an extensive amount of surface and underground infrastructure that includes gas mains, sanitary sewer, potable water, communications, electric and other typical utilities. The utilities are predominantly installed underground in the public spaces and there is some overhead utility infrastructure. There are an extensive amount of subsurface and some above ground transformers that are owned and operated by the Potomac Electric Power Company and depending on the age of installation and maintenance history these may contain Poly Chlorinated Biphenyls (PCBs).

### 3.4 Information Reported By User Regarding Liens Or Specialized on the NPL Knowledge Or Experience

The User has not provided specific information regarding liens, National Priority List (NPL) knowledge or experience regarding the site.

## 4.0 RECORDS REVIEW

### 4.1 Standard Environmental Record Sources

#### ENVIRONMENTAL DATA BASE REVIEW

The Environmental Data base searches required by the ASTM Protocol were obtained from a nationally recognized source and were reviewed as part of this assessment. This research includes the ASTM Standard radius search map. The EDR data base search is used to satisfy the criteria for the ASTM E 1527 review of reasonably available environmental data. The standard ASTM search radius was applied and was centered at the intersection of O Street SE and Half Street SE. The data review is summarized here and the full document is included in Appendix 1.

The site does not appear on the NPL data and no NPL sites are listed within one mile of the subject site. The data base indicates the search location is approximately 21 feet above sea level.

The South East Federal Center is located due east of the subject site and is listed as a CERCLIS Site, a CORRACTS Site and has a long industrial and military history.

Fort McNair is listed as a CERCLIS site and is down and cross gradient from the subject property and has a low potential for impact.

The James Warring & Sons Site at 1321 S Capitol Street is listed as a CERCLIS-NFRAP Site and is on the subject property.

There are 27 RCRA small quantity generators (100-1000 KG per month) listed that are at an equal or greater elevation than the subject site and may have some impact. The sites listed are within a ½ mile radius of the subject property and some may not actually be in the footprint.

There are 36 LUST sites that are within a ½ mile radius of the subject property and some may not actually be in the footprint of the new ballpark.

## 4.2 Physical Setting Sources

### USGS TOPOGRAPHIC MAP REVIEW

USGS Maps were examined to determine physical setting information associated with the site. The maps are identified and an index is provided in Appendix 2.

The following USGS Maps were reviewed as part of this assessment:

Washington West - 1951, 1956, 1965, 1971, 1980

The Washington West Maps do not show the property, but the area to the north and west. The maps show the Navy Yard to the East and few other features of interest. The 1956 map indicates the US Gun Naval Factory. There is a rail spur shown running down First Street SE.

Washington East – 1951, 1956, 1965, 1971, 1979

The Washington East Maps do not show the property, but the area to the north and east. The maps indicate the Navy Yard to the east of the site and the Coal Gasification Plant and a Bulk storage plant to the east and up river of the site. The 1956 and 1951 Maps indicates the bulk storage plant was used for storage of gas, gasoline and oil.

Alexandria - 1956, 1965, 1972, 1979, 1983, 1994

The review of the Alexandria quadrants Indicate a consistent land use pattern over the years covered by the maps that indicate this is a Built-up Area. No Significant features are shown. The land slopes gently from the north at an elevation of 20-30 feet down to the south east-east where it approaches the Anacostia River. The southern edge of the property appears to be at an elevation of 10-15 feet.

Anacostia – 1951, 1956, 1965, 1971, 1979

The Anacostia maps do not show the site but the area to the south and east.

## 4.3 Historical Use Information

### BAIST'S REAL ESTATE ATLAS OF SURVEYS

The Baist's Real Estate Survey Atlas was reviewed and the results are presented here. The site is presented in Volume 2 and the set was dated 1937. The maps are presented in Appendix 3.

Square 702 – Indicates residential in the northern quadrant, Action Fuel Company on Half Street and the Mayfair Laundry at the Corner of Half and O Street

Square 703 – indicates the Atlas Machine and Iron works, the Highs Ice Cream Plant and a Hereforth Used Building Supply company.

Square 704 – No detail shown

Square 705 – McQuire and Roth Contractor and asphalt plant shown.

Square 706 – No detail shown

### SANBORN FIRE INSURANCE MAPS

A series of Sanborn fire maps were reviewed in association with this investigation. Maps from 1904 to 1994 were used and are specifically listed and presented in Appendix 4. The results of the legible notation review of the maps are as follows:

1904 -Map 224 – Square 702 - Indicates the presence of a Manufacturing site with a planning shop and saw mill located in Square 702 and is located in the interior of the block and is accessible only from the alley.

1991 – Map 265 – Square 702 - The southeast quadrant shows the presence of a truck sales and service company.

Square 703 - The northeast quadrant indicates the presence of a waste paper operation and a saw and tool Mfg site. The southern portion of the square is occupied by Metro Bus Parking.

1959 – Map 265 - Square 702 – The North West quadrant appears to be residential. The area appears to be open lots and a wire storage facility. The south western quadrant indicates a trash removal operation, a cold storage

company and the Senate Laundry located on the corner of half street SE and O Street SE.

Square 703 – the north eastern quadrant indicates vacant property contractors and waste paper operations. The northwestern quadrant indicates residences, Metal working shop and cold storage and an ice cream plant. The southern quadrant indicates a junk yard on the east side and a contractor yard on the west.

1928 – Map 269 – indicates that Potomac Avenue had not yet been opened from Half Street to First SE and the land is largely open with a few small structures. Sand and gravel companies are shown south of the subject site. Located south and east of the intersection of South Capitol and R Street SE the Standard Oil of NJ Fuel Oil Storage Tank Site is shown.

1928 – Map 265 – Square 702 – indicates a waste material yard in the North West quadrant.

Square 703 – indicates Fletchers Fire Proofing Company in the northwest quadrant and some type of auto stalls in the northeast quadrant.

1959 - Map 269 – Square 704 – Government Services commissary built in 1942 indicates fire proof construction.

Square 705 – indicates the presence of Warmouth Paving Company and shows the presence of a series of tanks.

Square 706 – indicates the presence of used steel drums, a ready mix concrete plant and a contractor's yard.

Located under the South Capitol Street Bridge is a series of 9 buried tanks and the Standard oil site appears to have expanded northward towards the site. The sand and gravel plants south of the site are now showing tankage. The Buzzard Point PEPCO Plant is shown, but not at the correct location. The plant is actually in Southwest.

1977 – Map 269 – This map is largely the same as previously described. A structure marked as a Paper company was constructed in 1960.

Square 708 – Adjacent property to the south indicates the presence of numerous buried bulk storage tanks installed under the South Capitol Street Bridge. The tankage includes a 500,000 gallon tank and smaller tanks installed next to it.

Map 265 – 1977 – This map is largely as previously described there is a greater density of text, but is largely illegible.

