



Mid Atlantic
Engineering & Environmental Solutions

409 Rogers View Court
Raleigh, NC 27610
office 919.250.9918
facsimile 919.250.9950

MAAONLINE.COM



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Angier Avenue Baptist Church
2101 Angier Avenue and adjacent parcels
Durham, North Carolina

PREPARED FOR (USER):

Self-Help Ventures Fund
Attn: Director of Real Estate
P.O. Box 3619
Durham, North Carolina 27702

PREPARED BY:

Mid-Atlantic Associates, Inc.
409 Rogers View Court
Raleigh, North Carolina
919.250.9918
919.250.9950 (fax)
www.MAOnline.com

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Angier Avenue Baptist Church 2101 Angier Avenue and adjacent parcels Durham, North Carolina

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 an assemblage of properties consisting of 2101, 2107 and 2109 Angier Avenue; 2108 and 2110 Ashe Street and 301 South Driver Street in Durham, Durham County, North Carolina (the “subject site”). Site maps showing the location and layout of the subject site are provided in **Appendix 15.1** and **Appendix 15.2**. The assemblage is roughly square in shape and consists of seven individual parcels totaling approximately 1.7 acres according to the Durham County Tax Administration Office (Tax Office). Property data includes:

Parcel	Parcel ID Number	Site Address	Acreage	Zoned
A	0831-19-62-2580	2101 Angier Avenue	0.917	CN
B	0831-15-62-2674	301 S. Driver Street	0.111	CN
C	0831-15-62-3597	2108 Ashe Street	0.166	RU-5
D	0831-15-62-4546	2110 Ashe Street	0.203	RU-5 / CN*
E	0831-19-62-4422	2109 Angier Avenue	0.052	CN
F	0831-19-62-3397	2109 Angier Avenue	0.14	CN
G	0831-19-62-3441	2107 Angier Avenue	0.163	CN

CN = Commercial Neighborhood District

RU-5 = Residential Urban District - 5

* = ~ 90% of Parcel D is zoned RU-5 with the southern portion zoned CN

Three buildings are located on the subject site, including two interconnected buildings on Parcel B and a small building used on Parcel F. The Parcel B buildings include the Sanctuary Building and the Education Building that were completed in 1924 and 1959, respectively. The Durham County Tax Office lists the total square footage of the two Parcel B buildings at 20,796 square feet. The Angier Avenue Baptist Church utilizes the buildings for worship services, ministry, Sunday school classes, daycare services, offices and special events. A commercial kitchen and dining room are located on the first floor of the Education Building. The building on Parcel F, known as “The Cabin”, is infrequently used for events and generally consists of one room used for activities. The Durham County Tax Office lists the building as constructed in 1985 with 864 heated square feet. Additional site improvements include sidewalks, a chain link fence and asphalt surfaced parking areas.

Historically, the subject property was occupied by three or four dwellings in addition to a church and smaller structures. A smaller church, the East Durham M.E. Church, and four dwellings plus related outbuildings are shown in the earliest historical map (1913) reviewed during this PESA.

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 presence of former dry cleaning operations on the west adjacent property, across South Driver Street, and the potential for former dry-cleaning operations on a second adjacent property located south of the subject site across Angier Avenue; and
- The presence of former commercial printing operations on an adjacent property located to south of the subject site across Angier Avenue.

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 warranted 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 historical/current industrial operation on adjacent/nearby properties.