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Engineering & Environmental Solutions

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Phase I Environmental Site Assessment Report

212 & 218 N. Dillard
Street



Located at:

212 & 218 N. Dillard St.
Durham, Durham County, North Carolina

Prepared for:

City of Durham
c/o Summer Alston
Dillard Howard Venture, LLC
c/o Scott Harmon
James M. Rogalski & Susana L. Dancy

Report Date: October 9, 2015 MAA
Job #: 000C1007.00 Task 40010



Prepared By:
Mid-Atlantic Associates, Inc.

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212 & 218 N. Dillard Street Durham, Durham County, NC

1.0 Executive Summary

Mid-Atlantic Associates, Inc. (Mid-Atlantic) has performed a Phase I Environmental Site Assessment (PESA) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-13 at the two parcels located at 212 & 218 N. Dillard Street in Durham, Durham County, North Carolina (the “subject site”). The subject site is located near the intersection of Holloway Street and N. Dillard Street. Site maps showing the location and layout of the subject site are provided in **Appendix 15.1** and **Appendix 15.2**.

The subject site is located in a generally commercial and residential area and is zoned Vacant Commercial by the City of Durham Planning Department. The subject site is comprised of two parcels that total approximately 1.54 acres of land according to the Durham County Tax Administration (Tax Office). At the time of site inspection, both the 212 & 218 N. Dillard tracts were vacant.

According to interview information, the current property co-owner for the 218 N. Dillard tract, Mr. Scott Harmon, purchased the property in 2008. The site was previously used for residential purposes and as a filling station. The current property owner for the 212 N. Dillard tract, Ms. Susana Dancy, purchased the property in 2008 and noted that the site was formerly used for residential purposes.

Mid-Atlantic has performed this PESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 and 40 CFR Part 312. Any exceptions to, or deletions from, these practices are described in **Section 2.4** and **Section 11.0** of this report. This assessment has revealed no evidence of RECs in connection with the subject site except for the following:

- The former use of the 218 N. Dillard tract as a gas station;
- The presence of one UST currently located on the southern portion of the 218 N. Dillard tract; and
- The possible presence of a heating oil tank located on the central portion of the 212 N. Dillard tract

40 CFR Part 112 requires environmental professionals to consider the information collected during performance of this PESA and render an opinion as to whether additional investigation is required to detect contamination. Based on information currently available for the subject site, it is our opinion that additional investigation would be necessary to determine if the site has been adversely impacted by on-site and/or off-site operations.