Map 265 – 1992 – as previously described

Map 269 – 1992 – as previously described

Map 269 – 1991 – as previously described

Map 269 – 1990 – as previously described

Map 265 – 1984 – as previously described. An oil barrel storage yard is indicated at 1322 South Capitol Street SE

Map 269 – 1988 – as previously described

Map 265 – 1988 – as previously described

Map 265 – 1990 – as previously described

Map 269 – 1984 – as previously described

Map 269 – 1994 – as previously described

Map 265 – 1994 – as previously described

#### CITY DIRECTORIES

Abstracts of the city directory for the area were reviewed from 1922 to 2000 and are attached as Appendix 4. The abstracts indicate largely private ownership in the 1920s. By early 1930s first distinguishable commercial properties were identified along half street and consisted of contractors, iron works and a sand and gravel company. By the late 1930s and early 1940s the area appears to be changing to a more commercial and industrial setting based on the City Directories.

#### First Street SE Corridor

The first street addresses indicate largely private ownership from 1922 until 1940 when a general contractor is indicated as having established a presence. In 1943 several junk businesses are listed in addition to the Contractor. In

1969 several machinery and tool companies are listed and a bituminous products corporation. In 1993 the Federal Destruction Company is shown. The 2000 CD lists a waste transfer facility and the Earth Conservation Corps.

#### Half Street SE Corridor

In 1922 the Half Street SE Corridor indicates largely private ownership. In 1931 the corridor appears to have become more commercial with the listing for contractors, iron works, sand and gravel companies, etc. In 1936 additional contractors are shown as well as a welding shop and an ice cream manufacturing plant. In 1940 the Geophysical Instruments Co. is shown as a manufacturing facility and the Mayfair Laundry is shown. In 1943 the Action Fuel Company has established a presence. In 1969 there appears several truck and trucking related facilities.

#### O Street SE Corridor

In 1922 the O Street SE Corridor indicates largely private ownership. In 1943 a hauling company is shown. In 1969 a Telex Company is shown. In 1973 several pyrotechnic and fireworks companies, rug cleaning services are indicated as well as a school lunch company. In 1978 the CBC Club Baths of Washington are shown. In 1983 additional clubs are shown as well as a construction company. In 1993 the DC Works Water and Sewer is shown.

#### P Street SE Corridor

The 1940 P Street SE CD indicates the presence of the Wilmoth Paving Company. In 1960 an asphalt paving company is indicated. In 1964 a paper company, washing machine company, incinerator sales and services are also shown.

#### South Capitol Street Corridor

The 1948 CD indicates the presence of trucking companies and a refrigerated warehouse. In 1954 an electronic equipment company, additional warehouse companies and a concrete company are indicated. In 1960 trucking, auto repair, food service, additional warehouses and a storm window manufacturer are indicated. In 1964 a cab company is indicated. In 1978 a service station and auto parts company is listed.

#### HISTORICAL ARTICLE

A historical article written in the 1930s was reviewed and identified the area as being part of what was known as South Washington or the “island”. The area was known as the island due to the Washington Canal that historically separated South Washington from the Northern part of the city. This Canal once flowed along B Street NW, the James Creek Canal and the Potomac to the South. The article does not appear to reference sites located in the footprint of the property, but concentrates on areas to the west of the subject property. The article was included to provide historical information on the general area known as South Washington. The article is presented in Appendix 6.

4.4 Additional Record Sources

TITLE SEARCH REVIEW

A title search was performed for the properties to provide additional information regarding known environmental conditions at the subject properties, the property uses and ownership. The title search results are presented under separate cover due the extent of the information in Appendix 7. The Chain of Title data was reviewed to confirm ownership, flag ownership for potential environmental concern, environmental liens, easements, leases, other encumbrances that may constitute a recognized environmental condition.

The titles were reviewed and the results are presented in Table 2.

Table 2 – Title Review by Economic Units					
Unit	Square	Lot	Property Address	Assessed Owner Name	Results
1	702	106	7 N St SE	1352-1354 Corporation	Potential environmental conditions were not identified during the chain of title review
	702	807	N St SE		
	702	808	N St SE		
	702	826	1300 South Capitol St SE		
	702	859	South Capitol St SE		
	702	860	9 N St SE		
	702	861	11 N St SE		
	702	866	South Capitol St SE		
	702	869	N St SE		

Table 2 – Title Review by Economic Units					
Unit	Square	Lot	Property Address	Assessed Owner Name	Results
2	702	126	1352 South Capitol St. SE	1352-1354 Corporation	Potential environmental conditions were not identified during the chain of title review
3	702	852	South Capitol St SE	1352-1354 Corporation	Potential environmental conditions were not identified during the chain of title review
4	702	853	South Capitol St SE	1352-1354 Corporation	Potential environmental conditions were not identified during the chain of title review
5	702	127	1345 Half St SE	Robert Siegel Inc	Potential environmental conditions were not identified during the chain of title review. 1960 covenant references laundry and a building expansion.
6	702	804	31 N St SE	N Street SE Joint Venture LLC	Potential environmental conditions were not identified during the chain of title review
	702	805	N St SE		
	702	845	25-29 N St SE		
7	702	841	20 O St SE	William Cohen Et Al	Potential environmental conditions were not identified during the chain of title review. A C&P easement was granted in 1942.
8	702	846	1342 South Capitol St SE	Richard A Biggs & Nancy S Biggs	Potential environmental conditions were not identified during the chain of title review
9	702	851	South Capitol St SE	1316 South Capitol LLC	Potential environmental conditions were not identified during the chain of title review
	702	857	South Capitol St SE		
10	702	858	South Capitol St SE	1316 South Capitol LLC	Potential environmental conditions were not identified during the chain of title review
11	702	854	South Capitol St SE	South Capitol Street JV	Potential environmental conditions were not identified during the chain of title review
12	702	856	South Capitol St SE	South Capitol Street JV	Potential environmental conditions were not identified during the chain of title review
13	702	855	South Capitol St SE	Donohoe Company Inc	Potential environmental conditions were not identified during the chain of title review
	702	868	South Capitol St SE		
14	702	37	21 N St SE	Kenneth B Wyban	Potential environmental conditions were not identified during the chain of title review
	702	38	N St SE	Kenneth B Wyban	Potential environmental conditions were not identified during the chain of title review
	702	39	N St SE	Kenneth B Wyban	Potential environmental conditions were not identified during the chain of title review
15	702	104	3 N St SE	N Street LLC	Potential environmental conditions were not identified during the chain of title review
	702	105	5 N St SE		
	702	867	N St SE		
16	702	806	Half St SE	Paka Inc	Potential environmental conditions were not identified during the chain of title review
17	702	862	13 N St SE	George J Quinn Sr	Potential environmental conditions were not identified during the chain of title review
18	702	863	15 N St SE	George J	

