May 7, 2018

Mr. Tom Wheeler, AIA
Principal
Cox Graae + Spack Architects
2909 M Street, NW
Washington, DC 20007

**Subject:** **Phase I Environmental Site Assessment**
Hearst Park and Pool
3950 37th Street, NW
Washington, DC 20008
Applied Environmental Project No. 2227-18-0101

Dear Mr. Wheeler:

Enclosed is a copy of the *Phase I Environmental Site Assessment (ESA)* for the above-referenced property. Applied Environmental, Inc. appreciates the opportunity to assist you with this project. If you have any questions or comments concerning this site and our conclusions, or need additional information, please feel free to contact the undersigned.

Sincerely,

William J. Mikalik, CPG
Director
Environmental Science and Engineering

Attachment

# Phase I
# Environmental Site Assessment

## Hearst Park and Pool
## 3950 37th Street, NW
## Washington, DC 20008

**Prepared for:**
Cox Graae + Spack Architects
2909 M Street, NW
Washington, DC 20007

**Prepared by:**

applied environmental inc.

200 Fairbrook Avenue • Suite 201 • Herndon, Virginia • 20170 • (703)648-0822

May 7, 2018

Project Number: 2227-18-0101

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## PROJECT INFORMATION PAGE

| | |
|---|---|
| ***Project Name:*** | Hearst Park and Pool |
| ***Project Address:*** | 3950 37th Street, NW<br>Washington, DC 20008 |
| ***Property Type:*** | Park |
| ***Description of Property:*** | Athletic field, tennis courts, and undeveloped space. |
| ***Parcel or Tax ID:*** | Washington DC Property Tax ID:<br>Square 1905, Lot 0802 |
| ***Property Size:*** | One Parcels: 4.4 acres |
| ***Prepared By:*** | Applied Environmental, Inc.<br>200 Fairbrook Drive, Suite 201<br>Herndon, Virginia 20170<br>Phone: 703-648-0822 |
| ***Applied Project No.:*** | 2227-18-0101 |
| ***Date of Site Visit:*** | April 23, 2018 |

### *EP CERTIFICATION*

*We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312 10 of 40 CFR 312. This report has been prepared by Mr. Barrett E. McMullan and reviewed by Mr. William J. Mikalik, who by definition meet the Environmental Professional requirement set forth in the above-referenced citation. "We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312." Qualifications of the EP are included in* ***Appendix 9****.*

Barrett E. McMullan
Environmental Scientist

William J. Mikalik, CPG
Director
Environmental Science and Engineering

## EXECUTIVE SUMMARY

Applied Environmental, Inc. (Applied Environmental) conducted a Phase I Environmental Site Assessment (ESA) of Hearst Park, located south of 3950 37th Street, NW, in Washington, DC (the Property). This Phase I ESA was conducted in general conformance with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, hereafter referred to as the ASTM Standard Practice, as defined by the American Society for Testing and Materials (ASTM), Designation E1527-13. Any exceptions to or deletions from this practice are described in Section 1.8 of this report. This Phase I ESA included an examination of available historical aerial photographs, a review of historical documents, a review of owner/representative-provided site information, appropriate interviews, and a search of environmental regulatory records. In addition, a site reconnaissance and visual survey of adjoining properties was conducted by Mr. Barrett McMullan of Applied Environmental on April 23, 2018.

The Executive Summary is an essential part of this Phase I ESA report and should not be removed or distributed separately. Important information regarding the status of the Property is included elsewhere in this report, and may not be present in this Executive Summary. Any individual copies of the Executive Summary without the Phase I ESA report, or copies of the Phase I ESA report without the Executive Summary, should not be considered valid, and should not be relied upon for any decisions or conclusion regarding the Property.

The approximate 4.4 acre Property is composed of one parcels of land, located north of Quebec Street, NW, between Idaho Avenue, NW and 37th Street, NW, and south of Hearst Elementary School. It is currently utilized as Hearst Park. There are no buildings on the Property. The southern portion contains three concrete tennis courts, and the northern section contains a grass athletic field. The current owner of the Property is the United States of America.

There were no regulatory violation files or citations identified during this assessment for the Property. There were no adjoining properties identified during this assessment that appear to environmentally threaten the Property at this time. There were no current or historic underground storage tanks (USTs) registered for the Property.

Based on the information gathered and reviewed from the state and federal regulatory databases, historical sources, our site visit, and area reconnaissance, it is our professional opinion that there were no current recognized environmental conditions (RECs), Historical RECs (HRECs) controlled RECs (CRECs), business environmental risks (BERs), or *de minimis* conditions associated with the Property at this time. Refer to Sections 7.0 and 8.0 for more information.

# 1.0 INTRODUCTION

## 1.1 Purpose

The purpose of this Phase I ESA was to conduct an All Appropriate Inquiry (AAI) into the previous and current uses, as well as ownership of the Property, to identify and record any existing, potential, or suspect conditions that may pose an environmental liability to, or impair the use of, the Property. A Phase I ESA is to identify recognized environmental conditions (RECs) at the Property with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products. Therefore, as defined in ASTM Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process:

> "this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC §9601(35)(B).

As further identified in ASTM Practice E1527-13, the goal of the Phase I ESA is to identify RECs, which means:

> "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized* environmental conditions."

## 1.2 Scope of Services

Applied Environmental performed the Phase I ESA in general accordance with the scope and limitations of ASTM Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, unless otherwise described within this report.

As outlined in ASTM Practice E1527-13, Applied Environmental reviewed reasonably ascertainable and practically reviewable *Standard and Additional Environmental Record Sources* provided by Environmental Risk Information Service (ERIS), Physical Setting Sources. In addition, Applied Environmental reviewed Standard Historical Sources, which included aerial photographs, United States Geological Survey (USGS) 7.5-minute and 15-minute topographic quadrangle maps, property tax files, and information obtained from state and federal agencies as available.

Applied Environmental performed site reconnaissance activities and obtained digital photographs to document current site conditions, and identify potential RECs. This Phase I ESA report documents the findings of our investigations, and has been prepared in accordance with the provisions of ASTM Practice E1527-13.

