

DRAFT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
DISTRICT OF COLUMBIA PROPERTIES
POPLAR POINT, WASHINGTON, D.C.

PREPARED FOR THE
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

NOAA FORM 100-108 (REV. 10-80)

Draft
Phase I Environmental Site Assessment

District of Columbia Properties
Poplar Point, Washington, DC

Prepared for the
National Oceanic and Atmospheric Administration

Prepared by
Ridolfi Engineers Inc.

May 17, 2002

TABLE OF CONTENTS

EXECUTIVE SUMMARY iii

1.0 INTRODUCTION 1

 1.1 Purpose 1

 1.2 Special Terms and Conditions 1

2.0 PROPERTY DESCRIPTION 2

 2.1 Property Locations 2

 2.2 Property and Vicinity Physical Characteristics 2

 2.3 Property Walkover 2

 2.4 Current and Past Uses of the Property 3

 2.5 Utilities and Drainage 3

 2.6 Adjoining Properties 3

 2.7 Recognized Environmental Conditions Observed 4

 2.7.1 Hazardous Substance Containers and Unidentified Substance Containers 4

 2.7.2 Storage Tanks (USTs / ASTs) 4

 2.7.3 PCB Containing Equipment 4

 2.7.4 Waste Generation, Treatment, Storage, and Disposal 4

 2.7.5 Other Property Features 4

3.0 HISTORICAL REVIEW 5

 3.1 Aerial Photographs 5

 3.2 Fire Insurance Maps 5

 3.3 Local Street Directories 5

 3.4 Building Department Records 6

 3.5 Property Tax Files 6

 3.6 Zoning / Land Use Records 6

 3.7 Land Title Records 7

 3.8 Other Historical Sources 7

 3.9 Historical Usage Summary 7

4.0 REGULATORY REVIEW 10

 4.1 Standard Environmental Record Sources, Federal, and State 10

 4.2 Record Reviews and Interviews 12

 4.2.1 Listed Sites 12

 4.2.2 District of Columbia Office of Fire Prevention 12

 4.2.3 District of Columbia Department of Environmental Health 12

5.0 FINDINGS AND CONCLUSIONS 12

6.0 RECOMMENDATIONS 13

7.0 REFERENCES 13

5. **USEPA National Priorities List (NPL), January 29, 2002; 1-mile radius:** The NPL is a list of Superfund sites that qualify for federal funds for remedial action and also appear on the federal CERCLIS list.
6. **USEPA Resource Conservation and Recovery Information System (RCRIS) Treatment Storage and Disposal (TSD) Facilities List, December 1, 2001; 1/2-mile radius:** The RCRIS TSD list includes sites and facilities which transport, store, treat, and/or dispose of hazardous waste as defined by RCRA.
7. **USEPA RCRIS Large Quantity Generators (LQG) and Small Quantity Generators (SQG) List, December 1, 2001; Property and adjoining properties:** The RCRIS Generators list includes sites and facilities which generate hazardous waste as defined by RCRA.
8. **USEPA Emergency Response Notification System (ERNS) List, August 8, 2001; Property only:** The USEPA maintains a list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. The database contains information from spill reports made within the referenced time frame to the USEPA, U.S. Coast Guard, and State agencies.
9. **USEPA RCRA Corrective Action (CORRACTS) Facilities List, November 14, 2001; 1-mile radius:** The CORRACTS list includes sites which generate, treat, store, or dispose of hazardous waste and which are currently conducting corrective actions as regulated by RCRA.

Table 3. Federal and state listed sites.

Site Name and Location	Distance and Direction	Name of List
DOI & NPS – Poplar Point Nursery 600 Howard Rd. S.E.	Within Project Study Area	UST
P&P Auto Body 822 Howard Rd. S.E.	Within Project Study Area	RCRIS-SQG, UST
Former Greenwoods Transfer 821 Howard Rd. S.E.	Within Project Study Area	UST
1515 South Capitol St. S.W.	Within Project Study Area	ERNS
B & L Auto 631 Howard Rd.	Within Project Study Area	RCRIS-SQG
Verizon DC Barry Road (12234) 2600 Barry Rd. S.E.	Adjoins Project Study Area to the South	RCRIS-SQG, UST
Star Vending Depot 1107 Good Hope Rd. S.E.	Adjoins Project Study Area to the South	UST
Linens of the Week 1330 Railroad Ave. S.E.	1,000 Feet East of Project Study Area	LUST
Oxford Manor Apartments 2607 Bowden Rd. S.E.	1,600 Feet Southeast of Project Study Area	LUST
St. Elizabeth's Hospital 2700 Martin Luther King Ave.	2,500 Feet Southeast	CERCLIS

EXECUTIVE SUMMARY

The findings of our Phase I Environmental Site Assessment of the Properties owned by the District of Columbia primarily located within the area bounded by South Capitol Street, Firth Sterling Avenue S.E., and Howard Road S.E., in Barry Farms, District of Columbia are summarized as follows:

Findings and Conclusions

Historical and current uses of the Properties appear to be limited to right-of-ways for roads and freeways. Some of the Properties may have been used for residential activities prior to 1949. No structures or buildings appear to have been located on the Properties after 1949, with the exception of block and lot 5864-808. An approximately 10,000 square foot brick building is located near the central portion of 5864-808. The building appears to be associated with the District of Columbia sewer system.