Table 2 – Title Review by Economic Units					
Unit	Square	Lot	Property Address	Assessed Owner Name	Results
				Quinn Sr	
19	702	864	17 N St SE	George J Quinn Sr	
20	702	865	19 N St SE	George J Quinn Sr	
21	702	79	1315 Half St SE	Federal Eagle Associates DC Ltd	Potential environmental conditions were not identified during the chain of title review
	702	80	1315 Half St SE		
	702	81	1315 Half St SE		
	702	82	1315 Half St SE		
	702	83	1315 Half St SE		
	702	84	1315 Half St SE		
	702	85	1315 Half St SE		
	702	836	1315-1317 Half St SE		
22	702	870	Half St SE	1331 Half Street Corporation	Potential environmental conditions were not identified during the chain of title review
	702	871	1331 Half St SE		
23	703	5	1338 Half St SE	Patricia Ghiglino	Potential environmental conditions were not identified during the chain of title review
24	703	6	Half St SE	E M Warring	Potential environmental conditions were not identified during the chain of title review
	703	7	1326 Half St SE		
25	703	8	1318 Half St SE	Joseph Lukaesko	Potential environmental conditions were not identified during the chain of title review
26	703	53	60-80 O St SE	SE Land Development Association	Potential environmental conditions were not identified during the chain of title review. 1980 Deed indicates Washington Star merger to Evening Star. If used for Paper printing can have ink, dyes, Lead and solvent impacts.
27	703	54	1315 1st St SE	WSI Acquisition Company	Potential environmental conditions were not identified during the chain of title review. Mortgage prohibition against storing hazardous materials. Court filing for renovation permit delay
28	703	819	SE	RLG Realty Company Inc	Potential environmental conditions were not identified during the chain of title review. Restrictive covenant against the use of the facility as a waste or recycling facility in 2004
	703	821	65 N St SE		
	703	822	65 N St SE		
29	704	11	1400-1430 South Capitol St SE	Government Services Inc	Potential environmental conditions were not identified during the chain of title review
30	705	15	60 P St SE	Roubin Associates LLC	Potential environmental conditions were not identified during the chain of title review

Table 2 – Title Review by Economic Units					
Unit	Square	Lot	Property Address	Assessed Owner Name	Results
31	706	802	South Capitol St SE	William T Martin (Square 706 LLC A DC LLC)	Potential environmental conditions were not identified during the chain of title review
32	706	806	31-41 P St SE	Schroff Real Estate Co	Potential environmental conditions were not identified during the chain of title review
	706	807	24 Potomac Ave SE		
	706	808	South Capitol St SE		
33	706	809	1522 South Capitol St SE	William LP Genstar Stone Products	Potential environmental conditions were not identified during the chain of title review

## 5.0 SITE RECONNAISSANCE & INTERVIEWS

The Site was investigated as part of this ESA. EDC attempted to contact owners and operators by phone and by site visit to obtain permission to access the facility and conduct the assessment and interviews. Where possible interviews were conducted and a site contact form was completed and the information gathered has been included in the text of this report. Site Contact Forms are presented in Appendix 8. The site reconnaissance and interview results are organized by economic units and are presented in this section.

### 5.1 Economic Unit 1

Economic Unit 1 is located in the northwest square of the subject property. The property is identified as Square 702 Lots 106, 807, 808, 826, 859, 860, 861, 866, and 869. The addresses are listed as various locations along South Capitol Street SE and N Street SE. The existing DC tax property detail indicate the owner is the 1352-1354 Corporation and the land is currently used as a garden and does not have any structures associated with it. Past uses are reported to be for residences and a funeral home.

Some minor dumping of household debris and waste was observed. The previous presence of residences and commercial operation of the property indicate there may be the presence of buried tanks that have no surficial indications and construction debris may have been used as backfill for basements and site leveling. The presence of an active gas station adjacent and directly up gradient of the site is a known LUST site and several other up-gradient sources of potential petroleum contamination indicate this property may be impacted by adjoining sites.

## 5.2 Economic Unit 2

Economic Unit 2 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 126. The address is listed as 1352 South Capitol Street SE. The existing DC tax property detail indicate the owner is the 1352-1354 Corporation and the land is currently indicated as an office and street level retail structure. The lot is improved by a masonry/brick building.

Located at the North West corner of the building along South Capitol Street SE a pipe was observed that could indicate a potential UST Vent. The interior of this location was not accessible for inspection. Based on the age and type of construction there is an elevated potential the roofing material is Potential Asbestos Containing Building Materials (PACBM). The interior of the facility should be accessed to determine the presence of PACBM and other environmental concerns associated with the scope of the Phase I Assessment.

## 5.3 Economic Unit 3

Economic Unit is located in the northwest square of the subject property. The property is identified as Square 702 Lot 852. The address is listed as South Capitol Street SE. The existing DC tax property detail indicates the owner is the 1352-1354 Corporation and the land is currently indicated as vacant land. Based on the current and historic use of the area there is an elevated potential for petroleum contamination and fill materials that should be further investigated.

## 5.4 Economic Unit 4

Economic Unit 4 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 853. The address is listed as South Capitol Street SE. The existing DC tax property detail indicates the owner is the 1352-1354 Corporation and the land is currently indicated as vacant land. Based on the current and historic use of the area there is an elevated potential for petroleum contamination and fill materials that should be further investigated.

## 5.5 Economic Unit 5

Economic Unit 5 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 127. The address is listed as 1345 Half Street SE. The existing DC tax property detail indicates the owner is Robert Siegel. Mr. Siegel was

contacted and was unwilling to be interviewed and declined to allow entry to his premises and referred all inquiries to his attorney. The land is currently improved by brick and masonry structures with a stucco exterior. The structure is currently used for various types of entertainment clubs. The club owner was contacted and declined to be interviewed and did not allow access to the interior.

The 1937 Baist's Real Estate Atlas indicates this location was previously partially occupied by the Mayfair Laundry that was located at the corner of Half street SE and O Street SE.

The 1959 Sanborn Fire Insurance maps indicate this location was previously occupied by Standard Carpet Cleaning Company and the Senate Laundry.

Additional investigation of this property is warranted to assess the interior. Based on the age and type of construction there is an elevated potential the roofing material is Asbestos Containing Building Material (ACBM). The interior of the facility should be accessed to determine the presence of PACBM and other environmental concerns. The facility was historically used as a laundry and this also warrants additional investigation for solvents, dye constituents, and metals.

#### 5.6 Economic Unit 6

Economic Unit 6 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 804, 805, & 845. The address is listed as 25-31 N Street SE. The existing DC tax property detail indicates the owner is the N Street SE JV LLC. Attempts to contact the owner were unsuccessful and the site was not accessed. The land is currently indicated as vacant land and is used as a tow truck lot.

The Sanborn maps indicate residences at this location were occupied by residences in 1928 that are no longer present in the later maps.