Our scope of services did not include assessing or testing for the potential presence of radon, asbestos, lead-based paint, lead in drinking water, petroleum or chemicals in soil or groundwater, wetlands, ecological resources, or endangered species unless otherwise noted in this report. Our scope of services did not include determining the regulatory compliance of the Property, the presence of cultural or historic resources, evaluating industrial hygiene, health and safety issues, indoor air quality, biological agents or mold.

## 1.3 Significant Assumptions

Applied Environmental had sufficient access to inspect the Property, and it is assumed that Applied Environmental could adequately inspect the Property in general accordance with ASTM Practice E1527-13. Although Applied Environmental did not enter adjoining or adjacent properties to inspect for the presence of potential RECs, Applied Environmental was able to visually observe, at a minimum, the exterior portions of structures and associated exterior land-uses at the adjoining and adjacent

properties. It is assumed that adjoining land uses were consistent with the activities that could be readily observed from the adjoining property boundaries or from public roads.

### 1.4 Limitations and Exceptions

Applied Environmental in no way warrants that there is no toxic or hazardous waste contamination at the Property, nor does it accept any liability if such is found in the future. Applied Environmental confirms that a professional staff member has visited the Property, made a reasonable visual inspection, and regulatory inquiries of the Property and surrounding areas in accordance with normal standards of professional practice, and has observed nothing to raise suspicions about the presence of toxic or hazardous waste, other than the concerns identified in this report. Information obtained during the interview process from regulatory agencies and databases is reported as received; however, Applied Environmental does not warrant the authenticity of third party information.

For the purposes of this Phase I ESA, the terms “subject Property” and “Property” refer to the land within the property boundaries. The term “general site vicinity” refers to properties within a one-mile radius of the Property. The term “adjoining properties” refers to land contiguous to the Property. The term “adjacent properties,” “immediate site vicinity,” or “neighboring properties” refers to land proximal to the Property.

It is important to note that environmental evaluations are inherently limited in the sense that conclusions are drawn and opinions developed, in part, from information obtained from our limited research and visual site observations. For these types of evaluations, it is often necessary to utilize information prepared by others and as such, Applied Environmental cannot be responsible for the accuracy of such information, and we do not assume responsibility for conditions that were not divulged to us during preparation of this report. It is also important to note that the preparation of this report does not mean that an all exhaustive assessment was performed. Applied Environmental’s evaluation of the subject Property was limited to the budgetary constraints, time constraints, and the agreed upon scope of work as outlined in our proposal.

Our observations are based upon conditions visually apparent at the Property at the time of our visit, and are not intended to address specific current subsurface soil and groundwater conditions, which can

only be assessed by performing a detailed subsurface sampling program. The contents of this report should not be construed in any way to indicate Applied Environmental's recommendation to purchase, sell, or develop the project site.

Applied Environmental, by virtue of providing the services described in this report, does not assume the responsibility of the person(s) in charge of the Property, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies any conditions at the Property that may present a potential danger to public health, safety, or the environment. In areas that require notification of local, state, or federal public agencies as required by law, it is the User's responsibility to so notify.

It should also be noted that our assessment is considered to be valid only at the times and locations investigated, and that conditions within the Property may vary with time. The nature and extent of these variations may only become evident during the course of future investigations or development. This report was not and is not intended to establish the compliance status of the subject Property with federal, state, or local environmental regulations. We have performed our services in general accordance with ASTM Practice E1527-13 for conducting a Phase I ESA, and make no other warranty, either expressed or implied, as to the professional services and advice contained herein.

### 1.5 Special Terms and Conditions

There were no special terms and conditions in-place with regard to the findings, conclusions, or our expressed opinion regarding recognized environmental conditions potentially associated with the Property.

### 1.6 User Reliance

This report has been prepared by Applied Environmental for the exclusive use of Cox Graae + Spack Architects (the User) and their assigns as a Phase I ESA report on 3950 37th Street, NW, in Washington, DC. The opinions and conclusions expressed in this report are based upon the results of our Phase I ESA work tasks, and were prepared in general accordance with ASTM Practice E1527-13, unless otherwise noted in this report. As such, the User may rely upon the findings and recommendations of the Phase I ESA report, subject to the scope of services, significant assumptions, limitations and exceptions, and special terms and conditions as described. Applied Environmental

emphasizes that this Phase I ESA does not guarantee that unobserved conditions, undocumented incidents, or information withheld concerning environmental conditions at the Property will not affect the level of environmental risk or potential liability at the Property. Any use or reliance by a third party shall be at that party's sole risk.

## 1.7 Data Gaps

The accuracy and completeness of this report may be limited by the following data gaps:

| | |
|---|---|
| ***Access Limitations:*** | There were no access limitations encountered during the site visit. |
| ***Physical Obstructions or Observations:*** | There were no significant physical or other obstructions to viewing the Property during this assessment. |
| ***Outstanding Information Requests:*** | FOIA responses have not yet been received from all regulatory agencies identified in Section 4.3 of this report. This represents a data gap, since the files were not reasonably ascertainable by time constraints, despite good faith efforts. This data gap should not impact the conclusions and findings of this report since similar information is provided in the federal and local environmental database query. |
| ***Historical Data Failure:*** | Historical data was available for the Property dating back to 1890. |
| ***Other Information/Data:*** | An environmental lien and title search was not requested by the Client, and not obtained during this assessment. |

## 1.8 Deviations

Applied Environmental has performed this Phase I Environmental Site Assessment at the Property in general conformance with the scope and limitations of ASTM Practice E1527-13. There were no exceptions or deviations from this practice.

## 1.9 Additional Services

There have been no additional services performed at the Property outside the scope and limitations of the ASTM Practice E1527-13 as part of the Phase I Environmental Site Assessment work activities.

