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## Phase I Environmental Site Assessment Report

### Durham Police Department



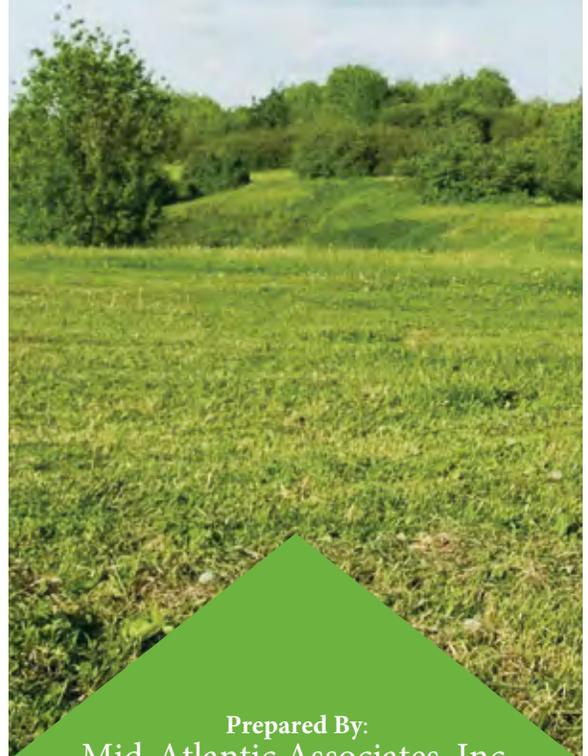
**Located at:**

505 West Chapel Hill Street  
Durham, North Carolina 27701

**Prepared for (User):**

City of Durham  
Durham, North Carolina

Report Date: January 10, 2017  
MAA Job #: 000C1007.00  
T40400



**Prepared By:**

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# 505 West Chapel Hill Street 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 at 505 West Chapel Hill Street in Durham, Durham County, North Carolina (the “subject site”). The subject site lies south of West Chapel Hill Street and north of Jackson Street, between South Duke Street and South Gregson 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 (Parcel ID Number 114577) is developed with a 69,595 square-foot building and paved parking areas. According to the Durham County Geographic Information Services (GIS), the parcel covers approximately 4.087 acres. The subject site is currently zoned Downton Design-Support 1 (DD-S1) by the City of Durham Planning Department.

During the course of this assessment, Mid-Atlantic reviewed historical imagery back to 1913 which shows the subject site as developed with seven residential structures. The 1937 Sanborn map shows a similar layout but also shows a YWCA on the northwest corner of the property. Historical imagery shows that sometime between 1955 and 1964, the current 69,595 square foot building was built on the subject site in the current day configuration.

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:

- Soil and groundwater contamination at the subject site associated with former heating oil USTs (Incident 6084) removed in 1990 and 1991;
- The No Further Action associated with the removal of a 2,000-gallon heating oil UST on December 14, 2005 (Incident 33004) is considered a Historic Recognized Environmental Condition (HREC);
- The Tops Filling Station formerly located at the northeast corner of the subject site and its potential to be contributing to soil and groundwater contamination at the site; and
- The petroleum impacted groundwater on the west adjacent property (Incident 39878) and its potential to impact groundwater at the subject site and result in a vapor intrusion condition for current or future buildings.

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 warranted to determine if the releases on the western adjacent property have adversely-impacted groundwater beneath the subject site. Additional investigation is also warranted to determine if the documented on-site and off-site groundwater contamination has resulted (or has the potential to result) in a vapor intrusion condition for current or future buildings at the site.