At the time of Ridolfi's observational walkover in early May 2002, the majority of the Properties consisted of freeways, roads, and medians. The medians were characterized by maintained lawns, and occasional trees and brush. Two Properties consisted of vacant land with trees and brush. Scattered surface debris, consisting of paper, plastic, and glass, was observed on the Properties. The scattered surface debris did not appear to represent a recognized environmental condition (REC) in connection with the Project Study Area.

Green Fuel Oil Inc. and an automobile scrap yard were observed in the vicinity of the Properties located near Howard Road S.E. at the time of the observational walkover. The Green Fuel Oil Inc. and automobile scrap yard properties appeared to represent RECs in connection with the Project Study Area due to the presence of potentially hazardous substances and staining on the ground surface.

Ridolfi reviewed state and federal regulatory agency lists of sites of environmental concern. Five sites located within Project Study Area were identified. Each of the five sites represent a REC in connection with the Project Study Area. The remaining sites identified within the specified search radii do not appear to represent RECs in connection with the Project Study Area.

Recommendations

Prior to initiating restoration efforts, additional investigations should be conducted to assess the significance of the five sites of environmental concern located within Project Study Area. In addition, investigations should be completed to assess impacts related to the Green Fuel Oil, Inc. and automobile scrap yard properties.

The summary presented above is general in nature and should not be considered apart from the entire text of the report with all the qualifications and considerations mentioned herein. Details of our findings and conclusions are included in this report.

REPORT PREPARED BY:



Andrew T. Nicholls
Hydrogeologist

REPORT REVIEWED BY:



Colin H. Wagoner, P.E.
Environmental Manager

1.0 INTRODUCTION

Ridolfi Engineers Inc. (Ridolfi) performed a Phase I Environmental Site Assessment (ESA) of twelve properties owned by the District of Columbia primarily located within the area bounded by South Capitol Street, Firth Sterling Avenue S.E., and Howard Road S.E., in Barry Farms, District of Columbia, hereinafter referred to as the Properties.

This Phase I ESA was authorized by Mr. Mike Buchman, of the National Oceanic and Atmospheric Administration (NOAA), and was based on Ridolfi's scope of services outlined in the Phase I Environmental Site Assessment of Poplar Point, Washington D.C., Memorandum dated April 30, 2002. This Phase I ESA is intended to be used solely and exclusively by NOAA. No other party may rely upon Ridolfi's opinions, conclusions or reports unless Ridolfi has agreed to such reliance in writing.

1.1 Purpose

It is Ridolfi's understanding that portions of the Poplar Point area will be used for restoring tidal wetlands, "daylighting" Stickfoot Creek, and restoring creek habitat. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) on the twelve Properties owned by the District of Columbia and to assess the significance of the identified REC(s) relative to the restoration project. A REC is defined by American Society for Testing and Materials (ASTM) Standard Practice 1527-00 as;

...the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. Recognized environmental conditions are not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

*For the purposes of this Phase I ESA, a hazardous substance is a substance as defined in the ASTM Standard E 1527-00.

1.2 Special Terms and Conditions

This Phase I ESA was conducted in general accordance with portions of the ASTM Standard on Environmental Site Assessments for Commercial Real Estate designation E 1527-00, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM, 2000). This Phase I ESA was not performed to satisfy the requirements to qualify for the innocent landowner defense to Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability. This Phase I ESA does not address the non-scope considerations as defined by Section 12 of ASTM E 1527-00.

2.0 PROPERTY DESCRIPTION

The following is a description of the Properties and observed uses and conditions. Additionally, RECs identified during the Property walkovers are also described.

2.1 Property Locations

The portion of Poplar Point that will be used for the restoration project, hereinafter referred to as the Project Study Area, consists of two sections (Section One and Two), which are depicted in the Project Study Area Location Diagram (Figure 1). Section One is primarily bounded by Anacostia Drive to the north, by Howard Rd. S.E. to the south, by southbound Interstate 295 to the south, and by South Capitol Street S.E. to the west. Section Two is bounded on the north by Section One and to the east by the Eleventh Street Bridge. The southern boundary runs along southbound Interstate 295 and Suitland Parkway. South Capitol Street S.E. and the Anacostia River form the western boundaries. The Properties assessed during this Phase I ESA are located within Section Two and are depicted in the District of Columbia Properties Locations Diagram (Figure 2). The majority of the twelve Properties are located near the intersection of Howard Road S.E. and Suitland Parkway.

2.2 Property and Vicinity Physical Characteristics

According to the 1994 United States Geological Survey (USGS) Alexandria Quadrangle 7.5 Minute Series topographic map, the Project Study Area, including the Properties, is at an elevation of between 5 and 15 feet above mean sea level (MSL). The Project Study Area is relatively flat. The Project Study Area is bounded to the north by the Anacostia River. The Anacostia River flows towards the west and connects with the Potomac River approximately 6,500 feet southwest of the Project Study Area. The Anocostia River is tidally influenced in the vicinity of the Project Study Area.

2.3 Property Walkover

On May 6 through 9, 2002 Mr. Andrew T. Nicholls of Ridolfi conducted an observational walkover of the Properties and recorded Property conditions, features, and RECs observed. Photographs taken during the walkover, which illustrate observed Property conditions and surrounding areas, are contained in Appendix A.

At the time of the Property walkovers, the majority of the Properties consisted of freeways, roads, and medians. The medians were characterized by maintained lawns, and occasional trees and brush. Scattered surface debris, consisting of paper, plastic, and glass, was observed on the Properties. The scattered surface debris did not appear to represent a REC in connection with the Project Study Area.