## 2.0 PROPERTY DESCRIPTION

### 2.1 Property Location, Legal Description, and Vicinity Characteristics

The Property is located within a predominantly residential area of the North Cleveland Park neighborhood of Northwest Washington, DC, and consists of two parcels totaling approximately 8.1 acres of land. The Property is located approximately 0.5 miles north of the National Cathedral, 0.5 miles southwest of the Van Ness metro stop, and approximately 0.5 miles southeast of Tenley Circle. The Property is located along the eastern side of 37th Street, NW, north of Quebec Street, NW, west of Idaho Avenue, NW, and south of Tilden Street, NW, and Hearst Elementary School. The immediate site vicinity consists mostly of single family homes to the south and east, and two schools to the north and west. The Property is identified with the physical address of Hearst Elementary School, to the north, 3950 37th Street, NW. According to tax records, the Property is identified as Square 1905, Lot 0802. The current owner of the Property is the United States of America. A summary of historical deed and ownership information for the Property is discussed in Section 4.6 of this report. A map identifying the location of the Property is presented as **Figure 1**, and a site diagram is presented as **Figure 2**. Photographs of the Property are presented in **Appendix 1**.

### 2.2 Current Use of the Property

The construction detail for the on-site structure is summarized on the following table:

| | |
|---|---|
| **Structure Type** | No buildings exist on the Property. |
| ***Age*** | The tennis courts appear to have been initially installed in the 1940s. |
| ***Current Use*** | Athletic field to the north, four tennis courts to the south. |
| ***Prior Use*** | Historical use information can be found in Section 3.8 of this report. |
| ***Property Size*** | 4.4 acres. |
| ***Building Height*** | No buildings exist on the Property. |
| ***Building Area*** | Not applicable. |
| ***Construction*** | Not applicable. |
| ***Façade*** | Not applicable. |
| ***Roofing*** | Not applicable. |
| ***Flooring*** | Not applicable. |
| ***Interior Walls*** | Not applicable. |
| ***Ceiling*** | Not applicable. |

| | |
|---|---|
| ***Lighting*** | Not applicable. |
| ***Heating and Cooling*** | Not applicable. |
| ***Utilities*** | Not applicable. |
| ***Vegetation*** | Vegetation consisting of lawn grasses, native and ornamental trees, and plants are located across the Property. |
| ***Access & Egress*** | There are no parking areas on the Property; however, community street parking is located throughout the area. Pedestrian traffic can access the Property from the east or west entrances to Hearst Park. |
| ***Other*** | None. |

## 2.3 Current Uses of the Adjoining Properties

Current land uses of the properties that are immediately adjoining and adjacent to the subject Property are summarized on the following table. Findings of the cursory observations are summarized on the second table as follows:

**Site Vicinity Observations**

| Direction | Boundary Feature | Topographic Relation | Environmental Concerns |
|---|---|---|---|
| **North** | The Property is adjoined to the north by Hearst Elementary School. | Up / Cross Gradient | None observed. |
| **East** | The Property is adjoined to the east by single family homes. | Down Gradient | None observed. |
| **South** | The Property is adjoined to the south by single family homes. | Cross Gradient | None observed. |
| **West** | The Property is adjoined to the west by Sidwell Friends School and its associated athletic fields. | Up Gradient | None observed. |

The following table summarizes uses and current conditions observed (cursory inspection) on the adjoining and neighboring properties identified in the above table consistent with the ASTM Standard E1527-13, Section 9.0 Site Reconnaissance, Subsection 9.4.1.3 Uses and Conditions of Adjoining Properties. For each use or condition identified for adjoining properties, a detailed explanation discussing the significance of the recognized environmental condition or level of environmental threat to the Property is given.

| Conditions Assessed | Observed? | EP Comments |
|---|---|---|
| *Pits, Ponds, or Lagoons* | No | |
| *Railroad Lines or Spurs* | No | |
| *Septic System* | No | |
| *Heavy Equipment* | No | |
| *Drums or Storage Containers* | No | |
| *Odors* | No | |
| *Landfills or Dumping Activities* | No | |
| *Waste Water Discharge* | No | |
| *USTs or ASTs Systems and Piping* | No | |
| *PCB-Containing Equipment and Transformers* | No | |
| *Industrial/Manufacturing Activities* | No | |
| *Hydraulic Lifts or Equipment* | No | |
| *Groundwater Wells* | No | |
| *Remedial Activities* | No | |
| *Stained Soils or Pavement* | No | |
| *Leachate or Seeps* | No | |
| *Stressed Vegetation* | No | |
| *Chemical Spills or Releases* | No | |
| *Surface Water Contamination* | No | |
| *Oil/Gas Exploration or Refinery Operations* | No | |
| *Farm Waste Concerns* | No | |
| *Pesticides or Herbicides* | No | |
| *Contaminant Migration* | No | |
| *Regulated Substances* | No | |
| *Other Environmental Concerns* | No | |

## 3.0 USER PROVIDED INFORMATION

### 3.1 Title Records Historical Ownership

A Title Records search was not provided to Applied Environmental by the User. Limited property information was accessed via online resources provided by the Washington DC Office of Tax and Revenue. Applied Environmental has attempted to retrieve this information via other sources and available online databases. Applied Environmental is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records reviewed for this assessment and summarized in this report represent a comprehensive delineation of past Property ownership or tenancy for legal purposes. The Property is comprised of a single parcel of land, identified as Square 1905, Lot 0802, currently owned by the United States of America. Applied Environmental will summarize the remainder of the land records history pending receipt of the deed records from the owner or user.

### 3.2 Environmental Liens or Activity and Use Limitations

The User did not provide Applied Environmental with any information regarding environmental liens or voluntary cleanups against the Property. The User was also unaware of any environmental cleanup liens or activity and use limitations filed against the Property recorded under federal, tribal, state, or local law. A title search was not provided for review. When available, this documentation is reviewed for evidence of environmental liens, institutional controls, or activity and use limitations (AULs). A review of the ERIS database did not identify any obvious indications of environmental liens placed on the Property.

### 3.3 Specialized Knowledge

Applied Environmental did not have any specialized knowledge regarding the history and/or use of the Property that would exceed what might typically be expected available to an environmental professional performing a Phase I ESA. In addition, the User did not provide Applied Environmental with any specialized knowledge about the Property.

### 3.4 Commonly Known or Reasonably Ascertainable Information

The User is unaware of any reasonably ascertainable information within the local community about the Property that is material to a REC or a CREC.

### 3.5 Valuation Reduction for Environmental Issues

Applied Environmental is unaware of any reduction in the Property value due to actual or perceived environmental issues. ASTM Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, "does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property."