The title abstract was reviewed and indicates the fee simple title is in the name of N Street SE JV LLC. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

The previous presence of residences indicates the potential presence of buried tanks that have no surficial indications and construction debris may have been used as backfill for basements and site leveling. The use of the property for storage of vehicles indicates an elevated potential for petroleum impacts that should be further investigated.

#### 5.7 Economic Unit 7

Economic Unit 7 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 841. The address is listed as 20 O Street SE. The existing DC tax property detail indicates the owner is the William Cohen Et Al. The land is currently indicated as an industrial Warehouse facility. The facility is a 2 story brown brick structure. The facility is currently used as an entertainment facility and has been operated as such for approximately 30 years.

Prior uses are reported to be for fireworks production. There is the potential that the facility has ACBM fireproofing systems installed. A number of potential asbestos containing materials were observed. Samples of wall plaster were collected and submitted for analysis and asbestos fibers were not detected in the limited sampling performed. A single sample of paint was collected and was not identified as LBP.

The 1959 Sanborn Fire Insurance maps indicate this location was previously occupied by a cold storage company.

Additional investigation of this property is warranted due to the previous use as a fireworks facility.

#### 5.8 Economic Unit 8

Economic Unit 8 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 846. The address is listed as 1342 South Capitol Street SE. The existing DC tax property detail indicates the owner is Richard Biggs Trustees and Nancy Biggs. The land is currently improved by a one story masonry building that is used as an AAMCO transmission facility. The facility is reported to have been occupied by the current operator for approximately 3 years. There are two above ground storage tanks on the site and several hydraulic lifts. The facility is very densely occupied by vehicles and maintenance operations and an accurate determination of potential buried tanks was not possible. Several groundwater monitoring wells were discovered and this may indicate the potential presence of a subsurface release associated with an Underground storage tank. These wells are not indicated in the available DCEHA Data.

The 1959 Sanborn Fire Insurance maps indicate this location was previously occupied by the Square Deal Trucking Company a trash removal firm.

Additional investigation for the presence of petroleum contamination from the historic use as a trash company and the current use as a vehicle repair facility is indicated. The existing wells should be properly abandoned.

### 5.9 Economic Unit 9

Economic Unit 9 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 851 and 857. The address is listed as South Capitol Street SE. The existing DC tax property detail indicates the owner is the 1316 South Capitol LLC and the land is currently vacant. The site is currently used for vehicle parking and storage.

The title abstract was reviewed and indicates the fee simple title is in the name of 1316 South Capitol Street LLC. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

Based on the current and historic use of the area there is an elevated potential for petroleum contamination and fill materials that should be further investigated.

### 5.10 Economic Unit 10

Economic Unit 10 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 858. The address is listed as South Capitol Street SE. The existing DC tax property detail indicates the owner is the 1316 South Capitol LLC and the land is currently vacant. The site is currently used for vehicle parking and storage.

The title abstract was reviewed and indicates the fee simple title is in the name of 1316 South Capitol Street LLC. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

Based on the current and historic use of the area there is an elevated potential for petroleum contamination and fill materials that should be further investigated.

### 5.11 Economic Unit 11

Economic Unit 11 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 854. The address is listed as South Capitol Street SE. The existing DC tax property detail indicates the owner is the South Capitol Street JV. The land is currently vacant. The site is currently used for vehicle parking and storage.

The title abstract was reviewed and indicates the fee simple title is in the name of South Capitol Street Joint Venture. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

Based on the current and historic use of the area there is an elevated potential for petroleum contamination and fill materials that should be further investigated.

#### 5.12 Economic Unit 12

Economic Unit 12 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 856. The address is listed as South Capitol Street SE. The existing DC tax property detail indicates the owner is the South Capitol Street JV. The land is currently vacant. The site is currently used for vehicle parking and storage.

Based on the current and historic use of the area there is an elevated potential for petroleum contamination and fill materials that should be further investigated.

#### 5.13 Economic Unit 13

Economic Unit 13 is located in the northwest square of the subject property. The property is identified as Square 702 Lots 855 & 868. The address is listed as South Capitol Street SE. The existing DC tax property detail indicates the owner is the Donohoe Company Inc. The land is currently vacant. The site is currently used for a tow truck company and vehicle parking and storage.

The title abstract was reviewed and indicates the fee simple title is in the name of Donohoe Construction Co. Inc., ADC Corporation as to an undivided one-half interest and 1352-1354 Corporation as to an undivided one-half interest. The property appears to have two equal owners. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property. The Harrison Bros, Inc. is listed as an owner in 1937.

The 1904 Sanborn Fire Insurance maps indicate this location was previously occupied by the Borgman Mfg Company a Wood Planing and Saw Mill Company.

The 1928 Sanborn Fire Insurance maps indicate this location was previously occupied by waste material yard.

Additional investigation for the presence of petroleum contamination from the historic use as a waste material company and the current use as a vehicle towing, repair and storage facility is indicated.

#### 5.14 Economic Unit 14

Economic Units 14 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 37, 38, & 39. The address is listed as 21 N Street SE. The existing DC tax property detail indicates the owner is the Ken Wyban and the land is improved by a house and garage and two adjacent empty lots that are currently vacant. Attempts were made to contact the property owner without success. No access to interior was made.

The title abstract was reviewed and indicates the fee simple title is in the name of Kenneth B Wyban. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property. The title abstract lists the Potomac Development Corporation in 1976.

There is a potential mechanical pit in the garage that is covered with boards.

Additional investigation of this property is warranted to assess the interior. The interior of the facility should be accessed to determine the presence of PACBM and other environmental concerns. Based on the current and historic use of the area there is an elevated potential for petroleum contamination and fill materials that should be further investigated.

#### 5.15 Economic Unit 15

Economic Unit 15 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 104, 105 & 867. The address is listed as 3 & 5 N Street SE. The existing DC tax property detail indicates the owner is the N Street JV and the land is currently vacant and used as part of a garden.

The title abstract was reviewed and indicates the fee simple title is in the name of N Street LLC. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

The available information indicates the properties were historically improved by single family homes that have been demolished. There is an elevated potential that buried construction debris and tanks may be present.

#### 5.16 Economic Unit 16

Economic Unit 16 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 806. The address is listed as Half Street SE. The existing DC tax property detail indicates the owner is the PAKA Inc. The land is currently vacant and is used for the storage of vehicles.

The title abstract was reviewed and indicates the fee simple title is in the name of PAKA Incorporated. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

The available information indicates the properties were historically improved by single family homes that have been demolished. Based on the historic and current use here is an elevated potential that petroleum contamination, buried construction debris and tanks may be present.