Properties 5860-938 and 5860-960 (identified here by block and lot numbers) were accessed from a gate located near the intersection of Howard Road S.E. and Suitland Parkway. A paved driveway was observed running from Howard Road S.E. towards the north on the property that adjoined 5860-938 to the east. No buildings or structures were observed on Properties 5860-938 and 5860-960 at the time of the walkover. Thick low-lying vegetation was present, which limited Ridolfi's ability to view the ground surface in some areas. Properties 5860-938 and 5860-960 consisted of vacant land with trees and brush. Scattered surface debris, consisting of plastic, glass, and paper was observed along the western and southern portions of

these Properties. The surface debris did not appear to represent a REC in connection with the Project Study Area.

Property 5864-808 consisted of a fenced in triangular shaped parcel located near the intersection of Barry Road S.E. and Firth Sterling Avenue S.E. An approximately 10,000 square foot brick building was located near the central portion of the Property. The building appeared to be associated with the District of Columbia sewer system.

2.4 Current and Past Uses of the Property

The current operations at the Property were determined during the walkover and through discussions with Mr. Buchman. At the time of Ridolfi's observational walkover, the Properties were primarily used for freeways, roads, and right-of-ways. Historical usage of the Properties appears to be limited to roads, right-of-ways, and potential residential activity.

2.5 Utilities and Drainage

During the Property walkover, overhead electrical lines were observed throughout the Properties. The electrical lines appeared to be connected to adjoining properties buildings.

Surface water drainage for the Properties appeared to be through percolation through surficial soils and through storm sewer catch basins. Several storm sewer catch basins were observed on the Properties.

2.6 Adjoining Properties

Adjoining properties were observed from the Property boundaries for evidence of RECs. The Property walkover did not include accessing the adjoining properties. Ridolfi was unable to view portions of adjoining properties due to structural obstacles and other obstacles such as fences and vegetation.

Properties 5860-938 and 5860-960 are adjoined to the north by vacant wooded land associated with a former tree farm. 5860-938 is also adjoined to the east by vacant wooded land associated with the former tree farm.

Green Fuel Oil Inc. is located approximately 140 feet east of 5860-938. Five above ground storage tanks (ASTs) and several fuel trucks were observed on the Green Fuel Oil Inc. property. Staining was observed on the one of the ASTs and on the ground surface beneath the AST. The ASTs, staining, and fuel trucks observed on the Green Fuel Oil Inc. property appeared to represent a REC in connection with the Project Study Area.

An automobile scrap yard and a trailer storage yard adjoin 5861-943, 5861-942, and 5861-950 to the northeast. Several scrap automobiles, automobile parts, and debris were observed on the automobile scrap yard property. Staining was observed on the ground surface near some of the debris located on the scrap yard property. The staining and scrap automobiles represented a REC in connection with the Project Study Area.

The District of Columbia Poplar Point Sewer Pumping Station adjoins 5861-945 to the west.

Property 5864-808 is adjoined to the north and east, across Barry Road S.E., by Southwest Distribution Inc. Vacant wooded land and freeways adjoined the Property to the east and south.

2.7 Recognized Environmental Conditions Observed

During the Property walkover, Ridolfi observed for RECs. Identified RECs are described in the following sections.

2.7.1 Hazardous Substance Containers and Unidentified Substance Containers

At the time of Ridolfi's observational walkover, no hazardous substance containers or unidentified substance containers were observed on the Properties.

2.7.2 Storage Tanks (USTs / ASTs)

At the time of Ridolfi's observational walkover no evidence of underground storage tanks (USTs), such as vent and fill pipes and concrete pads, were observed on the Properties. Five ASTs and several fuel trucks were observed on the Green Fuel Oil Inc. property located approximately 140 feet east of Property 5860-938. The five ASTs consisted of two diesel fuel ASTs, one kerosene AST, one Duralane AST, and one gasoline AST. Staining was observed on the Duralane AST and on the ground surface beneath the AST. The ASTs, staining, and fuel trucks observed on the Green Fuel Oil Inc. property appeared to represent a REC in connection with the Project Study Area.

2.7.3 PCB Containing Equipment

Three pole mounted electrical transformers were observed near the northern portion of 5864-808. No signs of staining were observed on the transformers or on the ground surface below the transformers. The transformers did not appear to represent RECs in connection with the Project Study Area.

Five pad-mounted electrical transformers were observed near the northern portion of the District of Columbia Poplar Point Sanitary Sewer Pump Station, which adjoins 5861-945 to the west. No signs of staining were observed on the transformers or on the ground surface beneath the transformers. The transformers did not appear to represent a RECs in connection with the Project Study Area.

2.7.4 Waste Generation, Treatment, Storage, and Disposal

During Ridolfi's property walkover, waste generation, treatment, storage and disposal was not observed at the Properties with the exception of scattered debris, consisting of plastic, glass, paper, and other litter. The scattered debris did not represent a REC in connection with the Project Study Area.

2.7.5 Other Property Features

No other RECs were identified during Ridolfi's walkover.

