

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

**1205, 1209, 1213/1215 GOOD HOPE ROAD, SE
WASHINGTON, DC 20020**



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September 27, 2013

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List of Acronyms

AST	Aboveground Storage Tank
ASTM	American Society for Testing Materials
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
EDR	Environmental Data Resources
DC	District of Columbia
DHCD	District of Columbia Department of Housing and Community Development
HIST	Historical
LUST	Leaking Underground Storage Tank
NPL	National Priority List
RCRA	Resource Conservation Recovery Act
SWF	Solid Waste Facility
USGS	United States Geological Survey
USDA	United States Department of Agriculture's (USDA)

EXECUTIVE SUMMARY

PEER Consultants, P.C. (PEER), performed a Phase I Environmental Site Assessment for three parcels located at 1205, 1209, 1213/1215 Good Hope Road, SE, Washington, D.C. (the Site). The purpose of this assessment was to determine potential environmental concerns at the Site. These concerns could consist of, but are not limited to, the potential for soil and ground water contamination from on-site and off-site sources and the potential for on-site use of hazardous and toxic materials and wastes. The assessment was performed in accordance with the requirements of the American Society of Testing and Materials' (ASTM) Standard Practice E1527-05.

The Site has been improved with brick structures, one on each parcel, that cover more than 90 percent of each parcel. The three parcels have a total area of 8,792 square feet, are centered at the coordinates of 38.8673000 North and 76.9885000 West, and are approximately 14 feet above mean sea level. According to the District of Columbia Office of Tax and Revenue, the parcels, are identified as follows:

	1205 Good Hope Rd	1209 Good Hope Rd	1213/1215 Good Hope Rd
Owner	B&B Security Consultants, Inc.	B&B Security Consultants, Inc.	B&B Security Consultants, Inc.
Square Suffix Lot #	5769 0867	5769 0866	5769 0864
Land Area	2,164 SF	3,994 SF	2,634 SF
Land Use Code	081 – Religious	042 – Store Misc.	042 – Store Misc.

A site visit was performed by PEER staff on September 20, 2013. 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. Based on the site visit and the database review, PEER made the following observations, conclusions, and recommendations. These conclusions and recommendations are based on conditions that existed on the date of the site visit.

On-Site Considerations

Two of the parcels, 1205 and 1209 Good Hope Road, are listed as DC Brownfield sites; however, there was no evidence of potential contamination from current on-site or historic activities. There were no visual signs of any on-site above ground or underground storage tanks, use of hazardous materials or waste. Suspect hazardous building materials, such as asbestos-containing floor tile, fluorescent light bulbs and lead-based paint were found in each of the buildings.

Off Site Considerations

A review of the environmental databases for surrounding sites located within 0.25 miles of the subject property found the following:

- Two (2) RCRA-conditionally exempt small quantity generators (CESQG);
- One (1) District of Columbia leaking underground storage tank (DC LUST) sites;
- Fifteen (15) DC underground storage tank (DC UST) sites;
- One (1) DC above ground storage site (DC AST)

- Eight (8) DC Brownfield sites
- Seven (7) DC HIST UST sites;
- Seven (7) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- One (1) NJ Manifest list site
- One (1) PA Manifest list site;
- Fourteen (14) US Historic Auto Stations and
- Eight (8) U.S. Historic Cleaners sites.

