



Mid Atlantic
Engineering & Environmental Solutions

EXPERIENCED
CUSTOMER FOCUSED
INNOVATIVE

Phase I Environmental Site Assessment Report

2500-2518
Fayetteville
Street



Located at:

2500-2518 Fayetteville Street
Durham, Durham County, North Carolina
27707

Prepared for (User):

City of Durham
101 City Hall Plaza
Durham, North Carolina

Report Date: June 25, 2019
MAA Job #: 000R2985.00 T30050

Prepared By:
Mid-Atlantic Associates, Inc.

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1.268-Acre Commercial Tract 2500-2518 Fayetteville 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 E 1527-13 at the parcel recorded as Parcel ID Number 0820-08-87-8702 by the Durham County Tax Administration Office. The subject site is located at 2514 Fayetteville 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 subject site is comprised of 1.268 acres and is zoned General Commercial (CG) by the City of Durham Planning Department. The subject site is currently developed with a convenience store, fueling canopy and commercial strip mall. Based on our review of historical documents, the site appears to have been developed with the present-day commercial structures in the late 1970’s and/or early 1980’s. At the time of the site inspection, the subject site was operating as a Handi Mart convenience/retail store (northeast portion of the site) and a commercial strip mall (southeast portion of the site) leased by various commercial tenants including a retail store, catering business, and multiple hair care businesses. Additionally, the current underground storage tanks (USTs) are not currently in use but remain in-place on the northeast portion of the site, adjacent to the Handi Mart convenience/retail store.

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 Recognized Environmental Conditions (RECs) in connection with the subject site, with exception of the following:

- The historical operation and continued presence of two on-site 9,250-gallon gasoline UST systems installed in 1979 and previously used for commercial fueling operations; and
- The historical operation of several former drycleaners at the subject site (2506 and 2510 Fayetteville Street).

This assessment has revealed no evidence of RECs in connection with the adjacent and/or surrounding properties, with exception of the following:

- The historical operation of the east adjacent parcel (2425 Fayetteville Street) as a gasoline service station from 1963 to 1999 and an automotive repair facility from 2002 to 2008;
- The historical operation of the north adjacent parcel (2414 Fayetteville Street) as an automotive repair facility in 1963; and
- The historical operation of the southeast adjacent parcel (2525 Fayetteville Street) as a gasoline station in 1963.

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 investigation is required to determine if the subject site has been adversely impacted by historical onsite and/or offsite sources.