3.0 HISTORICAL REVIEW

Ridolfi conducted a review of the history of use of the Properties at intervals from the present back to the first obvious developed use of the Property or back to 1940, whichever was earlier. Data failures encountered, as defined by ASTM, are described under each appropriate standard historical source. ASTM requires review of only as many of the standard historical sources as are necessary and both reasonably ascertainable and likely to be useful. Listed below is a description of ASTM standard historical sources. A summary table of the obtained information, an indication of whether the sources were reviewed, and the dates of available/reviewed records is included at the end of this section, as well as identified RECs.

3.1 Aerial Photographs

Aerial photographs are taken from an aerial platform at altitudes which allow identification of development and activities. Review of aerial photography is often useful in identifying property features including building location and size, land usage, and potential RECs such as exposed soils, mounding, debris deposition, etc. It should be noted, the quality and scale of the aerial photographs limited Ridolfi's ability to make detailed observations and conclusions concerning historical uses of the Property and adjoining properties.

Ridolfi reviewed aerial photographs of the Properties and surrounding area, dated 1957, 1970, 1980, and 1988, which were obtained from Environmental Data Resources, Inc. (EDR). The aerial photographs obtained from EDR are contained in Appendix B. Ridolfi reviewed aerial photographs dated 1918, 1942-43, 1949, 1955, 1957, 1959, 1963, 1973, 1978, 1985, 1990, 1994, and 2000, which were obtained from NOAA. The aerial photographs are described in Table 2. The 1918 aerial photograph was of poor quality, and no detailed observation of the Properties could be made. The 2000 aerial photograph depicting the Property and surrounding areas was used as a base map for the District of Columbia Properties Locations Diagram shown on Figure 2.

3.2 Fire Insurance Maps

Fire insurance maps are produced by private companies and indicate uses of properties at specified dates. Fire insurance maps were created to document fire prevention hazards for urban areas. Sanborn Fire Insurance Maps typically indicate type of building materials and property usage. Often, the maps also include UST, AST, and flammable material storage locations.

Ridolfi reviewed Sanborn Maps of the Properties and surrounding areas, dated 1927, 1960, 1977, 1985, 1989, 1990, 1992, and 1995, which were obtained from EDR. The Sanborn Maps are described in Table 1. A copy of EDR's Sanborn Map Report is contained in Appendix C.

3.3 Local Street Directories

Local street directories are published by public and private sources and show occupancy and/or use of properties by reference to street address. Due to the lack of addresses, street directory information was not available for the Properties, with the exception of 5860-938 and 5864-808. Ridolfi contacted EDR to obtain Bressor's Street Directory information for 5860-938 and 5864-808. To date, Ridolfi has not received the Bressor's Street Directory information for the Properties. Upon receipt and review of the information, Ridolfi will forward pertinent information on to NOAA.

3.4 Building Department Records

Building Department records are maintained by the local government. These records indicate permission of the local government to construct, alter, or demolish improvements on a specified property. Frequently, information regarding installation and/or removal of USTs, municipal sewer and water connection dates and natural gas or electrical service installation is contained in these records.

Ridolfi did not review building department records for the Properties because information regarding the history of the Properties was obtained from other historical sources.

3.5 Property Tax Files

Property tax files are maintained for property tax purposes by the local jurisdiction where the Property is located and may include records of past ownership, appraisals, maps, sketches, photographs, or other information pertaining to the Property. Ridolfi reviewed tax information obtained from the District of Columbia Recorder of Deeds Office. Each Property was listed as vacant land owned by the District of Columbia. Information contained in the tax records are summarized in Table 1. The tax files are included in Appendix E.

Table 1. Tax information summary.

Property Block and Lot Number	Address	Use Code	Land Area (square feet)
5860-0938	600 Howard Rd. S.E.	Special Purpose – Misc.	40,673
5860-0960	S.E.	Vacant – True	33,868
5861-0942	Howard Rd. S.E.	Vacant – True	10,317
5861-0943	Howard Rd. S.E.	Vacant – True	31,020
5861-0944	Howard Rd. S.E.	Vacant – True	27,870
5861-0945	Howard Rd. S.E.	Vacant – True	8,246
5861-0950	Howard Rd. S.E.	Vacant – True	30,159
5861-0952	Howard Rd. S.E.	Vacant – True	25,513
5861-0956	Howard Rd. S.E.	Vacant – True	714
5862-0921	Sumner Rd. S.E.	Vacant – True	42,849
5862-0954	Howard Rd. S.E.	Vacant – False Abutting	28,563
5864-0808	2637 Barry Rd. S.E.	Public Service	9,764

3.6 Zoning / Land Use Records

Zoning ordinances, enacted by the local government, indicate the uses permitted by the local government in particular zones within the limits of its jurisdiction. Zoning/land use records are maintained by various local government offices such as the Planning Department or Commission. Land use information for each Property was obtained from the District of Columbia Recorder of Deeds Office. The land use designation for each Property is listed in Table 1.

3.7 Land Title Records

Land title records include records of fee ownership, leases, land contracts, easements, liens, and other encumbrances on or of the Property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the Property is located. Typically, these records are maintained by the municipal or county recorder or clerk. Information about the title to the Property that is recorded in any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the Property is located, are not considered part of the recorded land title record.

Ridolfi did not review land title records for the Property because information regarding the history of the Property was obtained from other historical sources, and because typically land title records provide information regarding ownership but not use.

3.8 Other Historical Sources

The term "other historical sources" refers to any source or sources other than standard historical sources that are credible to a reasonable person and that identify past uses of the property. This category includes miscellaneous maps, newspaper archives, and records or personal knowledge of the Property owner or occupants.