It was concluded that there are potential environmental concerns associated with several of the sites within the immediate vicinity (less than 200 feet) of the Site. They include the following:

<i>SITE</i>	<i>ADDRESS</i>	<i>DIRECTION/ DISTANCE</i>	<i>POTENTIAL CONCERN</i>
Dave S Cleaners	1208 Good Hope Road, SE	< 100 feet N	Historic Cleaners
Unknown	1203 Good Hope Road, SE	< 100 feet NW	Brownfield Site
Quong C	1225 Good Hope Road, SE	< 100 feet E	Historic Cleaners
Shives & Henderson	1231 Good Hope Road, SE	< 100 feet E	Historic UST/Auto Station
AMOCO/BP Gas Station Mandell Chevrolet	1234 Good Hope Road, SE	≈ 150 feet ENE	Former Leaking UST Registered UST
Glick Jos	1243 Good Hope Road, SE	≈ 150 feet E	Historic Cleaners
Arch Development Corp	1920 Martin Luther King Jr. Ave, SE	≈ 150 feet SW	Registered UST

Recommendations

Based on our findings and conclusions, PEER recommends the following:

- A comprehensive hazardous building materials inspection should be conducted to determine if asbestos-containing materials, lead-based paint, and mercury equipment are present.
- A more detailed records review should be conducted to further define the potential impact to the Site from off-site environmental concerns.

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. on a site consisting of three parcels located at 1205, 1209, and 1213/1215 Good Hope Road Southeast 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 on the property under conditions that indicate an existing release, a past release, or a material threat of a release into structures or into the ground, groundwater or surface water of the property to the extent feasible.

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 US Environmental Protection Agency (US EPA) and the District of Columbia Department of Consumer & Regulatory Affairs databases. Detailed descriptions of the methodologies are presented in the following paragraphs.

2.1. Site Reconnaissance

A site visit was conducted to determine visual evidence of previous and existing contamination at the site. Presence of potential contamination sources, on the site and in the vicinity of the site, was evaluated during the inspection. The site reconnaissance did not include a comprehensive investigation for hazardous building materials such as asbestos, lead-based paint, and mercury. Site observations were confined to accessible areas. Accessible areas of the properties were noted and documented.

2.2. Historical Evaluation and Regulatory File

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

The data was searched based on radius limits prescribed in ASTM E1527 to identify facilities that reported contamination; that are undergoing remediation measures; and that exhibit potential for contamination. For example, the national priorities list (NPL) data that contains sites for priority cleanup was searched for sites within a mile of the properties being evaluated. The following is a partial list of the databases searched, the dates of the data updates, the search 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 CORRACTS – Corrective Action Activity (RCRA-CORRACTS) facilities
- Department of Defense (DOD)
- Record of Decision List (ROD)
- Environmental Data Resources, Inc. Propriety Manufactured Gas Plant Database (EDR MGP)

To One-Half (0.5) of a Mile:

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS).
- US 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)

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 list (EDR US Hist Auto Station) list
- Environmental Data Resources, Inc. United States Historical Dry list (EDR US Hist Auto Station).

2.3. Hydrogeological Evaluation

The hydrogeological evaluation consisted of reviewing USGS topographic maps; data obtained from the U.S. Soil Conservation Service; 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.

A review of the topographic maps indicated that the Anacostia River is located less than 0.25 miles to the north and west of the Site. The Site's elevation is 14 feet above mean sea level. The general topographic gradient is to the north northwest (NNW) 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 west-northwest (WNW), discharging into the Anacostia and Potomac rivers. General soil type for the site and the surrounding vicinity is described as UmB - Urban land Galestown Complex with 0 to 8% slope according to the U.S. Department of Agriculture's (USDA) Soil

Conservation Service (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 well is 0.50 miles to the northeast.

3.0 RESULTS

3.1. Site Inspection

A site visit was performed by PEER on September 20, 2013. 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 accompanied by the Residential & Commercial Sales Professional of DC Living Real Estate, LLC

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 found to contain three brick structures: one two-story building and two single-story buildings. The three buildings abut one another and were vacant at the time of the site visit. The Site is located in a commercial area of the Anacostia neighborhood in the District of Columbia (D.C.). The Site is 8,792 square feet in size consisting of three parcels as listed below:

	1205 Good Hope Rd	1209 Good Hope Rd	1213/1215 Good Hope Rd
Owner	B&B Security Consultants, Inc.	B&B Security Consultants, Inc.	B&B Security Consultants, Inc.
Square Suffix Lot #	5769 0867	5769 0866	5769 0864
Land Area	2,164 SF	3,994 SF	2,634 SF
Land Use Code	081 – Religious	042 – Store Misc.	042 – Store Misc.