- 5.17 Economic Unit 17 – See Economic Unit 20
- 5.18 Economic Unit 18 – See Economic Unit 20
- 5.19 Economic Unit 19 – See Economic Unit 20
- 5.20 Economic Unit 20

Economic Units 17, 18, 19 & 20 are located in the northwest square of the subject property. The property is identified as Square 702 Lot 862, 863, 864, & 865. The address is listed as 13, 15, 17, & 19 N Street SE. The existing DC tax property detail indicates the owner is George J. Quinn SR Trustees. The land is currently improved by single family dwellings. There are a total of four brick buildings. Attempts were made to contact the owner and no response was made. The interior of the building were not accessed.

The title abstract was reviewed and indicates the fee simple title is in the name of George J. Quinn, Sr. Trustee. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

Additional investigation of this property is warranted to assess the interior. The interior of the facility should be accessed to determine the presence of PACBM and other environmental concerns.

#### 5.21 Economic Unit 21

Economic Unit 21 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 79, 80, 81, 82, 83, 84, 85, 836, & 836. The address is listed as 1315-1317 Half Street SE. The existing DC tax property detail indicates the owner is the Federal Eagle Associates DC Ltd. The land is currently vacant and is operated as the ABC Towing Company. Abe Aborish was contacted and provided basic information but did not allow access to the property. The land is currently used as a towing and dispatch yard. The area is paved and a number of stored vehicles were observed.

The title abstract was reviewed and indicates the fee simple title is in the name of Federal Eagle Associates LP. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property. The chain of title indicates Capitol Crane in the late 1960s.

Additional investigation for the presence of petroleum contamination from the current use as a vehicle towing, repair and storage facility and the historic use as a crane company is indicated.

## 5.22 Economic Unit 22

Economic Unit 22 is located in the northwest square of the subject property. The property is identified as Square 702 Lot 870 & 871. The address is listed as 1331 Half Street SE. The existing DC tax property detail indicates the owner is the 1331 Half Street Corporation. The land is currently being operated as Weber's Volvo Truck and is service operation. This site is also known as Whites Volvo Trucks.

The title abstract was reviewed and indicates the fee simple title is in the name of 1331 Half Street Corporation. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

There were two USTs reported to have been removed from the property.

A 250 Gallon AST was observed and contained fuel oil.

Two in-ground hydraulic lifts were observed and are out of service. The tanks are above ground and are reported to have been drained. There are subsurface vaults or pits associated with the lifts.

Potential asbestos floor tile was observed and a sample of window glazing compound was collected and was found to be asbestos containing material.

An LBP samples was collected from the exterior window sill and was found to lead based paint.

There was minor staining observed at various locations that is typical of vehicle repair facilities.

There are several drums and containers of various products typically associated with vehicle repair facilities.

A vent pipe was observed at the north east corner of the facility. There was no obvious fill port, but there is an elevated potential that a tank is present at this location.

The remnants of a dispenser island and several pipes protruding from the ground were observed at the facility and there is an elevated potential there is a UST at this location.

A potential vent pipe was observed in the interior yard against the building. Minor dumping in this area minimized the potential to find a fill port, but this indicates the potential presence of a tank.

The 1937 Baist's Real Estate Atlas indicates this location was previously partially occupied by the Action Fuel Company.

The 1991 Sanborn Fire Insurance maps indicate this location was previously occupied by a truck sales and service company.

The DCEHA Data Base indicates that two gasoline USTs were removed from the property and that the Division closed the case.

Two groundwater monitoring wells were observed on the subject property. These are located in the south west corner of the property and at the front of the property along Half Street SE. The two samples of groundwater collected and submitted for analysis indicated the presence of MTBE typically associated with a petroleum release, but did not otherwise indicate elevated levels.

A limited Phase II investigation was conducted. A total of four borings were advance in the enclosed yard to an overall depth of 16 feet. The boring logs indicate the presence of potential fills and buried construction debris and water was encountered at 10-12 feet. Soil and groundwater samples were collected and submitted for analysis. The results indicate the presence of gasoline range organics in boring number 2 at a depth of approximately 11 feet below ground surface, but did not otherwise indicate elevated levels based on the limited amount of data collected.

Based on the available information regarding this property the following remediation and investigations are indicated:

- Remove 250 AST
- Remove two in ground hydraulic lifts
- Dispose of Drums
- Dispose of Minor Debris
- Investigate & Remove Gas tank and Island
- Investigate & Remove tank at NE Corner
- Investigate & Remove tank in Interior Yard
- Assess soil and groundwater contamination from Removed tanks and lifts
- Abandon two Groundwater Monitoring Wells

### 5.23 Economic Unit 23

Economic Unit 23 is located in the northeast square of the subject property. The property is identified as Square 703 Lot 5. The address is listed as 1338 Half Street SE. The existing DC tax property detail indicates the owner is the Patricio Ghiglino. The land is currently improved by an industrial warehouse and is operated as an artist studio and art school. The structure is two story brick and masonry structure and appears to be well maintained and extensively renovated. A new electric service with step down transformer was recently installed to service the facility.

The facility is used for glass-working, metal working, stone carving, and sculpture. There is a small metal plating operations present on the site. Products associated with these operations include a variety of different chemicals, dyes, powdered materials and other materials associated with the artistic process. Flammable gases are used for metal working and glass production. The materials and cylinders appear to be properly stored and are at a low risk of a potential release from current operations.

The site was historically used as the Highs Ice Cream manufacturing facility and Sign Store, Carpet Manufacturer and a mechanical shop.

The 1937 Baist's Real Estate Atlas indicates this location was previously occupied by a sheet metal facility.

Based on the current and historic use of the area there is an elevated potential for petroleum contamination that should be further investigated.

#### 5.24 Economic Unit 24

Economic Unit 24 is located in the northeast square of the subject property. The property is identified as Square 703 Lot 6 & 7. The address is listed as 1326 Half Street SE. The existing DC tax property detail indicates the owner is E M Warring. The land is currently improved by a two story masonry and brick building with concrete and wood floors and appears to be heated by natural gas. The facility has been used since the 1970s to store empty drums. The drums are reported to be emptied before being brought onto the property. There are open floor drains on the first floor. There is an elevated potential residual material in the drums may have leached out into the environment.

Several type of potentially asbestos containing materials was observed during the site reconnaissance. These included one by one foot fibrous ceiling tiles, Ceiling tile mastic, 9 inch by 9 inch floor tiles, pipe insulation, Celotex, and boiler insulation. There are several rooms that have cork insulation and may have an asbestos containing mastic or binder. Samples of brown coat plaster, cork sealant, ceiling tile, black floor tile were collected and did not identify asbestos fibers based on the limited sampling performed. Samples of Boiler insulation, debris located on lot, cork sealant in cold storage room, tan and brown floor tile were identified as asbestos materials.

Located on the Northwest exterior wall is an emergency disconnect that has the potential to be associated with an underground storage tank. No vent or other surficial indications were observed.

The site is listed as a RCRA small quantity generator, and is listed in the CERCLIS-NFRAP data base as designated as no further action based on an incident and investigation in the 1980s.

The property was previously used by Highs Ice Cream Plant.