Ridolfi reviewed USGS Alexandria Quadrangle Topographic Maps dated 1956, 1965, 1971 (photorevised from 1965), 1972 (photorevised from 1965), 1979 (photorevised from 1965), 1983 (photorevised from 1965), and 1994. The findings of Ridolfi's review of the topographic maps are summarized in Table 2. Copies of the topographic maps are contained in Appendix F.

3.9 Historical Usage Summary

The following table presents a summary of historical usage of the Property based on the information collected from the sources outlined above.

Table 2. Historical usage summary.

Year	Use / Comment	Source
1927	Three small structures located on 5861-945. One small structure located near northern portion of 5861-942. Five small structures depicted on 5864-808. Remaining Properties are vacant.	Sanborn Map
1942-1943	Photograph is relatively unclear. Majority of Properties are wooded land. Small rectangular object located near boundary between 5861-942 and 5861-950. Potential objects located on 5860-938 and 5860-960. Two structures located near boundary between 5961-950 and 5861-952. 5864-808 is located outside of the coverage area of the photograph.	Aerial Photograph
1949	The majority of Properties are cleared for the construction of freeways. 5861-950, 5861-952, 5861-954, and 5861-956 are vacant wooded land. 5864-808 is located outside of the coverage area of the photograph.	Aerial Photograph
1955	5860-938 and 5860-960 are vacant land. Remaining Properties are primarily freeway and medians. 5864-808 is located outside of the coverage area of the photograph.	Aerial Photograph

Table 2. Historical usage summary. (continued)

Year	Use / Comment	Source
1956	5860-938, 5860-960, and 5864-808 are vacant land. Remaining Properties are primarily freeway and medians.	Topographic Map
1957	5860-938, 5860-960, and 5864-808 are vacant land. Remaining Properties are primarily freeway and medians.	Aerial Photograph
1959	5860-938 and 5860-960 are vacant land. Remaining Properties are primarily freeway and medians. 5864-808 is located outside of the coverage area of the photograph.	Aerial Photograph
1960	5860-938, 5860-960, and 5864-808 are vacant land. Remaining Properties are primarily freeway and medians.	Sanborn Map
1963	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Aerial Photograph
1965	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Topographic Map
1970	5860-938 and 5860-960 are vacant land with vehicles located near the northern portion of the Properties. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Aerial Photograph
1971, 1972	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Topographic Maps
1973	5860-938 and 5860-960 are vacant land with vehicles located near the northern portion of the Properties. Remaining Properties are primarily freeway and medians. 5864-808 is located outside of the coverage area of the photograph.	Aerial Photograph
1977	5860-938 and 5860-960 are vacant land. Sewage pumping station building located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Sanborn Map
1978	5860-938 and 5860-960 are vacant land with vehicles located near the northern portion of the Properties. Remaining Properties are primarily freeway and medians. Photograph area near 5864-808 is relatively unclear.	Aerial Photograph
1979	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Topographic Map

Table 2. Historical usage summary. (continued)

Year	Use / Comment	Source
1980	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Aerial Photograph
1983	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Topographic Map
1985	5860-938 and 5860-960 are vacant land with vehicles located near the northern portion of the Properties. Remaining Properties are primarily freeway and medians. 5864-808 is located outside of the coverage area of the photograph. 5860-938 and 5860-960 are vacant land. Sewage pumping station building located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Aerial Photograph Sanborn Map
1988	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Aerial Photograph
1989	5860-938 and 5860-960 are vacant land. Sewage pumping station building located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Sanborn Map
1990	5860-938 and 5860-960 are vacant land. Small square object located near northern portion of 5860-938 and 5860-960. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Small rectangular object located near northern portion of 5864-808. Remaining Properties are primarily freeway and medians. 5860-938 and 5860-960 are vacant land. Sewage pumping station building located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Aerial Photograph Sanborn Map
1992	5860-938 and 5860-960 are vacant land. Sewage pumping station building located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Sanborn Map
1994	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians. 5860-938, 5860-960, and 5864-808 are vacant land. Remaining Properties are primarily freeway and medians.	Aerial Photograph Topographic Map
1995	5860-938 and 5860-960 are vacant land. Sewage pumping station building located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Sanborn Map

Table 2. Historical usage summary. (continued)

Year	Use / Comment	Source
2000	5860-938 and 5860-960 are vacant land. Square building (similar to shape and orientation of current Property building) located near central portion of 5864-808. Remaining Properties are primarily freeway and medians.	Aerial Photograph

Intervals of 5 years or greater in reasonably ascertainable Standard Historical Sources were identified during our historical records review for the following periods: 1927 to 1942, 1943 to 1949, 1949 to 1955, 1965 to 1970, and 1995 to 2000. Although intervals greater than 5 years were identified, there is no indication that the use of the Property changed during those intervals.

4.0 REGULATORY REVIEW

4.1 Standard Environmental Record Sources, Federal, and State

The following state and federal regulatory agency lists were reviewed by EDR to identify regulated and/or environmentally impacted sites within the specified search radii of the project study area. A copy of EDR's Radius Map report, is contained in Appendix D. Sites found on these lists are identified on the table included at the end of this section (Table 3). Several sites located across the Anacostia River from the Project Study Area were identified within the specified search radii. Because the Anacostia River is believed to represent a hydraulic barrier between those sites and the Project Study Area, the sites identified across the Anacostia River do not represent RECs in connection with the Project Study Area, and are therefore not included in Table 3. ASTM Standard E 1527-00 indicates that a State hazardous waste sites (SHWS) list, equivalent to the United States Environmental Protection Agency (USEPA) Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Sites list, should be reviewed to identify hazardous waste sites located within a 1-mile radius of the Properties. The District of Columbia does not maintain a SHWS list, therefore, the USEPA CERCLIS list was used to identify such sites.