### 3.6 Owner, Property Manager, and Occupant Information

The Owner did not provide any current or relevant information on the Property other than that summarized in Sections 3.8 and 8.0 of this report.

### 3.7 Reason for Performing Phase I ESA

The Phase I ESA was performed as part of a requirement by the District Department of Energy and Environment (DOEE) as part of an Environmental Impact Statement Form (EISF).

### 3.8 Historical Documentation Review

The User provided a *Hearst Park and Pool/Idaho Avenue Trail Phase IB Archaeological Site Survey Management Summary*, dated September 23, 2016, which was completed by Stantec Consulting Services Inc. This report summarizes the historical ownership of the Property, dating back to the earliest known European ownership of the Property in 1713. The Property was subsequently developed as a plantation in the early 1800s, and a stone cottage was built around the time that the Property became part of the District of Columbia, in the early 1870s. The surrounding area began to be divided and redeveloped into several residential subdivisions in the early 1900s, and the southern portion of the Property was developed with several residential parcels at this time. In 1943, the Property was consolidated into the park and tennis courts that exist today. The report goes on to detail an archaeological investigation of the Property that did not find any artifacts, and includes soil descriptions. The report does not contain any information that would indicate a REC or HREC on the Property, and did not recommend any further investigations at that time. No potential environmental concerns were identified. This document is included as **Appendix 2**.

# 4.0 RECORDS REVIEW

## 4.1 Database Summary

A computerized search of federal and state environmental databases was compiled by Environmental Risk Information Service Ltd. (ERIS) to meet the requirements of the EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments E1527-13. The report was compiled on April 23, 2018.

The following table is a summary of the properties found in the database report. If the subject Property was identified on the ERIS database report, it is identified by a "Yes" in the appropriate column, and further explained in the following subsections. Likewise, if an adjoining or neighboring property was identified on the database report within 0.12 miles of the Property, it is identified by a "Yes", an assessment of the environmental threat potential to the Property, and further summarized in the following subsections. Only the databases that are identified by ERIS as having files are summarized on the following table. For a full list of regulatory databases searched by ERIS, please see the ERIS Database Report in **Appendix 3**.

### 4.1.1 Environmental Records Database Summary

| Database | Search Radius (mile) | Total Sites Plotted | Property Identified? | Adjoining or Neighboring Property Identified? | Environmental Threat to Property? |
|---|---|---|---|---|---|
| RCRA CESQG | 0.25 | 2 | No | Yes | See below. |
| RCRA NonGen | 0.25 | 2 | No | No | None. |
| DC LUST | 0.50 | 13 | No | Yes | See below. |
| Delisted LST | 0.50 | 2 | No | Yes | See below. |
| DC UST | 0.25 | 5 | No | Yes | See below. |
| HUST | 0.25 | 4 | No | Yes | See below. |
| Delisted Tank | 0.25 | 1 | No | Yes | See below. |
| VCP | 0.25 | 2 | No | No | None. |
| FINDS/FRS | 1.00 | 1 | No | Yes | See below. |
| Federal Drycleaner | 0.25 | 1 | No | No | None. |
| Drycleaners | 0.25 | 1 | No | No | None. |
| FUDS | 1.00 | 2 | No | No | None. |

ERIS compiled the search of federal and state databases that included records of hazardous waste permits and activities, compliance histories, and documented on-site contamination within the specified

radius. A review of the database report did not identify any listings for the subject Property, but it did identify six listings for the adjacent parent parcel containing Hearst Elementary School, which shares the same address. In addition, a total of 29 environmental regulatory records were identified within the ASTM specified search radii of the Property. None of these records were identified within 500 feet of the Property, were located topographically downgradient, and have been assessed as low environmental threats to the Property at this time. The neighboring facility is summarized as follows:

**Subject Property Summary**

No environmental records identified at this time.

**Neighboring Facility Summary**

Hearst Elementary School, 3950 37th Street, NW, was identified on the database report with six listings, and is located approximately 81 feet north, and topographically up to cross gradient of the Property. Listings included one record in each of the following databases; Delisted LST, Delisted Tank, Finds/FRS, LUST, RCRA CESQG, HUST and UST. The Finds/FRS database identifies the facility as having a RCRA CESQG listing. The RCRA CESQG database does not indicate any violations associated with the facility. The Delisted LST, Delisted Tanks, UST, and HUST database listings all refer to a 5,000-gallon heating oil UST that is listed as permanently out of use as of June 2017. The LUST database details that Case No. 2003129 was opened in April 2003, and closed in November 2012 for a heating oil release. Reviews of all records for this facility were assessed to be a low environmental threat to the Property at this time.

### 4.1.2 Orphan Summary

The ERIS database report contains orphan locations that were not plotted due to poor or inadequate address information. Unplottable sites (also identified as non-geocoded sites) may contain important information about subject properties that is not included in the main database report. The following table summarizes the orphan database review.

| | |
|---|---|
| Total number of orphan sites listed: | 3 |
| Subject Property Identified as an orphan? | No |
| Adjoining or neighboring orphans identified? | No |
| Environmental Threat Summary: | Low |

## 4.2 Vapor Encroachment Concerns

As part of this Phase I ESA, potential vapor migration concerns (threat potential) from the Property, adjoining, and neighboring properties, were assessed per ASTM Standard Practice E1527-13 recommendations. ASTM Standard Practice E1527-13 suggests that vapor migration threats be considered during Phase I ESAs no differently than contaminated groundwater. As a result, the ASTM Practice E2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* was developed as a separate determination to establish methodology to address potential vapor intrusion issues associated with chemicals of concern (COCs) that may migrate as vapors onto a property. The intrusion of vapors into structure interiors may result from chemical or petroleum contamination of soil and/or groundwater existing on or migrating onto a property. These vapors may potentially pose a risk to human health.

ASTM Practice E2600-10 defines a Vapor Encroachment Condition (VEC) as "the presence or likely presence of COC vapors in the subsurface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater either on or near the TP." As part of this assessment, a determination was made as to the likelihood of a VEC existing on the Property, based on information collected during this assessment. Potential sources of COCs were reviewed, utilizing the same record sources discussed in Section 4.1 of this report. This assessment identified no potential VEC sources of concern to the Property at this time.