Adjoining the Site to the immediate west is 1203 Good Hope Road. This property is a commercial/retail property currently owned by DC Department of Housing and Community Development (DHCD). To the east of the Site is 1217 Good Hope Road. This property houses the Calvary Women Services, a transitional housing program. To the south of the subject property are commercial/retail and multi-family residential structures. Immediately to the north and across Good Hope Road is an office building occupied by the DHCD.

The most recent uses of the Site have been commercial/retail and as a social gathering place (night club). Current land use in the vicinity of the Site is commercial/retail and residential. There were no visual signs of any on-site above ground or underground storage tanks, use of

hazardous materials or waste. Specific observations for each parcel are as follows:

1205 Good Hope Road, SE

The property at 1205 Good Hope Road consists of a single story brick structure with an open floor plan toward the front and two rooms enclosed by wooden paneling, a small boiler room, bathroom and a storage room toward the back of the building. It was reported by residents in the area that 1205 Good Hope Road was a former night club. At one end of the open area is a stage elevated approximately five (5) inches above the floor. Interior building finishes consist of 9-inch by 9-inch vinyl floor tiles, wood paneling, and 24-inch by 36-inch acoustical ceiling panels. In many areas there are missing floor tile exposing the concrete substrate and missing ceiling panels exposing the fiberglass insulation and wood roof structure above. Water marks were observed on the exposed ceiling, most likely due to roof leaks, and pieces of ceiling panels and insulating materials were strewn across the floor. The plaster walls were painted and partially covered by painted peg board. Overall, the building was in poor physical condition.

1209 Good Hope Road, SE

The property at 1209 Good Hope Road is a single story brick and masonry structure with a store front. Residence in the area reported that they could not remember the building ever being occupied. This structure is in a state of disrepair. The structure consists of a large open space with two restrooms and two small rooms located towards the rear of the building. To the left of the rooms is a concrete stairway leading to a large open basement. It appears that the basement was used for storage. Trash and debris consisting of wall fans, peeling paint chips, broken floor tile, and other household trash was observed throughout the structure. A door leading to the back of the structure could not be opened. There were several holes in the roof leaving the interior of the building exposed to the elements. During the site visit, water could be seen dripping from the ceiling.

1213/1215 Good Hope Road, SE

The structure at 1213 and 1215 Good Hope Road is a two story brick building with no basement. The total square footage of the building is 2,634 square feet. 1215 Good Hope Road encompasses the first floor of the building. It was reported to have been used as a clothing store and later by Alcoholic Anonymous as a club house. It has six rooms: one large room towards the front, two smaller rooms towards the back, a boiler room and two rest rooms. Several gallons of paints were stored on the floor below a table in one of the smaller rooms. Interior finishes consisted 24-inch by 36-inch suspended acoustical ceiling panels and the walls and floor were concrete. Water marks were observed on the central columns about one foot above the floor.

1213 Good Hope Road occupies the second floor of Building 1213/1215. It is an office space with its own entrance from the street level. At the entrance of the space, there is a reception area with a desk and chair. Adjacent to the reception area are four offices. One of these offices was used as a storage room equipped with work benches and storage shelves. A corridor leads from this area to another space occupied by seven (7) offices and two restrooms with shower stalls. Another small store room was found in this area. Sarah Aschenbach from DC Living Real Estate, LLC reported that this small room may have been used to store weapons and was occupied until 2011. Interior building finishes consisted of carpeting on wood floors, painted plaster and sheetrock walls, wood paneling, and acoustical ceiling panels. Trash and debris were

strewn throughout the offices. A back door led to a fire escape at the rear of the building.