1. **District of Columbia Department of Consumer and Regulatory Affairs Solid Waste Facility/Landfill (SWF/LF) Database, January 2, 2002; 1/2-mile radius:** The SWF/LF Database contains an inventory of active and inactive solid waste disposal facilities or landfills throughout the District of Columbia.
2. **District of Columbia Leaking Underground Storage Tank (LUST) Cases, June 2, 2002; 1/2-mile radius:** This list contains an inventory of reported LUST incidents.
3. **District of Columbia USTs Database, June 25, 2001; properties and adjoining:** This database contains USTs in the District of Columbia that are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA).
4. **USEPA CERCLIS Sites, November 21, 2001; 1/2-mile radius:** The CERCLIS list is a compilation by the USEPA of sites under investigation for potential contamination under CERCLA, also known as Superfund.

5. **USEPA National Priorities List (NPL), January 29, 2002; 1-mile radius:** The NPL is a list of Superfund sites that qualify for federal funds for remedial action and also appear on the federal CERCLIS list.
6. **USEPA Resource Conservation and Recovery Information System (RCRIS) Treatment Storage and Disposal (TSD) Facilities List, December 1, 2001; 1/2-mile radius:** The RCRIS TSD list includes sites and facilities which transport, store, treat, and/or dispose of hazardous waste as defined by RCRA.
7. **USEPA RCRIS Large Quantity Generators (LQG) and Small Quantity Generators (SQG) List, December 1, 2001; Property and adjoining properties:** The RCRIS Generators list includes sites and facilities which generate hazardous waste as defined by RCRA.
8. **USEPA Emergency Response Notification System (ERNS) List, August 8, 2001; Property only:** The USEPA maintains a list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. The database contains information from spill reports made within the referenced time frame to the USEPA, U.S. Coast Guard, and State agencies.
9. **USEPA RCRA Corrective Action (CORRACTS) Facilities List, November 14, 2001; 1-mile radius:** The CORRACTS list includes sites which generate, treat, store, or dispose of hazardous waste and which are currently conducting corrective actions as regulated by RCRA.

Table 3. Federal and state listed sites.

Site Name and Location	Distance and Direction	Name of List
DOI & NPS – Poplar Point Nursery 600 Howard Rd. S.E.	Within Project Study Area	UST
P&P Auto Body 822 Howard Rd. S.E.	Within Project Study Area	RCRIS-SQG, UST
Former Greenwoods Transfer 821 Howard Rd. S.E.	Within Project Study Area	UST
1515 South Capitol St. S.W.	Within Project Study Area	ERNS
B & L Auto 631 Howard Rd.	Within Project Study Area	RCRIS-SQG
Verizon DC Barry Road (12234) 2600 Barry Rd. S.E.	Adjoins Project Study Area to the South	RCRIS-SQG, UST
Star Vending Depot 1107 Good Hope Rd. S.E.	Adjoins Project Study Area to the South	UST
Linens of the Week 1330 Railroad Ave. S.E.	1,000 Feet East of Project Study Area	LUST
Oxford Manor Apartments 2607 Bowden Rd. S.E.	1,600 Feet Southeast of Project Study Area	LUST
St. Elizabeth's Hospital 2700 Martin Luther King Ave.	2,500 Feet Southeast	CERLIS

4.2 Record Reviews and Interviews

4.2.1 Listed Sites

Each of the sites identified within the Project Study Area (DOI & NPS – Polar Point Nursery, P&P Auto Body, Former Greenwoods Transfer, 1515 South Capitol Street S.W., and B&L Auto) represent RECs in connection with the Project Study Area. Information contained in EDR's proprietary historical database indicated that the B&L Auto site was listed as a gasoline and service station in 1950, 1960, and 1964. The remaining sites identified within the specified search radii do not appear to represent RECs in connection with the Project Study Area due to their regulatory status and distance and direction from the Project Study Area.

4.2.2 District of Columbia Office of Fire Prevention

Ridolfi contacted personnel from the District of Columbia Office of Fire Prevention to request information related to ASTs, USTs, or other environmental concerns associated with the Properties. Personnel from the Office of Fire Prevention are reviewing files for the Properties, and plan to send the available information to Ridolfi. Upon receipt and review of the information, Ridolfi will forward pertinent information on to NOAA.

4.2.3 District of Columbia Department of Environmental Health

Ridolfi contacted personnel from the District of Columbia Department of Environmental Health to request information related to ASTs, USTs, water wells, or other environmental concerns associated with the Properties. Personnel from District of Columbia Department of Environmental Health are reviewing files for the Properties, and plan to send the available information to Ridolfi. Upon receipt and review of the information, Ridolfi will forward pertinent information on to NOAA.

5.0 FINDINGS AND CONCLUSIONS

Ridolfi performed a Phase I Environmental Site Assessment of the Properties owned by the District of Columbia primarily located within the area bounded by South Capitol Street, Firth Sterling Avenue S.E., and Howard Road S.E., in Barry Farms, District of Columbia in general conformance with Ridolfi's Scope of Services and ASTM Practice E 1527-00.