## 4.3 Local Regulatory Agencies

As part of this Phase I ESA, Applied Environmental submitted Freedom of Information Act (FOIA) requests to the appropriate state agencies. The request for information under the FOIA is included in **Appendix 4**.

| Regulatory Agency | Response? | Data Gap? |
|---|---|---|
| Washington DC Fire and Rescue Department | None as of the date of this report. | Yes |
| Washington DC FOIA Office | None as of the date of this report. | Yes |

# 5.0 HISTORICAL USE INFORMATION

## 5.1 Historical Records Review Summary

A summary of historical records reviewed during this assessment is included in the following table.

| Historical Records Sources Summary | | | | |
|---|---|---|---|---|
| **Historical Records** | **Report Section** | **Source** | **Dates Available for Review** | **Report Location** |
| Sanborn Maps | 5.1.1 | ERIS | 1927 – 1985 | Appendix 5 |
| Aerial Photographs | 5.1.2 | ERIS | 1937 – 2017 | Appendix 6 |
| Topographic Maps | 5.1.3 | USGS | 1890 – 2016 | Figures 1 and 3-7 |

### 5.1.1 Fire Insurance Maps

| Year | Fire Insurance Map Description |
|---|---|
| 1927 | The Property is depicted as undeveloped, with the exception of the southern corner near the intersection of Idaho Ave, NW, and Quebec St, NW. At this time, both Rodman Street, NW, and Sedgwick Street, NW run east to west through the Property. The southern portion of the Property is split into seven parcels, one of which has a dwelling on it. The surrounding areas to the north, west, and northeast are all depicted as undeveloped, while the area to the south and southeast are depicted as developed with dwellings on them. |
| 1960 | The Property appears unchanged from the 1927 map, with the exception that the dwelling is no longer in place on the southern portion of the Property, and both roadways no longer cross the Property parcels. The northeast parcel that makes up the Property is now a part of Idaho Avenue, NW. The surrounding area includes the existing schools north and west of the Property, and residential development to the south and east. |
| 1985 | The 1985 map indicates no change to the Property from the 1960 map. The surrounding area now includes an expanded school to the west, though the athletic fields are not yet developed as they exist today. |

### 5.1.2 Historical Aerial Photograph Review

| Year | Aerial Photograph Description |
|---|---|
| 1937, 1949, 1951 | These photographs show the Property with an athletic field on the northern portion of the Property, and a flat area, likely the tennis courts, located on the southern end of the Property. The surrounding area includes heavy residential development to the south and southeast, with some residential development to the east. A school building is located to the north of the Property, and appears to be under construction. The adjacent area to the west appears to be a mix of school buildings and undeveloped wooded lots. The existing roadway network appears to be in place by this time. |
| 1960, 1964, 1971, 1977 | The Property appears unchanged from the earlier photographs, and how it exists today. The surrounding area includes further residential development to the east, and the installation of athletic fields and a school track to the west. |

| Year | Aerial Photograph Description |
|---|---|
| 1983, 1988, 1994, 2003, 2007, 2009, 2011, 2012, 2013, 2015, 2017 | There is no significant change on the Property since the 1977 photograph. The surrounding area appears developed as it exists today, with the additional improvement of both schools and their associated athletic fields. |

### 5.1.3 Historical Topographic Maps Review

| Quadrangle | Historical Topographic Map Description |
|---|---|
| 1890<br>Mt Vernon<br>30-minute Quadrant | This map depicts the Property and site vicinity with limited roadways in place. It does not appear that the immediate area is developed at this time. |
| 1945<br>Washington West<br>7.5-minute Quadrant | This map depicts the Property and surrounding area in beige, indicating areas of development. The existing roadway network is in place by this time, and both adjacent schools are depicted on the map. |
| 1965<br>Washington West<br>7.5-minute Quadrant | This map depicts the Property and surrounding area as developed by this time, with the existing roadway in place. The map is shaded, indicating areas of urban development in the site vicinity. The Property is unshaded, indicating undeveloped or park land. |
| 1986<br>Washington West<br>15-minute Quadrant | This map depicts the Property and surrounding area in pink, indicating areas of development. The existing roadway network is in place. |
| 2016<br>Washington West<br>7.5-minute Quadrant | This map depicts the Property and surrounding area in beige, indicating areas of development. The existing roadway appears to be in place by this time. The Property is outlined in grey indicating that it is a park. |

## 5.2 Physical Setting Sources

| | |
|---|---|
| ***Topographic Map*** | U.S. Geological Survey, 7.5-Minute Topographic Map, ERIS Database Report |
| ***Elevation*** | Approximately 342 feet above Mean Sea Level (MSL). |
| ***On-Site Topographic Slope*** | The Property and immediate site vicinity has a slope toward the east-northeast. |
| ***Surface Water Bodies*** | ***Streams on the Property****:* There are no streams on the Property.<br>***Nearest surface water body to the property***: An unnamed tributary of Broad Branch, which feeds Rock Creek is located approximately 0.63 miles to the northeast.<br>Surface water drainage in the immediate proximity of the Property is anticipated to flow to the northeast toward the unnamed tributary of Broad Branch and Rock Creek, located approximately 0.63 miles northeast of the Property. The Property is not expected to pose an environmental threat to this water body. |

| | |
|---|---|
| ***Flood Map Information*** | ***Flood Insurance Rate Map***:<br>Washington DC, Panel 1100010004C (September 27, 2010)<br>***Is Site located within 100-year floodplain***: No<br>***Is Site located within 500-year floodplain***: No<br>Property is located in *Zone X – Areas of minimal flooding*. Based on the elevation of the Property and distance from the closest surface water features, flooding is not considered to be a threat to the Property. A copy of the FIRM Flood Insurance Map is included as **Appendix 7**. |

## 5.3 Geologic Setting

The Property is located on the southern edge of the Piedmont Physiographic province near the fall line with the Coastal Plain province. This region is characterized by steeply sloping topography and cut jagged streams valleys with rock outcropping visible. Saprolite, a clayey soil formed from the complete weathering of bedrock, is typically found underlying the Piedmont region with an average thickness of 20 feet. According to the Geologic Map of the Washington West Quadrangle, DC, MD, VA (1994), the Property is underlain by the Georgetown Mafic Complex of Late Precambrian to Early Paleozoic age. The Georgetown Mafic Complex is an intrusive suite that is divided into six mappable units in the area and consists of a biotite tonalite, garnetiferous biotite-hornblende tonalite, biotite-hornblende tonalite, quartz gabbro and quartz diorite, metapyroxenite and hornblendite, and serpentinite and talc schist.