3.2. Historic Evaluation and Regulatory File Review

A review of the regulatory status 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. A copy of the regulatory review report is included in Appendix D.

3.2.1. Property Ownership/Occupants

According to the District of Columbia Office of Tax and Revenue the subject property is currently owned by B&B Security Consultants Inc. A review of telephone directories from 1922 to 2012 indicates various types of light commercial and retail land use. Prior occupancy for the Site based on the telephone directories is as follows:

Year	1205 Good Hope Rd	1209 Good Hope Rd	1213/1215 Good Hope Rd
1922	Piggly Wiggly Grocer	J Raymond Pyles Grocer	Frank Campbell Hardware
1926	Anacostia Finance Corp.	J Raymond Pyles Grocer	Frank Campbell Hardware
1931	Sanitary Gro Co Inc	J Raymond Pyles Grocer	Peerless Furnace Co
1936	Morris Rodis Liquor	J Raymond Pyles Grocer	King Cotton Stores General merchandise
1940	Morris Rodis Liquor	J Raymond Pyles Grocer	Western Auto Supply Co
1943	Mrs. Adele Mainzer Liquors	J Raymond Pyles Grocer	Western Auto Supply Co
1948	Mrs. Adele Mainzer Liquors	J Raymond Pyles Grocer	Western Auto Supply Co
1960	Anacostia Liquors	Sam Brown Appliance Center	Western Auto Supply
1964	Anacostia Liquors	Browns Furniture Center	Western Auto Supply
1983	Abiding Love Book & Bible House	American Rescue Workers Thrift store	
2000	Highway Christian Church- Ferne Goldberg	Joan Sutton	Neighborhood Legal Service- Ferne Goldberg Anacostia Young People Club Anacostia Young People Club
2006	Not listed	Not listed	Anacostia Young People Club
2012	U.S. Government	Not listed	Not listed

3.2.2. Sanborn Fire Insurance Maps

Sanborn fire insurance maps covering the Site were found dating from 1904 through 1998. A review of these maps found no significant changes for the Site and properties in the immediate vicinity from 1960 to 1998. The 1904 Sanborn Map indicates that Good Hope Rd. was formerly named Harrison Street and Martin Luther King Jr. Avenue was formerly Monroe Street. There appears to be no significant change to the Site during this period. Copies of the Sanborn maps can be found in Appendix E.

3.2.3. Historical Aerial Photograph

Historical aerial photographs were available for the years 1949, 1953, 1957, 1963, 1968, 1970, 1981, 1983, 1988, 1994, 1998 and 2000, 2002, 2005, 2007, 2009 and 2011. A review of these

photographs found no significant changes at the Site. Developments to adjoining road ways are more prominent in and after 1968. Improvements to the following roadway are evident: South East Freeway, 295-Baltimore Washington Parkway and the 11th Street Bridge. Copies of the historical aerial photographs can be found in Appendix F.

3.2.4. Regulatory File Review

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

- 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
- 1205 and 1209 Good Hope Road are listed as Brownfield sites

A review of the environmental databases for surrounding sites located within 0.25 miles of the subject property found the following:

- Two (2) Resource Conservation and Recovery Act (RCRA)-conditionally exempt small quantity generators (CESQG);
- One (1) District of Columbia leaking underground storage tank (DC LUST) sites;
- Fifteen (15) DC underground storage tank (DC UST) sites;
- One (1) DC above ground storage site (DC AST)
- Eight (8) DC Brownfield sites
- Seven (7) DC HIST UST sites;
- Seven (7) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- One (1) NJ Manifest list site
- One (1) PA Manifest list site;
- Fourteen (14) US Hist Auto Stations and
- Eight (8) U.S. Hist Cleaners sites.