Based on the available information an asbestos inspection should be conducted and an assessment for the potential release of petroleum products and solvents from the drum storage.

#### 5.25 Economic Unit 25

Economic Unit 25 is located in the northeast square of the subject property. The property is identified as Square 703 Lot 8. The address is listed as 1318 & 1320 Half Street SE. The existing DC tax property detail indicates the owner is Joseph Lukaesko. The land is currently improved by a two story steel frame and masonry building that is used has been operated as a brake service facility since the 1970s.

The title abstract was reviewed and indicates the fee simple title is in the name of Joseph Lukaesko. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property. The review indicated a 1938 agreement with Smoot Sand and Gravel to construct a party wall.

The facility was previously operated as the Atlas Machine Company.

A 500 gallon waste oil AST was observed inside the building.

Four drums of antifreeze and motor oil were observed and appear to be properly stored.

The plaster ceiling and walls have the potential to be ACM.

The use of the facility as a Brake service indicates there may be asbestos containing dust located on building structures that should be further examined and if present should be remediated prior to demolition.

The 1937 Baist's Real Estate Atlas indicates this location was previously occupied by the Atlas Machine Company.

Based on the available information additional investigation is indicated to further assess potential friable ACM, asbestos contamination on interior structures and the potential for petroleum contamination from past and current operations.

#### 5.26 Economic Unit 26

Economic Unit 26 is located in the northeast square of the subject property. The property is identified as Square 703 Lot 53. The address is listed as 60-80 O Street SE. The existing DC tax property detail indicates the owner is the SE Land Development Association. The land is currently a flat paved lot. The site is reported to have been used for Washington Metropolitan Area Transit Authority bus storage for the past 30-40 years.

A vent pipe potentially associated with a UST was observed in the South East corner of the lot.

There is an oil water separator is located at the end of a concrete swale in the SE corner of the lot.

The presence of staining and vehicle leakage was observed and is typical of that associated with vehicle storage.

Concrete swale for leaking buses located on South Side of property leading to drain and the Vortechincs system.

Trench drain located at East side of property by curb.

Vortechincs System in an underground vault in SE Corner was observed. The Vortechincs system is a stormwater management and treatment system.

The 1937 Baist's Real Estate Atlas indicates this location was previously occupied by the Hereforth Used Building Materials Company.

The 1991 Sanborn Fire Insurance maps indicate this location was occupied by Metro Bus Parking.

The 1959 Sanborn Fire Insurance maps indicate this location was previously occupied by a junk yard and scrap iron operation and a contractor's yard with an auto repair facility.

Based on the use as a bus parking facility for an extended period of time and the historic use of the property as a junk yard, and Auto repair facility additional investigation for the presence of petroleum contamination is indicated.

#### 5.27 Economic Unit 27

Economic Unit 27 is located in the northeast square of the subject property. The property is identified as Square 703 Lot 54. The address is listed as 1315 First Street SE. The existing DC tax property detail indicates the owner is the WSI Acquisition Company. The land is currently improved by a two adjoining metal prefabricated structures with large rollup doors and concrete floors. The northern building is operated as the Eastern Transwaste Facility and is a municipal waste transfer facility. The southern building is operated as the ETW Recycling. Commercial waste disposal firms collect municipal wastes and deliver them to the facility for transshipment to a disposal facility. The procedures used for screening the waste stream to ensure that hazardous or regulated materials are not known and are considered to be a potential environmental risk for release.

Mr. Greg Petitt was contacted to arrange access to the facility and declined to allow access. Interior assessment of the facility was not performed by the field personnel.

There is a 300 gallon AST visible from First Street SE.

The operation as a waste transfer facility indicates the potential for a number of environmental concerns and additional investigation is warranted. There is an elevated

potential that solvents, paints, heavy metals, and other contaminants may have been introduced into the waste streams. The facility is on a concrete slab that may limit the transport of contaminants into the environment.

The 1991 Sanborn Fire Insurance maps indicate this location was previously occupied by waste paper operation and a saw and tool Mfg site.

The 1928 Sanborn Fire Insurance maps indicate this location was occupied by Auto Stalls.

Based on the current use a waste transfer facility additional investigation is warranted to access the interior of the facility and to conduct a Phase II investigation to determine the presence of environmental contaminants associated with the waste transfer process and historic use.

#### 5.28 Economic Unit 28

Economic Unit 28 is located in the northeast square of the subject property. The property is identified as Square 703 Lot 819, 821, & 822. The address is listed as 65 N Street SE. The existing DC tax property detail indicates the owner is RLG Realty Company Inc. The land is currently improved with masonry, concrete and steel frame prefabricated building. The site is currently occupied by the Reston Limousine Service Company and is used for vehicle service, repair, parking and storage. This operator is reported to have occupied the facility for the past 2 months.

The site was historically used as a salvage yard.

There were two temporary groundwater wells installed inside and outside the building.

A paper product with the potential to be an ACBM was observed on the ceiling. The material was too high to be able to access for sampling.

The 1928 Sanborn Fire Insurance maps indicate this location was previously occupied by the Fletcher Fire Proofing Company.

Additional investigation is warranted to assess the potential presence of environmental contaminants associated with the presence of temporary wells, the current operation as a vehicle service facility and the historic use as a junk yard. The wells should be properly abandoned.

## 5.29 Economic Unit 29

Economic Unit 29 is located in the southwest square of the subject property. The property is identified as Square 704 Lot 11. The address is listed as 40 P Street SE or 1400-1430 South Capitol Street. The existing DC tax property detail indicates the owner is the Government Services Inc. The land is currently improved by a one story masonry and brick structure with large rollup doors to allow vehicle access. The facility is reported to have been constructed in the 1940s. The United States Capitol police currently occupy the facility and operate it for vehicle processing, construction material storage, Office Furniture Storage and food refrigeration.

There is a hazardous material storage area located in the building that is not currently used.

The site contact reported that testing and abatement of asbestos material was performed approximately five years ago.

Drywall, Cork Sealant, and cementitious material located on the door to the cold storage area were observed and considered to a potential ACM.

The facility is equipped with the original light fixtures.

GSI uses the North east portion of the building and did not allow access to this area.

A masonry addition to the original structure has a placard identifying it as a flammable storage area.

The 1959 Sanborn Fire Insurance maps indicate this location was previously occupied by the Government Services Inc. Commissary and was made of fireproof construction.

A vent pipe and potential fill port were observed located at the northwest side of the building along South Capitol Street SE. This is typical of a UST storage tank.

Just south of this tank and vent there is a fill and vent that appear to be consistent with an interior above ground tank.

The available data on the asbestos removal event that occurred approximately 5 years ago should be obtained and reviewed to ensure the ACM liability has been adequately abated. The additional ACM material should be fully quantified. Samples of asbestos material were collected from a cork sealant, drywall, a cementitious material in the cold storage room, wall plaster and were not identified to be ACM based on the limited sampling performed.

