

**Phase I Site Assessment
2251 Sherman Avenue, N.W.
Washington, D.C.**

Prepared for

District of Columbia Department of Health
Environmental Health Administration
Brownfields and Voluntary Cleanup Programs
Washington, D.C.

May 10, 2005

Prepared by

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Executive Summary

A Phase I Site Assessment was conducted for the property located at 2251 Sherman Ave., N.W., Washington, D.C. (the site), in accordance with ASTM Standard E 1527-00; Standard Practice for Environmental Assessments: Phase I Environmental Assessment Process. The scope of the Phase I Site Assessment and methods used to perform it are presented in Sections 1.0 and 2.0, respectively.

The results of this Assessment can be summarized as follows:

- The site consists of approximately 63,614 square feet and is bounded by Sherman Ave., N.W. and Florida Ave., N.W. on the west, an adjacent property owned by Atlantic Plumbing Supply Company on the south, 9th St. N.W. on the east, and a Howard University dormitory tower on the north.
- The site is owned by Howard University and currently is used as a parking lot. There is a small, abandoned, two-story brick structure formerly used as an office building located near the west-central portion of the property fronting on Florida Ave., N.W.
- The primary historical use of the majority of the site was lumber storage and sales (early 1920s – 1970s). Other historical uses of small portions of the site include coal storage (1890s – early 1900s); various automotive activities (wrecking company mid-1930s; locksmith and auto sales 1973; and body shop 1978-1983); cleaning and janitorial supply warehouse (1954-1973); printing shop (1954); and refuse service (late 1970s-early 1980s).
- Available records indicate that no industrial activity appears to have been conducted in the on-site structure. Based on the available information, former occupants of the office building were primarily professionals (lawyers), non-profit and/or social service organizations, and/or individuals.
- Potential on-site environmental concerns identified in this Assessment are the potential presence of an underground storage tank (UST); potential presence of soil and/or ground water contamination as a result of the UST and/or former site uses; and potential presence of asbestos-contaminated materials (ACM), and/or polychlorinated biphenyls (PCBs) associated with electrical equipment, in the former office building.
- Although releases from USTs at several nearby properties have been reported, they are not known to have impacted the site and the potential for significant impairment of the site due to known off-site releases is considered to be low.
- In SCA Associates' opinion, it would be prudent to further assess the potential for on-site soil and/or ground water contamination by performing a Phase II Site Assessment. The Phase II Assessment should include analysis of soil and ground water samples for contaminants typically associated with the former site uses, and determine if a UST is present and if ACM, PCBs, or lead paint is in the building.