## 5.4 Hydrogeologic Setting

Groundwater typically exists in unconfined conditions in the Piedmont soils near the Property. The direction of groundwater flow generally mimics surface topographical gradients. Based on surface topography, the inferred direction of groundwater flow is to the south-southwest toward the Potomac River. However, subsurface anomalies (e.g., basements, underground parking garages with sump pumps, and subway tunnels) are common within heavily developed areas, such as the District of Columbia. Such anomalies can alter the natural direction of groundwater flow. The depth to the water table aquifer at the Property is anticipated to be approximately 15 to 25 feet deep.

## 6.0 SITE RECONNAISSANCE OBSERVATIONS

### 6.1 Methodology and Limiting Conditions

Access to the Property was unrestricted. The objective of site observations and reconnaissance is to obtain information indicating the likelihood of identifying RECs or CRECs in connection with the Property. As part of the site reconnaissance activities, Applied Environmental obtained digital photographs to document current site conditions and use. These photographs are included in this report in **Appendix 1**.

| | |
|---|---|
| **Date of Reconnaissance** | April 23, 2018 |
| **Reconnaissance Team** | Mr. Barrett E. McMullan of Applied Environmental. |
| **Site/Owner Representatives** | Applied Environmental was not escorted during the site visit. |
| **Inspection Procedures** | The reconnaissance was conducted by walking the Property and observing its current conditions. In addition, adjacent and adjoining properties were viewed to the extent possible. |

The following sections identify uses and current conditions observed on the Property consistent with the ASTM Standard E1527-13, Section 9.0 Site Reconnaissance, Subsection 9.4 Uses and Conditions. The environmental professional conducting the site reconnaissance is obligated to note the uses and conditions specified in the ASTM standard to the extent visually and/or physically observed, or obtained through interviews with knowledgeable parties during the site visit. For each use or condition identified at the Property, a detailed explanation discussing the significance of the recognized environmental condition or level of environmental threat to the Property is given as follows.

### 6.2 Exterior Observations (Property)

| Condition or Use | Observed | Comments |
|---|---|---|
| *Pits, Ponds, or Lagoons* | No | |
| *Railroad Lines or Spurs* | No | |
| *Storm Drains* | No | |
| *Drums or Storage Containers 5-gallons > Capacity* | No | |
| *Heavy Equipment* | No | |
| *Septic Systems* | No | |
| *Odors* | No | |

| Condition or Use | Observed | Comments |
|---|---|---|
| *Landfills or Dumping Activities* | No | |
| *Waste Water Discharge* | No | |
| *Underground Storage Tanks* | No | |
| *Aboveground Storage Tanks* | No | |
| *Fuel Dispenser or Product Lines* | No | |
| *Oil/water Separator* | No | |
| *Grease Traps* | No | |
| *Emergency Generator* | No | |
| *Oil Filled Air Compressors* | No | |
| *Transformers or PCB-Containing Equipment* | No | |
| *Hydraulic Lifts or Equipment* | No | |
| *Groundwater Wells* | No | |
| *Industrial/Manufacturing Activities* | No | |
| *Remedial Activities* | No | |
| *Stained Soils or Pavement* | No | |
| *Leachate or Seeps* | No | |
| *Stressed Vegetation* | No | |
| *Chemical Spills or Releases* | No | |
| *Surface Water Contamination* | No | |
| *Farm Waste Concerns* | No | |
| *Pesticides or Herbicides* | No | |
| *Contaminant Migration* | No | |
| *Regulated Substances* | No | |
| *Non-ASTM Scope Items* | No | |
| *Other Environmental Items* | Yes | Several bags of trash were observed near a trash can located on the eastern portion of the parcel, near the entrance to Hearst Park from the intersection of Idaho Ave, NW, and Rodman Street, NW. The municipal trash appears to have been part of a park cleanup. It is unclear when it was staged and when it will be removed from the Property. This appears to be routine disposal and is therefore not considered to be an environmental issue. |

## 6.3 Interior Observations (Structure)

There are no structures on the Property. This report section does not apply.

## 7.0 NON-ASTM SCOPE CONSIDERATIONS

### 7.1 Asbestos

No structures currently exist on the Property. Therefore, no asbestos or asbestos containing materials (ACMs) are expected to be present on the Property.

### 7.2 Lead-Based Paint

No structure currently exists on the Property. Therefore, no lead based paint (LBP) is expected to be present on the Property.

### 7.3 Mold

No structures exist on the Property.

### 7.4 Wetland Environments

There were no wetland environments observed on the Property.

### 7.5 Other Non-Scope Concerns

No other non-scope environmental concerns were observed at the time of the site visit.

# 8.0 INTERVIEWS

## 8.1 Interview with User

Applied Environmental provided the User of the report a copy of the Phase I ESA User Questionnaire. As of the date of this report, the completed User Questionnaire had not been returned to Applied Environmental. A copy of the Phase I ESA User Questionnaire is attached as **Appendix 8**.

## 8.2 Interview with Owner and Occupant

No owner or occupant was present during the site inspection and were therefore not interviewed.

## 8.3 Interviews with Local Government Officials

As stated previously in Section 4.3, Applied Environmental contacted the Washington DC Fire and EMS Department and DDOE concerning the environmental regulatory status of the Property via a FOIA request. As of the date of this report, Applied Environmental has not received any reply.

## 8.4 Interviews with Others

Applied Environmental did not interview any other relevant parties as part of this assessment.

## 9.0 FINDINGS

The 4.4 acre Property is comprised of a single parcel, and located within a predominantly residential area of the North Cleveland Park neighborhood of Northwest, Washington, DC. The Property is developed as Hearst Park, and contains grass athletic fields, four tennis courts, and some undeveloped space. The Property is located along the eastern side of 37th Street, NW. The immediate site vicinity consists of single-family homes to the east and south, and two schools to the north and west. The Property is identified with the address of the Hearst School, 3950 37th Street, NW, and is identified on the DC tax records as Square 1905, Lot 0802. This assessment has identified the following environmental items:

***Recognized Environmental Conditions (RECs)***

- There were no RECs identified during this assessment.