Federal RCRA Generators List

RCRA-CESQG: RCRA info 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 report obtained on 07/11/2013 identified 2 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<i>RCRA LIST – EQUAL/HIGHER ELEVATION</i>	
<i>SITE NAME</i>	<i>DIR/DIST FROM SITE</i>
Real Cleaners	E 0- 1/8 (0.097 MI)
Hungerford Printers	1/8-1/4 (0.186 MI)

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 this report obtained on 07/01/2013 identified nine (9) LUST Sites located within 0.5 of miles of the subject property. Eight (8) of these sites are located up gradient of the target property. One (1) remaining site is located down gradient of the target property. These LUST sites are outlined below:

<i>LUST SITES – HIGHER/OR EQUAL ELEVATION</i>			
<i>SITE NAME</i>	<i>DIR/DIST FROM SITE</i>	<i>SUBSTANCE/PRODUCT</i>	<i>STATUS</i>
AMOCO	E 0-1/8(0.022MI)	Gasoline	Closed
Linens of the Week	ENE 1/4-1/2 (0.324 MI)	Gasoline, Heating Oil	Closed
Dc Public Schools	SW ¼ -1/2 (0.358 MI)	Heating oil	NFA
Anacostia High School	ENE 1/4-1/2 (0.391 MI)	Heating oil	Closed
Anacostia Chrysler Plymouth	E ¼-1/2(0.460 MI)	Diesel, Gasoline	Closed
Anacostia Chrysler Plymouth	E ¼-1/2(0.460 MI)	Diesel, Gasoline	Closed
Hunters Gardens	SE ¼-1/2 (0.462 MI)	Heating oil	Closed
Dc Public Schools	ENE ¼ -1/2 (0.480 MI)	Heating oil	Closed
Park Police Anacostia Operations	NNE ¼-1/2(0.498 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 UST Database List. A review of the UST lists obtained on 07/01/2013 has revealed that there are a total of 15 UST Sites within 0.25 miles of the target property. These UST sites are outlined below:

<i>UST SITES – HIGHER/OR EQUAL ELEVATION</i>			
<i>SITE NAME</i>	<i>DIR/DIST FROM SITE</i>	<i>SUBSTANCE/PRODUCT</i>	<i>STATUS</i>
BP Service Station	E 0-1/8 (0.022MI)	Gasoline	Permanently out of use
Arch Dev. Corp.	SW 0 -1/8 (0.029 MI)	Gasoline	Permanently out of use
Former Sunoco Gas Station	NNE 0 - 1/8 (0.055 MI)	Gasoline	Permanently out of use
F. Iedman, Singer & Neistadt	NNE 0 - 1/8 (0.066 MI)	Not listed	Permanently out of use
Curtis Property, Inc.	WSW 0 - 1/8 (0.075MI)	Gasoline	Permanently out of use
Sunny's Carryout	E 0-1/8 (0.078MI)	Gasoline	Permanently out of use
Heung-Lho Yoon Md Pc	SSW 0-1/8 (0.078MI)	Gasoline	Permanently out of use
Curtis Property Incorporated.	WSW 0 - 1/8 (0.097 MI)	Gasoline	Permanently out of use
Southeast C.O. (12237)	ESE 0 - 1/8 (0.104 MI)	Kerosene	Permanently out of use
Ltd Partnership Associates	SSW 0 - 1/8 (0.104 MI)	Used oil, Gasoline	Permanently out of use

UST SITES – HIGHER/OR EQUAL ELEVATION			
SITE NAME	DIR/DIST FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Curtis Furniture	SSW 1/8-1/4 (0.141 MI)	Heating oil	Permanently out of use
D.C. Lottery Building	SSW 1/8-1/4(0.168 MI)	Heating oil	Currently in use
Parking Lot	SSW 1/8-1/4(0.177 MI)	Gasoline	Permanently out of use
Our Lady Of Perpetual Help	SE 1/8-1/4(0.230 MI)	Heating oil	Permanently out of use
LOWER ELEVATION			
Star Vending Depot	NW 0-1/8 (0.075 MI)	Other	Currently in use

DC Registered Aboveground Storage Tanks (DC AST)

Data from the DC AST database were obtained on 07/01/2013 revealed that there is one DC AST site within 0.25 miles of the Site.

