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## Phase I Environmental Site Assessment Report

### Lakewood Shopping Center



**Location:**

Three parcels located at:  
2020 Chapel Hill Road,  
1901 Jersey Street, and  
1801 Burke Street,  
Durham, Durham County,  
North Carolina

**Prepared for (User):**

City of Durham Brownfield Assessment  
Program

c/o Ms. Ann Woodard  
2050 Chapel Hill Road  
Durham, North Carolina 27707

Report Date: May 11, 2016  
MAA Job #: 000C1007.00,  
Task 40060

Prepared By:  
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**Lakewood Shopping Center**  
**2020 Chapel Hill Road, 1901 Jersey Avenue, and 1801 Burke Street**  
**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 E1527-13 at the parcels located at 2020 Chapel Hill Road (individually referred to as Parcel A), 1901 Jersey Avenue (Parcel B), and 1801 Burke Street (Parcel C) in Durham, Durham County, North Carolina (collectively referred to as the “subject site”). The subject site is located approximately 0.2 miles to the north of the intersection of Chapel Hill Road and Jersey Avenue. Site maps showing the location and layout of the subject site are provided in **Appendix 15.1** and **Appendix 15.2**.

A single/two story multi-tenant commercial building and a small stand-alone hot dog shop are situated on Parcel A and Parcel B, which are 6.861 and 2.419 acres, respectively. Parcel C is developed as a parking lot (1.102 acres). They are recorded as Durham County Parcel ID Numbers 0821-13-14-4978 (Parcel A), 0821-09-15-2258 (Parcel B), and 0821-09-15-6117 (Parcel C). The eight-tenant building is approximately 79,779 square-feet (it is unclear if the square footage of the stand-alone hot dog stand is included in this total) according to the Durham County Department of Revenue. The building is currently occupied by Makin’ Choices, Inc. (Community/Behavioral Health provider for impaired adults), Belle Amour Beauty Salon, and Pop-Up Thrift Store. There are four spaces that are currently vacant, and one additional space that will be occupied in approximately two weeks by a Hispanic Center, according to the information from our site visit and the city directories.

Land use at the subject site has been confirmed by aerial photography back to 1937, when the subject site was undeveloped and wooded. Aerial photographs from 1961 and more recently show the current building located on the subject location. The Durham County Department of Revenue lists the construction date as 1959.

Mid-Atlantic has performed this PESA in general conformance with the scope and limitations of ASTM Practice E1527-13 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 property except for the following:

- The historical operation of a dry-cleaner facility adjacent to the east at 1910 Chapel Hill Road;
- The former operation of a gasoline filling station and radiator repair service (that may have also served as a dry cleaning operation for a brief period of time) approximately 265 feet east of the subject site at 1904 Chapel Hill Road;
- The former operation of a gasoline filling station (that also served as a dry cleaning operation for a brief period of time in approximately 1925) located approximately 600 feet southeast of the subject site at 1929 Chapel Hill Road;
- The current operation of a gasoline filling station located approximately 500 feet southeast of the subject site at 1925 Chapel Hill Road; and
- The former operation of a gasoline filling station located approximately 430 feet southeast of the subject site at 1915/1917 Chapel Hill Road.

40 CFR Part 312 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, it is our opinion that further assessment is warranted to determine if groundwater and/or soil at the subject site has been impacted by the historical operation of the adjacent dry-cleaners and the near-by former filling station and radiator repair service.