Historical uses of the Properties appear to be limited to residential activity and right-of-ways for roads and freeways. Some structures may have been located on some of the Properties prior to the construction of the roads and freeways in approximately 1949. No structures or buildings appear to have been located on the Properties after 1949, with the exception of 5864-808. An approximately 10,000 square feet brick building is located near the central portion of 5864-808. The brick building appears to be associated with the District of Columbia sewer system. The remaining Properties are currently being used as vacant land and right-of-ways for roads and freeways.

At the time of Ridolfi's observational walkover, the majority of the Properties consisted of freeways, roads, and medians. The medians were characterized by maintained lawns, and occasional trees and brush. Properties 5860-938 and 5860-960 consisted of vacant land with trees and brush. Scattered surface debris, consisting of paper, plastic, and glass, was observed

on the Properties. The scattered surface debris did not appear to represent RECs in connection with the Project Study Area.

Green Fuel Oil Inc. and an automobile scrap yard were observed in the vicinity of the Properties at the time of the observational walkover. The Green Fuel Oil Inc. and automobile scrap yard properties appeared to represent RECs in connection with the Project Study Area due to the presence of staining on the ground surface and potential hazardous substances.

A review of state and federal regulatory agency lists of regulated and/or environmentally impacted sites identified five sites located within Project Study Area (DOI & NPS – Polar Point Nursery, P&P Auto Body, Former Greenwoods Transfer, 1515 South Capitol Street S.W., and B&L Auto). Each of the five sites represent a REC in connection with the Project Study Area. Other sites were located within the specified search radii. Based on the distance from the Property and the regulatory status of the sites, the sites do not appear to represent RECs in connection with the Property.

6.0 RECOMMENDATIONS

Prior to initiating restoration efforts, additional investigations should be conducted to assess the significance of the five sites of environmental concern identified within Project Study Area (Table 3). In addition, investigations should be completed to assess impacts related to the Green Fuel Oil, Inc. and automobile scrap yard properties.


7.0 REFERENCES

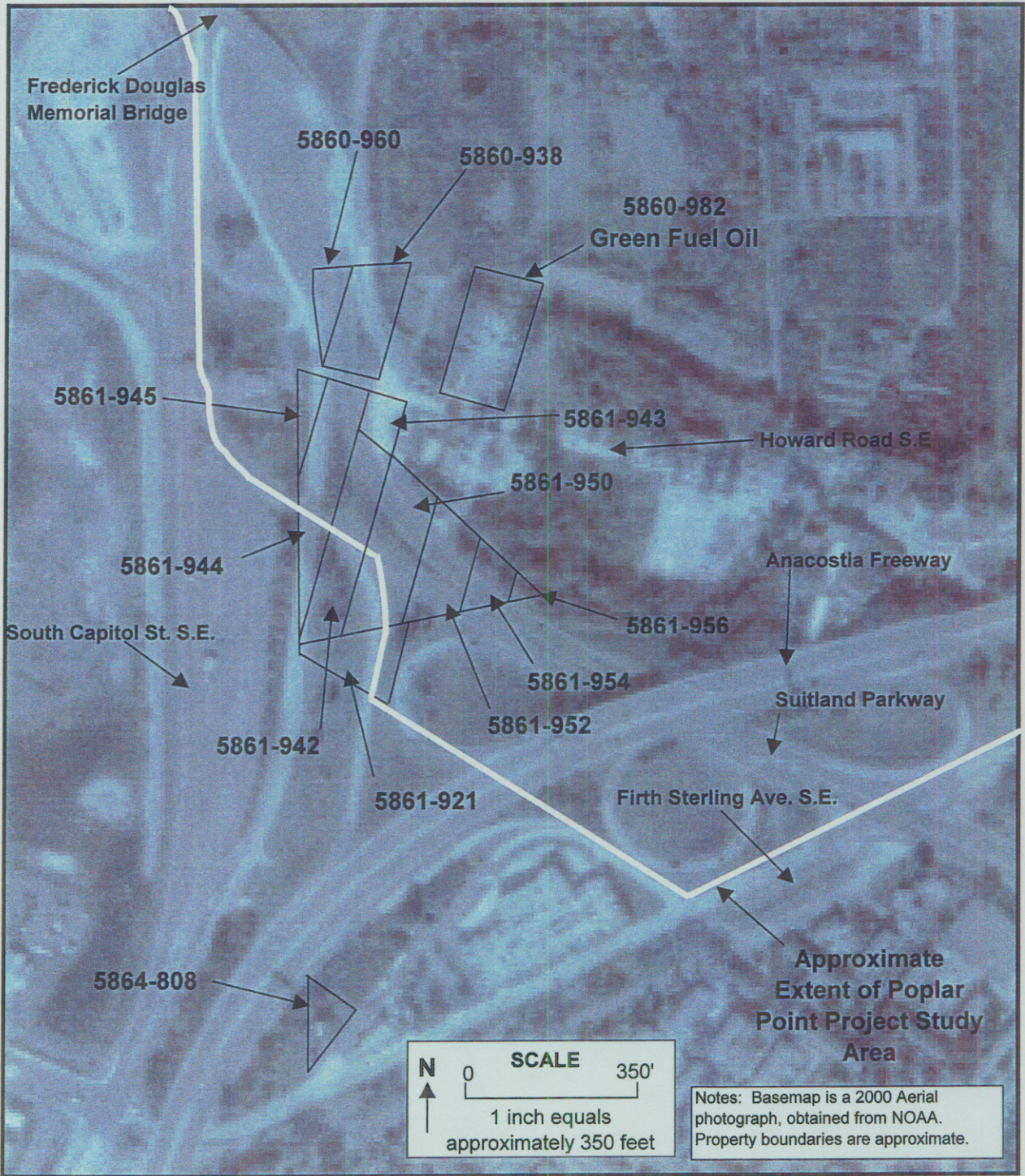
American Society for Testing and Materials (ASTM). 2000. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation 1527-00.