AST SITES – HIGHER/OR EQUAL ELEVATION			
SITE NAME	DIR/DIST FROM SITE	SUBSTANCE/ PRODUCT	STATUS
Anacostia Lodge Building Corp	SSW 0-1/8 (0.068MI)	Heating oil	Currently in use

DC Brownfields Sites

Brownfield sites are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. A review of the report obtained on 03/13/2013 identified eight (8) Brownfield Sites located within 0.25 miles of the subject property. The target property located at 1205 and 1209 Good Hope Road, SE were identified as DC Brownfield sites. Six (6) of these sites are located up gradient of the target property. Two (2) sites are located down gradient of the target property. These Brownfield sites are outlined below:

SITE ADDRESSES	DIR/DIST FROM SITE
HIGHER ELEVATION	
1203 Good Hope Rd	E 0-1/8 (0.009MI)
1234 Good Hope Rd (Amoco)	E 0-1/8 (0.022MI)
1800 MLK Jr Ave SE	N 0 - 1/8 (0.037 MI)
1750 Martin Luther Jr Ave	N 0 - 1/8 (0.055 MI)
1209 S St SE	NNE 0 - 1/8 (0.067MI)
1214 S St SE	NNE 0 - 1/8 (0.071MI)
LOWER ELEVATION	
1117 Good Hope Rd, SE	NNW 0-1/8 (0.045 MI)
1701 14 th St SE	NE 1/8 – ¼(0.218MI)

DC Historic Underground Storage Tanks

A review of the HIST UST list dated 12/31/1999 revealed that there are seven (7) historical UST sites within approximately 0.25 miles of the Site as listed below:

HIST UST SITES – HIGHER/OR EQUAL ELEVATION	
SITE ADDRESS	DIR/DIST FROM SITE
Unknown 1231 Good Hope Rd, SE	E 0-1/8 (0.018 MI)
F Iedman, Singer & Neistadt	NNE 0 - 1/8 (0.066 MI)
Unknown 1110 V St SE	SSW 1/8-1/4 (0.141 MI)
Anacostia Theatre, 1415 Good Hope Rd, SE	ESE 1/8-1/4 (0.229 MI)
St. Teresa’s School, 1415 V St, SE	SE 1/8-1/4 (0.237 MI)
LOWER ELEVATION	
Anacostia Finance Company, 1301 Ridge Pl SE	NE 1/8 – 1/4 (0.134 MI)
Pulp Product Company, 1310 Ridge Pl SE	NE 1/8-1/4 (0.142 MI)

RCRA Non-Generators/NLR

RCRA info is EPA’s comprehensive information system. 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.

This is the listing of other ascertainable records (RCRA-NonGen): RCRAInfo is EPA’s comprehensive information system. 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 and dated 07/11/2013 revealed that there are seven (7) RCRA NonGen/NLR sites within approximately 0.25 miles of the Site as listed below.

RCRA-NonGen/NLR SITES – HIGHER / EQUAL ELEVATION	
SITE NAME	DIR/DIST FROM SITE
MLK Motors	N 0 - 1/8 (0.050 MI.)
Jr Auto Clinic	WSW 0 -1/8 (0.078 MI)
Mark Auto Clinic	WSW 0- 1/8 (0.089 MI)
Verizon Washington DC SE Co Gl	ESE 0-1/8 (0.104 MI)
Sunoco Service Station	ESE 0-1/8 (0.118MI)
Metropolitan Police	SW1/8-1/4 (0.216 MI)
Unity Health Care At Anacostia	SSE 1/8 – ¼ (0.221MI)

NJ Manifest

A review of the New Jersey (NJ) Manifest list revealed that there is one (1) NJ Manifest site within approximately 0.25 miles of the target property as indicated by the table below.