The existing light system has the potential for PCB Ballasts and mercury containing florescent lights and these should be removed and properly disposed.

Investigate and Remove Potential UST

Investigate and Remove Potential AST

### 5.30 Economic Unit 30

Economic Unit 30 is located in the southeast square of the subject property. The property is identified as Square 705 Lot 15. The address is listed as 60 P Street SE. The existing DC tax property detail indicates the owner is Roubin Associates LLC. The land is currently used as an asphalt manufacturing plant.

The title abstract was reviewed and indicates the fee simple title is in the name of Roubin Associates LLC. The title abstract package was reviewed and did not provide information on potential environmental issues associated with the property.

There is a low area in the NE corner of the subject property that is used as a vehicle wash and this is equipped with a drain and potentially a sand filter. There is a site trailer and the asphalt paving processing equipment.

There are 3 above ground storage tanks observed on the subject property. These include a 10,000 gallon No. 2 fuel oil tank, a 1,000 gallon asphalt additive tank and two 10,000 gallon liquid asphalt tanks.

A building located in the NE corner of the property was demolished approximately two years ago.

The facility has been operated as an asphalt plant for 20 years or more and the previous owner was Senate Asphalt.

Unmarked subsurface electrical equipment was discovered during an excavation on the site and was damaged, repaired by PEPCO and left in the ground.

The asphalt manufacturing facility is operated under a DCEHA Air Quality Division Permit PM-5697 issued in January of 2005. This permit was issued as a result of an air emissions consent agreement between owner and DEHA agreed to in November of 2004.

The 1937 Baist's Real Estate Atlas indicates the north east corner of this Square was previously occupied by McGuire and Roth Contractors and an asphalt plant.

The 1977 Sanborn Fire Insurance maps indicate this location was previously occupied by the Walmouth Paving Company and indicates the presence of a several tanks.

The DC EHA Data base indicates the site is an open LUST site with a total of 8 USTs having been closed at the site. The DCEHA information is presented in Appendix 9. The site is being remediated using Oxygen Release Compound (ORC) for fuel oil. A total of seven Groundwater Monitoring wells are indicated on the property. Site investigation personnel were not able to locate any of these wells due to site traffic and occupancy patterns. No free product was reported to DCEHA to have been observed in the groundwater monitoring wells. The site is considered to be low risk, but there is the presence of a tar-like fuel oil indicated in the Site Summary.

In January of 2005 the operator of the site applied for a permit to install 2 wells to test and treat residual contamination. In November of 2004 the DCEHA issued a directive to install ORC sample wells and Submit a report. A September 2002 letter from Greenhorne & Omara indicated elevated levels of TPH-DRO and GRO in Groundwater. A September 1999 Directive Letter from DCEHA required the owner to perform a Comprehensive Site Assessment of the property. Based on the information available from the DC EHA there have been a number of underground storage tanks removed from the site and a series of directives and site inspection have been performed. A work plan from Greenhorne and Omara indicates that seven tanks were removed from the property in 1999. Additionally a 15,000 tank was removed along with 1521 tons of contaminated soil. The work plan details a sample and analysis strategy for assessing the site. There was no data in the record available that documents this assessment was completed. Based on the data available additional investigation of this site is indicated.

Based on the review of the DC EHA data, the open LUST Site and the present and historic use as an asphalt plant additional Phase II investigation is indicated. This should include data collection to compile the environmental work previously performed at the site and to collect and assess current levels of residual contamination. Based on the available data there is significant soil contamination and the potential for groundwater impact.

### 5.31 Economic Unit 31

Economic Unit 31 is located in the southwest square of the subject property. The property is identified as Square 706 Lot 802. The address is listed as South Capitol Street SE. The existing DC tax property detail indicates the owner is the Square 706 LLC. The land is currently vacant.

The 1977 Sanborn Fire Insurance maps indicate this location was previously occupied by a used drum facility.

Based on the review of the present and historic use of the property as a drum storage yard additional Phase II Environmental investigation is indicated.

### 5.32 Economic Unit 32

Economic Unit 32 is located in the southwest square of the subject property. The property is identified as Square 706 Lot 806, 807 & 808. The address is listed as 31-41 P Street SE. The existing DC tax property detail indicates the owner is the Schroff Real Estate Company. The land is currently improved by a masonry and brick industrial warehouse. The building is currently leased to 3 tenants. The tenants use the property as construction offices, and a taxi cab service office and construction and asphalt paving equipment storage.

There are reported to be ASTs on the site in the 1960s.

A vent pipe typically associated with a UST was observed under the deck on the north side of the building at 2 locations.

There are a variety of drums stored on the property. There are approximately 15 drums stored in a containment area that is reported to contain antifreeze, ethyl glycol, hydraulic fluid, and transmission fluid. There are approximately 10 drums that are stored outside the containment and are reported to be empty.

Ceiling tiles, floor tiles, and wallboard were observed and sampled at the Your Way Cab Company. Samples were collected and submitted for analysis and did not identify asbestos fibers in the limited sampling performed. A wallboard sample was collected from the Lane Construction office and submitted for analysis and did not identify asbestos fibers in the limited sampling performed.

Lead Based Paint samples were collected from the exterior of the building on the north side and were not identified as LBP.

A gravel ramp was installed for the Your Way Cab Company.

Minor oil staining was observed and is typical of vehicle and equipment storage areas.

There is approximately 20 cubic yards of waste material stockpiled on the site inside the Your Way Cab Company.

There is a steel plate that appears to be covering a subsurface circular steel vault in the equipment yard.

Inside the Your Way Cab Company yard is also a covered subsurface structure.

There are three above ground pole mounted electrical transformers located on the north side of the building.

Past uses of the property include Genstar Stone Products, Concrete mixing plant, and truck storage. Genstar had aboveground storage tank located on the property in the 1960s.

The building is reported to have been constructed in 1960-1961.

The DC EHA data base indicates that one UST was removed from the property and that the site is not considered to be a LUST site and the case is closed.

### 5.33 Economic Unit 33

Economic Unit 33 is located in the Southwest square of the subject property. The property is identified as Square 706 Lot 809. The address is listed as 1522 South Capitol Street SE. The existing DC tax property detail indicates the owner is the William LP Genstar Stone Products. The land is currently reported to be an Industrial Warehouse.

The site is listed as an historic asphalt plant and is currently used for asphalt and truck parking. A significant amount of asphalt products were observed collecting under the trucks.

Additional investigation of this site for the presence of petroleum contamination is indicated.

### 5.34 Public Space

According to the District of Columbia's Office of Property Management, the total size of the Proposed Baseball Stadium Site is approximately 19 acres, with 13.83 acres of private property. The remaining portion consists of streets, alleys, rights of way, easements, and the land located at the south east corner of the property bounded by Potomac Street SE on the south, Half Street on the west, P Street on the north. This includes streets, alleys, rights of way, easements, and the land located at the south east corner of the property bounded by Potomac Street SE on the south, Half Street on the west, P Street on the north. This lot does not appear to have been assigned a lot and square designation.