FIGURES



Notes: Basemap was obtained from www.mapquest.com. Project Study Area boundaries are approximate.

 RIDOLFI ENGINEERS Inc.	Phase I ESA District of Columbia Properties Poplar Point, Washington, DC	16-May-02	Figure 1
	Prepared for National Oceanic and Atmospheric Administration	Project Study Area Location Diagram	



 RIDOLFI ENGINEERS Inc.	Phase I ESA District of Columbia Properties Poplar Point, Washington, DC	13-May-02	Figure 2
	Prepared for National Oceanic and Atmospheric Administration	District of Columbia Properties Locations Diagram	

APPENDIX A
Photographs



Photo 1: Overview of southern portions of 5860-960 and 5860-938, facing north. Note: Frederick Douglas Memorial Bridge on left side of photograph.

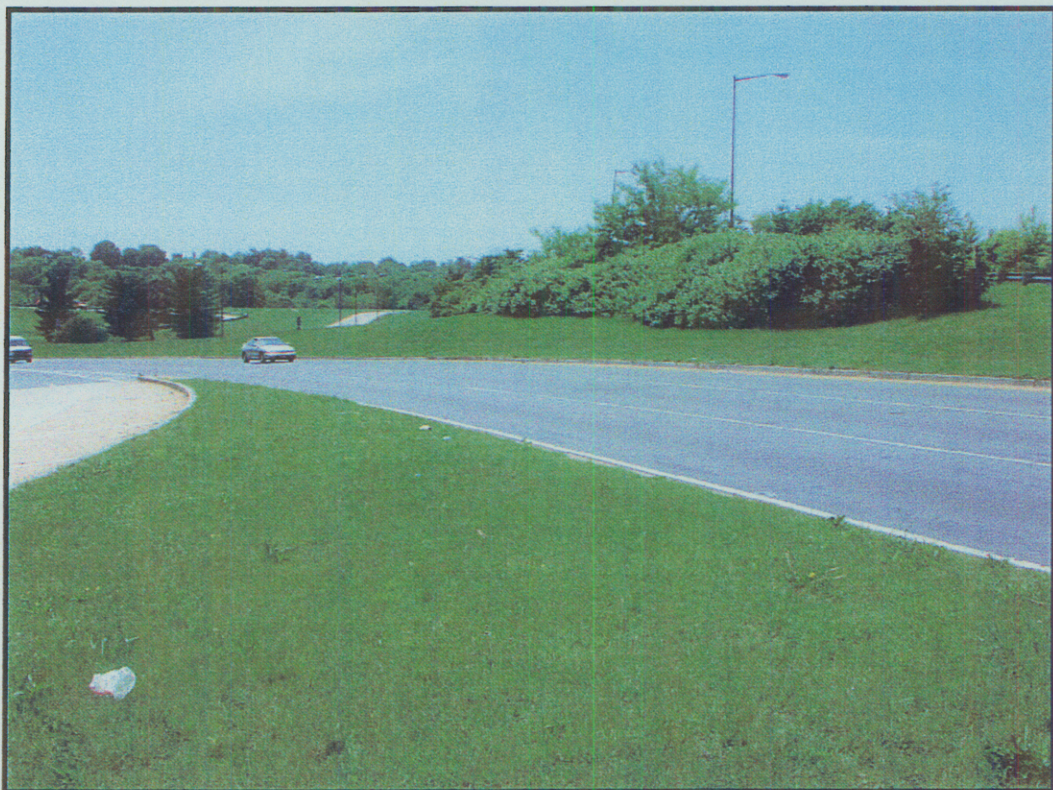


Photo 2: Overview of northern portions of 5861-942, 5861-943, 5861-944, and 5861-945, facing southwest. Note: Suitland Parkway on central portion of photograph.



Photo 3: Overview of the southern portions of 5861-942, 5861-943, 5861-944, and 5861-945, facing northeast. Note: Suitland Parkway in central portion of photograph.



Photo 4: Overview 5861-956, 5861-954, and 5861-952, facing east.



Photo 5: Overview of 5864-808, facing northeast. Note: pole mounted transformers on top right portion of photograph.



Photo 6: View down Howard Road S.E. from Suitland Parkway, facing southeast. Note: Green Fuel Oil, Inc. on left side of photograph and automobile scrap yard on right side of photograph.



Photo 7: Fuel trucks located on southern portion of Green Fuel Oil, Inc. property, facing northeast. Note: diesel fuel AST on left side of photograph.



Photo 8: ASTs located near central portion of Green Fuel Oil, Inc. property, facing southwest.



Photo 9: Overview of automobile scrap yard located near southeast corner of Howard Road S.E. and Suitland Parkway, facing southeast.



Photo 10: District of Columbia Poplar Point Sewage Pumping Station, facing west.