***Historical Recognized Environmental Conditions (HRECs)***

- There were no HRECs identified during this assessment.

***Controlled Recognized Environmental Conditions (CRECs)***

- There were no CRECs identified during this assessment.

***De Minimis Conditions***

- There were no de minimus conditions identified during this assessment.

***Business Environmental Risks (BERs)***

- There were no BERs identified during this assessment.

***Non-ASTM Scope Findings***

- Three were no non-ASTM scope findings identified during this assessment.

## 10.0 CONCLUSION AND PROFESSIONAL OPINION

Applied Environmental has performed this Phase I Environmental Site Assessment of the Property in general conformance with the scope and limitations of ASTM Practice E1527-13. The findings of this environmental site assessment have identified no recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled RECs (CRECs), *de minimis* conditions, business environmental risks (BERs), or non-ASTM scope findings associated with the Property at this time.

## 11.0 REFERENCES

American Society of Testing and Materials (ASTM) Standard Practice E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 2013.

U.S. Geological Survey, 7.5-Minute Topographic Map, Washington West Quadrant, 1945, 1965, 2016.

U.S. Geological Survey, 30-Minute Topographic Map, Mount Vernon Quadrant, 1890.

U.S. Geological Survey, 15-Minute Topographic Map, Washington Quadrant, 1986.

The *Flood Insurance Rate Map (FIRM)* from the office of the Federal Emergency Management Agency, Map Number 1100010004C, September 27, 2010.

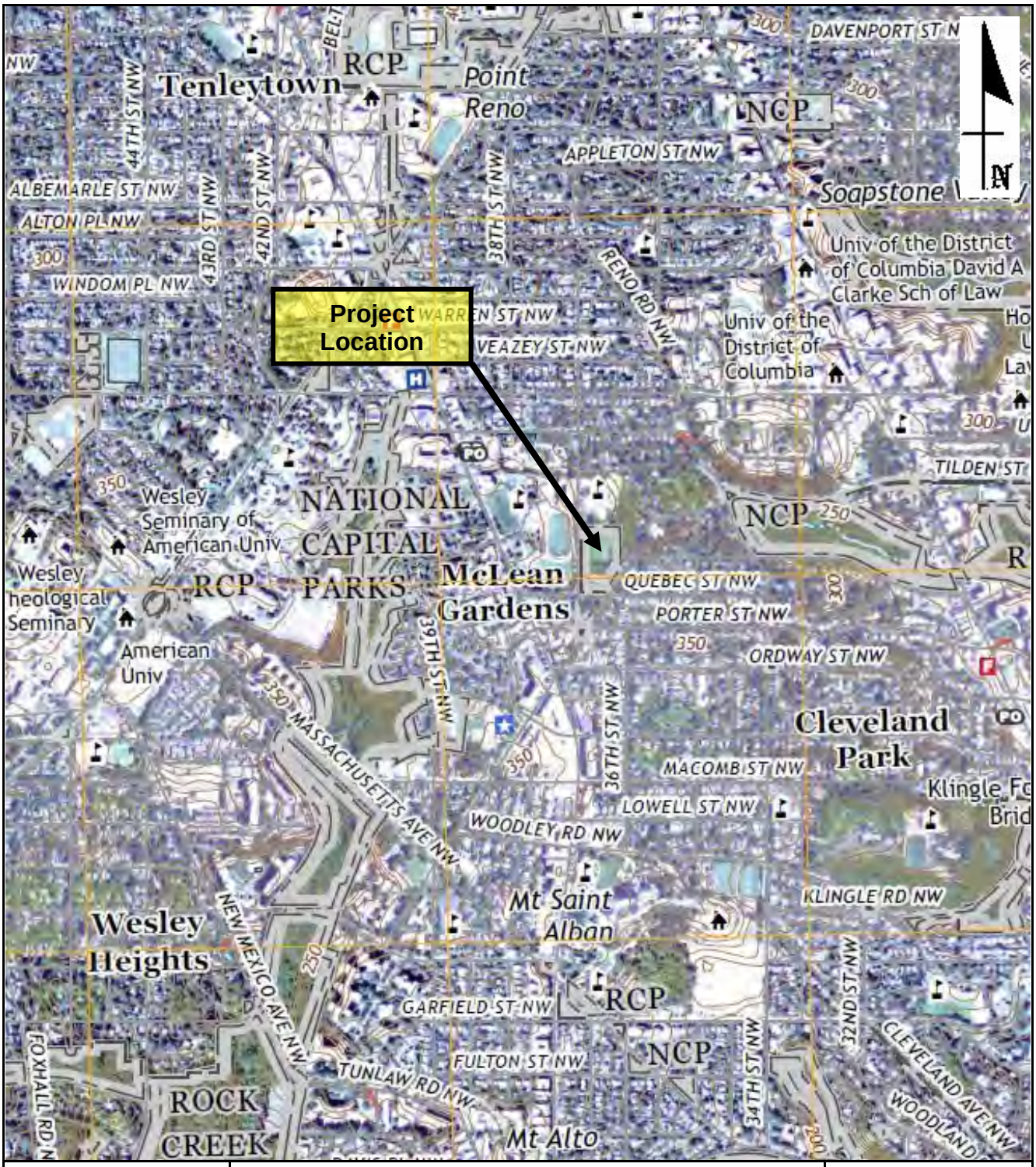
ERIS Order No.: 20180419163, Historical Aerial Report, April 20, 2018.

ERIS Order No.: 20180419163, Database Report, April 23, 2018.

ERIS Order No.: 20180419163, Fire Insurance Map Research Results, April 19, 2018.

Stantec Consulting Services Inc. *Hearst Park and Pool/Idaho Avenue Trail Phase IB Archaeological Site Survey Management Summary*, September 23, 2016.

