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Phase I Environmental Site Assessment Report

Durham Lot 14

Located at:

W. Morgan Street, N. Mangum
Street, and Rigsbee Avenue
Durham, North Carolina 27701

Prepared for (User):

City of Durham
Durham, North Carolina

Report Date: May, 2016 MAA
Job #: 000C1007.00 T40050



Prepared By:

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**1.212 Acre Property
City Lot 14
Durham, Durham County, 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 the property located off of West Morgan Street, North Mangum Street, and Rigsbee Avenue in Durham, Durham County, North Carolina (the “subject site”). The subject site is comprised of 14 adjacent parcels at the following addresses: 105, 109, 111, 115, 117, 121, and 151 West Morgan Street; 411, 413, 415, 417, and 419 North Mangum Street; and 222 and 226 Rigsbee Avenue. The subject site lies south of W. Morgan Street, between the intersections of W. Morgan and N. Mangum Street and W. Morgan and Rigsbee Avenue. 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 developed as a pay to park lot used by surrounding businesses. According to the Durham County Geographic Information Services (GIS), the parcels cover approximately 1.212 acres. The subject site is currently zoned Design District Core (DD-C) by the City of Durham Planning Department.

During the course of this assessment, Mid-Atlantic reviewed historical imagery back to 1902 which shows the subject site as developed with residential dwellings. During the 1920s, the subject site transitioned from a residential area to a commercial property with multiple businesses located on site. The subject site existed as such until the 1970s when the subject site was razed and developed into a paved parking area, as it exists today. 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 historical uses of the majority of the subject site identified in the following table:

Address	Property Use
109 W. Morgan Street	Dry cleaner/Oil company
111 W. Morgan Street	Welding, blacksmith, woodworking, radiator repair
113 W. Morgan Street	Blacksmith
115 W. Morgan Street	Automobile garage
117 W. Morgan Street	Automotive repair, welding, furniture repair, dilapidated building with engines and a boiler
411 N. Mangum Street	Dry cleaner
218/220 Rigsbee Avenue	Farm machinery service
224/226/228 Rigsbee Avenue	Machine shop

- The historical use of 400 N. Mangum Street, east adjacent property, as a fueling service station from 1928 to 1939;
- The historical use of former 421 N. Mangum Street, north adjacent property, as a fueling service station from 1940 to 1958; and
- The historical use of a north adjacent property (formerly 126 W. Morgan Street) as a petroleum fueling station from 1933 to 1937 with two USTs present.

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 warranted to detect contamination. Based on information currently available for the subject site, it is our opinion that additional investigation is warranted to determine if soil and groundwater at the site have been adversely impacted by on-site and/or off-site operations.