<i>NJ MANIFEST SITE – HIGHER/OR EQUAL ELEVATION</i>	
<i>SITE NAME</i>	<i>DIR/DIST FROM SITE</i>
Hungerford Printers	SW1/8 – 1/4 (0.08 6MI)

PA Manifest

A review of the Pennsylvania (PA) Manifest list revealed that there is one (1) PA Manifest site within approximately 0.25 miles of the target property as indicated by the table below.

<i>PA MANIFEST SITE – HIGHER/OR EQUAL ELEVATION</i>	
<i>SITE NAME</i>	<i>DIR/DIST FROM SITE</i>
United Health Care At Anacostia	SSE 1/8 – 1/4 (0.0MI)

US Historical Auto Stations:

A search of selected national collections of business directories and has 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 Historical Auto Stations list revealed that there are fourteen (14) Historical Auto Stations sites within approximately 0.25 miles of the target property.

<i>EDR HISTORICAL AUTO STATIONS – EQUAL/HIGHER ELEVATION</i>		
<i>SITE NAME</i>	<i>DIR/DIST FROM SITE</i>	<i>SERVICE/ PRODUCT</i>
Shives & Henderson	E 0 -1/8 (0.018 MI)	Automobile repairing
Mandell Chevrolet Co	S 0 -1/8 (0.022 MI)	Auto Station
Riverside Auto Detailing	SSW 0-1/8 (0.065 MI)	Automobile detailing
Anacostia Motor Co	E 0 -1/8 (0.078 MI)	Gasoline and oil services
Forsters Auto Center	E 0 -1/8 (0.083 MI)	Unknown
Sam’s Auto Repair	E 0 -1/8 (0.100 MI)	Automobile repairing
Mazzullo Le Roy L	ESE 0 - 1/8 (0.118 MI)	Gasoline and oil services
Flood Vincent T	E 1/8-1/4 (0.132 MI)	Gasoline services
MCL Auto Body Inc	SW 1/8-1/4 (0.180 MI)	Auto body services
Harding Montgomery L Rear	SSE 1/8-1/4 (0.243 MI)	Unknown
Thayer Whitley G	SSE 1/8-1/4 (0.247MI)	Automobile repairing services
<i>LOWER ELEVATION</i>		
Rock Allen	NNW 0 -1/8 (0.047 MI)	Automobile repairing services
Mandell Chevrolet Co	NE 1/8-1/4 (0.142 MI)	Automobile repairing services

US Historical Cleaners

A search of selected national collections of business directories and has 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 & dry etc. This database falls within a category of information classified as "High Risk Historical Records", or HRHR. 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 US Hist Cleaners list has revealed that there are eight (8) US Hist Cleaners sites within approximately 0.25 miles of the target property.

<i>HISTORIC CLEANERS LIST – HIGHER/OR EQUAL ELEVATION</i>		
<i>SITE NAME</i>	<i>DIR/DIST FROM SITE</i>	<i>SERVICE/ PRODUCT</i>
Dave Cleaners & Launderers	N 0-1/8 (0.007 MI)	Cleaning and drying
Quong C	E 0-1/8 (0.013 MI)	Clothes Pressers and Cleaners,
Glick Jos	E 0 – 1/8 (0.028 MI)	Clothes Pressers and Cleaners
Unknown	SSW 0-1/8 (0.075 MI)	Laundries and cleaners
Moy Cheuk K	E 1/8-1/4 (0.087 MI)	Cleaning and drying
Unknown	E 1/8-1/4 (0.087 MI)	Cleaning and drying
Laundromatic	ESE 1/8-1/4 (0.132MI)	Laundries self service
Bunka Cleaners & Laundry	SE 1/8-1/4 (0.155 MI)	Cleaning and drying

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 this list did not identify any information which would indicate that the subject Site is included on this list.