Based on the known environmental issues associated with the properties in the footprint of the site it is reasonable to assume the public space will also have been impacted. There are significant issues with up-gradient offsite sources that should be evaluated. The natural groundwater gradient for the area is South and East to the Anacostia River. There is the potential that groundwater flows may be significantly influenced by the dewatering systems for the building construction sites located at the Federal Center to the East and the Metro Station located on M Street SE.

Based on the available information for the site additional investigation is recommended and should include soil boring and groundwater monitoring wells to assess offsite impacts and current conditions in the public spaces. Due to the relatively high density of subsurface utilities in the area the Public Space permitting process will require an extensive effort and need to be based on scaled drawings of the locations.

#### 5.35 PCB's

There is an elevated potential PCB containing electrical equipment was observed to be present around the site. There are a large number of transformers installed around the site in subsurface vaults and a number of pole mounted units. Given the age and use of the various properties on the site it is likely a percentage of these will contain PCBs. It is recommended that PEPCO be contacted for detailed information on the PCB status of the PEPCO controlled transformers and a list of potential transformers that may have private ownership. There is also reported to be a substation located in the area, but the exact location has not been identified by PEPCO. PCB liabilities from the electrical distribution grid should be quantified and an assessment of potential friable asbestos containing material used as insulation and fireproofing system in enclosed vaults should be conducted.

Based on the site reconnaissance a new transformer system and upgraded electrical system were recently installed at the Washington Glass works in Economic Unit 25. Based on the age and type of the installation it is unlikely to contain PCBs.

#### 5.36 Radon Potential

Based on a review of the EPA radon data the area of the subject property is located in a Zone 2 Area that has moderate potential for radon production in the 2-4 pCi/L Range. Based on the current use and future development for the property the radon potential does not represent an environmental degradation. This is based on national data and is not site specific.

### 5.37 Physical Setting Analysis

Review of available land use maps obtained during a site visit to the Washington DC Historical Society and the Martin Luther King Library. The maps reviewed included Baist's Survey of Washington and several District of Columbia Generalized Land Use Maps. A review of the information confirmed the data previously collected that the site is mixed residential, commercial, and industrial setting. The maps reviewed are presented in Appendix 10.

#### AERIAL PHOTOGRAPHY

Aerial photography of the subject property was obtained and reviewed for over-flights of the area conducted in 1957, 1980 and 1988. The aerial photography is presented in Appendix 11.

The review of aerial photography for Square 702 indicates consistent land use with a reduced level of structure density in the northwest corner of the square from 1957 to 1988.

The review of aerial photography for Square 703 indicates consistent land use with a consistent level of structure density from 1957 to 1988.

The review of aerial photography for Square 704 indicates consistent land use with a consistent level of structure density from 1957 to 1988.

The review of aerial photography for Square 705 indicates consistent land use with a consistent level of structure density from 1957 to 1988.

The review of aerial photography for Square 706 indicates consistent land use with a low level of structure density in 1957 and an increase to current structure density 1988 consistent with current use patterns.

#### SITE PHOTOGRAPHY

During the site reconnaissance phase of the assessment a series of photographs were collected and are presented in Appendix 12.

## 6.0 FINDINGS AND CONCLUSIONS

Environmental Design & Construction LLC (EDC) has performed a Phase I Environment Site Assessment for the new DC Baseball Stadium in accordance with the requirements

and limitations of ASTM 1527 – 2000. The assessment was performed in conformance with the scope and limitations of ASTM E 1527-2000 for the location of the New District of Columbia Baseball Stadium. Environmental conditions were observed and are documented by Economic Unit and additional assessment is recommended to further assess and quantify the identified environmental conditions.

The property is bordered on the west by South Capitol Street SE, on the north by N Street SE, on the east by First Street SE and on the South by Potomac Avenue SE. The site contains significant amounts of undeveloped land and numerous types of improvements. The improvements include residential structures, prefabricated buildings, masonry and brick structures and industrial plant and equipment. There is an extensive amount of subsurface infrastructure, surficial infrastructure, storm-water management infrastructure and the full suite of utilities typical for an urban setting.

The site has been used since the 1700s for various types of residential, commercial; and industrial uses. The surrounding properties are similarly developed and include Federal facilities, a Pumping Station to the east, Concrete plant and Bulk Petroleum Storage facilities to the south, a major highway into the City to the west and residential, commercial, industrial facilities to the north. The area north of the subject site is occupied by known LUST sites and appears to have had significant petroleum releases in the past. These site all appear to be up-gradient from the subject site.

Based on the data collected during this Environmental Site Assessment specific known environmental liabilities were identified and are described by economic unit in Section 5 of this report. Based on the size, complexity, limited data, past and current use of the individual lots additional investigation is warranted to accurately quantify the environmental issues associated with each economic unit and with the public spaces associated with the site.

## 7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Environmental Design & Construction LLC (EDC) has performed a Phase I Environment Site Assessment for the new DC Baseball Stadium in accordance with the requirements and limitation of ASTM 1527 – 2000. The assessment was performed in conformance with the scope and limitations of ASTM E 1527 for the location of the New District of Columbia Baseball Stadium. Environmental conditions were observed and are documented by Economic Unit and additional assessment is recommended to further assess and quantify the identified environmental conditions. Mr. Carl Kohlmeyer is the principal investigator for this assessment and has reviewed the material contained herein and incorporated the information into the report to the extent applicable, reasonable and practical within the scope and extent of the investigation. In accordance with the requirements of ASTM E 1527 the environmental professional has reviewed the material and expressed an opinion of the impact of the recognized environmental conditions that may exist at the subject site.

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Mr. Carl Kohlmeyer

March 21, 2005  
Date

## 8.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The principal investigator Mr. Carl Kohlmeyer for this environmental site assessment has over 18 years experience performing Phase I and Phase II environmental site assessment, characterization, remediation, and construction activities. As a mechanical engineer and petroleum operations engineer Mr. Kohlmeyer has the technical background and broad based environmental experience to assess and render opinions on the data collected regarding recognized environmental conditions. Mr. Kohlmeyer also participated on and was a member of the ASTM E-50 committee that developed the ASTM E 1527 Standard and on was also a member of NFPA technical committees on flammable and combustible liquid storage.

## APPENDIX 1

## APPENDIX 2

## APPENDIX 3

## APPENDIX 4

## APPENDIX 5

## APPENDIX 6

APPENDIX 7  
Submitted Under Separate Cover

## APPENDIX 8

## APPENDIX 9

APPENDIX 10

## APPENDIX 11

## APPENDIX 12

APPENDIX 13

**APPENDIX 14**