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## Phase I Environmental Site Assessment Report

1.83-Acre  
Undeveloped  
Tract



**Located at:**  
515 West Pettigrew Street  
Durham, Durham County, North Carolina

**Prepared for (User):**  
City of Durham  
101 City Hall Plaza  
Durham, North Carolina

Report Date: March 29, 2019  
MAA Job #: 000R2895.00  
Task 30020

Prepared By:  
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# 1.83-Acre Undeveloped Tract 515 West Pettigrew Street Durham, North Carolina

## 1.0 Executive Summary

Mid-Atlantic Associates, Inc. (Mid-Atlantic) has performed this 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 for the approximately 1.83-acre undeveloped property located at the northeast intersection of Willard Street and Jackson Street in Durham, Durham County, North Carolina. The subject site consists of the southwest portion of existing Parcel ID Number 0821-08-77-6487 and shares an address with the north/northeast adjacent property (515 West Pettigrew Street), which is currently occupied by the Durham Transportation Center. Site maps showing the location and layout of the subject site are provided in **Appendix 15.1** and **Appendix 15.2**.

At the time of the site inspection, the subject site was undeveloped with the western portion serving as a gravel landscaped parking lot. Land use at the subject site was confirmed by historic Sanborn Fire Insurance maps dating back to 1898, when the subject site was developed with several residential structures. The site appears to have been used for residential purposes from at least 1898 until 1950. The southeast portion of the site was then developed with a commercial structure (identified as an optical lab on the 1979 Sanborn Fire Insurance Map) from the mid-1950's until approximately 2002. The western portion of the subject site continued to be used for residential purposes until the early 1970's, when the Downtowner Motor Hotel was constructed on the northwest portion of the subject site and the north/northeast adjacent site. Following demolition of the former on-site structures, the subject site appears to have remained undeveloped since approximately 2005.

Mid-Atlantic has performed this PESA in general conformance with the scope and limitations of ASTM Practice E 1527-05 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. Mid-Atlantic considers the documented groundwater impacts on the adjacent and surrounding upgradient parcels and the potential for future migration of these contaminants to be a business environmental risk.

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 for the subject site, it is our opinion that additional investigation is not warranted at this time.