Other Regulatory Information

In addition to the above referenced databases, information from numerous government databases was provided. The list of the databases is provided in the attached regulatory review report on pages GR-1 through GR-21. Due to incomplete or inaccurate address information, a total of 22 sites were not mapped. A review of this additional information did not identify any environmental concerns with the subject Site.

3.2.5. Previous Environment Investigation

There is no record of any previous environmental investigation for the subject property.

4.0 CONCLUSIONS

A Phase I Environmental Site Assessment was performed by PEER in conformance with the requirements of ASTM Practice E 1527-05 for the parcels located at 1205, 1209, 1213/1215 Good Hope Road, SE Washington, DC 20020. Based on the findings, PEER concluded that there is a potential for recognized environmental concerns.

4.1. On-Site Considerations

Two of the parcels, 1205 and 1209 Good Hope Road, are listed as DC Brownfield sites; however, there was no evidence of potential contamination from current on-site or historic activities. There were no visual signs of any on-site above ground or underground storage tanks, use of hazardous materials or waste. Suspect hazardous building materials, such as asbestos-containing floor tile, fluorescent light bulbs and lead-based paint were found in each of the buildings.

4.2. Off Site Considerations

A review of the environmental databases for surrounding sites located within 0.25 miles of the subject property found the following:

- Two (2) RCRA-conditionally exempt small quantity generators (CESQG);
- One (1) District of Columbia leaking underground storage tank (DC LUST) sites;
- Fifteen (15) DC underground storage tank (DC UST) sites;
- One (1) DC above ground storage site (DC AST)
- Eight (8) DC Brownfield sites
- Seven (7) DC HIST UST sites;
- Seven (7) RCRA Non-generator (NonGen)/No Longer Regulated (NLR) sites;
- One (1) NJ Manifest list site
- One (1) PA Manifest list site;
- Fourteen (14) US Historic Auto Stations and
- Eight (8) U.S. Historic Cleaners sites.

It was concluded that there are potential environmental concerns associated with several of the sites within the immediate vicinity (less than 200 feet) of the Site. They include the following:

<i>SITE</i>	<i>ADDRESS</i>	<i>DIRECTION/ DISTANCE</i>	<i>POTENTIAL CONCERN</i>
Dave S Cleaners	1208 Good Hope Road, SE	< 100 feet N	Historic Cleaners
Unknown	1203 Good Hope Road, SE	< 100 feet NW	Brownfield Site
Quong C	1225 Good Hope Road, SE	< 100 feet E	Historic Cleaners
Shives & Henderson	1231 Good Hope Road, SE	< 100 feet E	Historic UST/Auto Station
AMOCO/BP Gas Station Mandell Chevrolet	1234 Good Hope Road, SE	≈ 150 feet ENE	Former Leaking UST Registered UST
Glick Jos	1243 Good Hope Road, SE	≈ 150 feet E	Historic Cleaners
Arch Development Corp	1920 Martin Luther King Jr. Ave, SE	≈ 150 feet SW	Registered UST

5.0 RECOMMENDATIONS

Based on our findings and conclusions, PEER recommends the following:

- A comprehensive hazardous building materials inspection should be conducted to determine if asbestos-containing materials, lead-based paint, and mercury equipment are present.
- A more detailed records review should be conducted to further define the potential impact to the Site from off-site environmental concerns.

6.0 SIGNATURE PAGE

Jean Swan-Ambrose
Site Inspector/Report Writer/Environmental Scientist

September 27, 2013
Date



Pamela A. Lemme, P.E.
Project Manager

September 27, 2013
Date

Christian Davies-Venn, PhD, PE, BCEE
QA/QC Reviewer

September 27, 2013
Date

Appendix A

Site Location Map

Appendix B

Site Photographs

Appendix C

Site Diagram

Appendix D

Regulatory Review Report

Appendix E

Sanborn Fire Insurance Maps

Appendix F

Historic Aerial Photographs

Appendix G

Topographic Maps

Appendix H

Telephone Directories