Figures




| | | |
|---|---|---|
| SOURCE: Washington West USGS 7.5-Minute, 2016 | Hearst Park and Pool<br>3950 37th Street, NW<br>Washington, DC 20008 | applied environmental inc. |
| DRAWN BY: BEM / CHECKED BY: WJM | SITE VICINITY MAP | |
| DATE: 04-27-2018 / SCALE: Not Scaled | **Applied Environmental Project No. 2227-18-0101** | FIGURE NO. 1 |

applied environmental inc.

200 Fairbrook Drive, Suite 201, Herndon, VA 20170

PHASE I ENVIRONMENTAL SITE ASSESSMENT

COX GRAAE & SPACK ARCHITECTS

2909 M Street, NW, Washington, DC 20007

Hears Park and Pool
3950 37th Street, NW
Washington, DC 20008

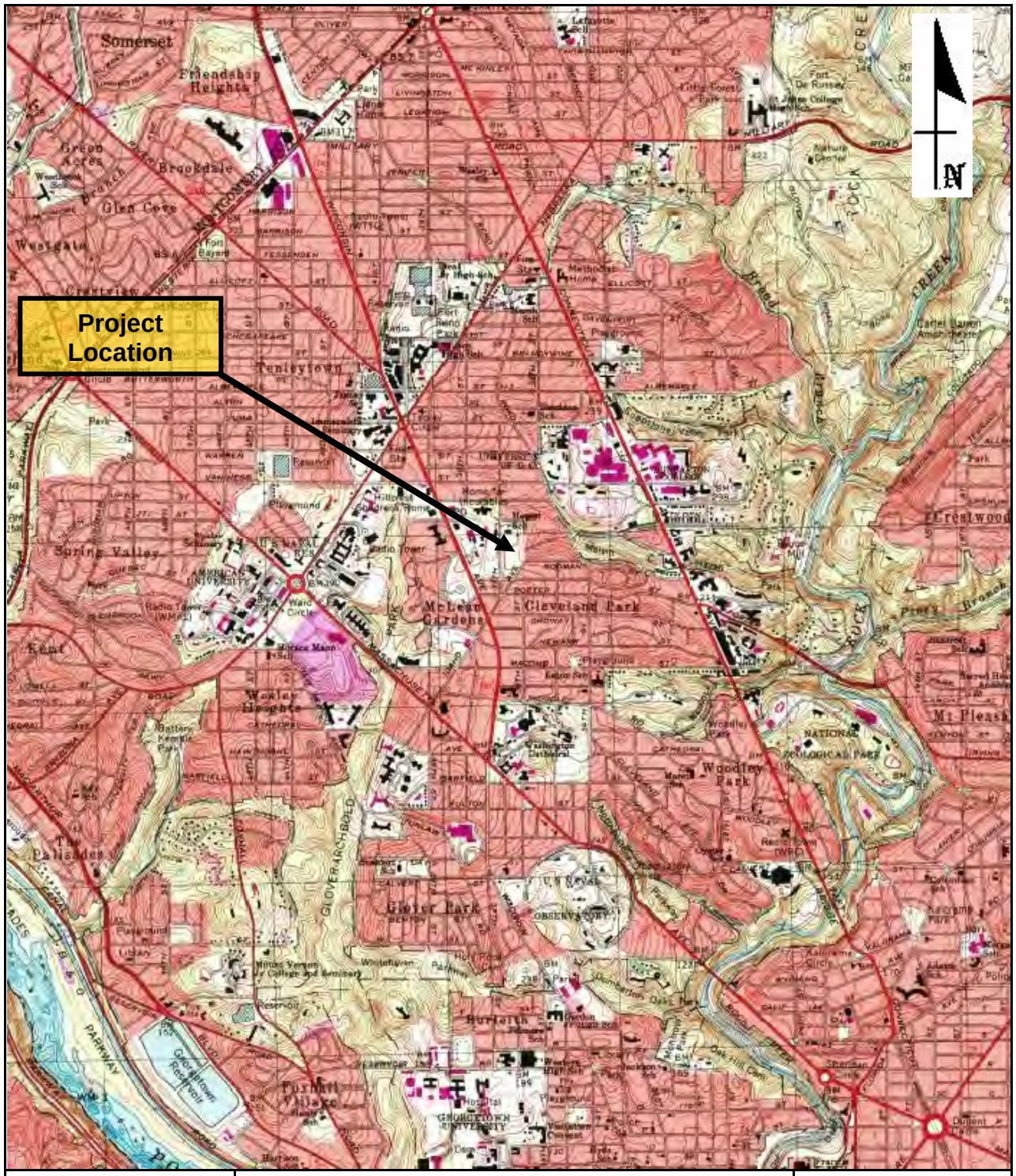
| FIGURE NO. 2 | Drawn By BEM | |
|---|---|---|
| JOB No. 2227-18-0101 | | Date: 04/27/2018 |

| | | |
|---|---|---|
| SOURCE: USGS 7.5-Minute Mount Vernon Quadrant | | Hearst Park and Pool<br>3950 37th Street, NW<br>Washington, DC 20008<br><br>Topographic Map - 1890 |
| DRAWN BY: BEM | CHECKED BY: WJM | |
| DATE: 04-27-2018 | SCALE: Not Scaled | **Applied Environmental Project No. 2227-18-0101** |

applied environmental inc.

FIGURE NO. 3

| | | | |
|---|---|---|---|
| SOURCE: USGS 7.5-Minute Washington West Quadrant | | Hearst Park and Pool<br>3950 37th Street, NW<br>Washington, DC 20008<br><br>Topographic Map - 1945 | applied environmental inc. |
| DRAWN BY: BEM | CHECKED BY: WJM | | |
| DATE: 04-27-2018 | SCALE: Not Scaled | **Applied Environmental Project No. 2227-18-0101** | FIGURE NO. 4 |




| | | |
|---|---|---|
| SOURCE:<br>USGS 7.5-Minute<br>Washington West Quadrant | | Hearst Park and Pool<br>3950 37th Street, NW<br>Washington, DC 20008<br><br>Topographic Map - 1965 |
| DRAWN BY: BEM | CHECKED BY: WJM | |
| DATE:<br>04-27-2018 | SCALE:<br>Not Scaled | **Applied Environmental Project No. 2227-18-0101** |

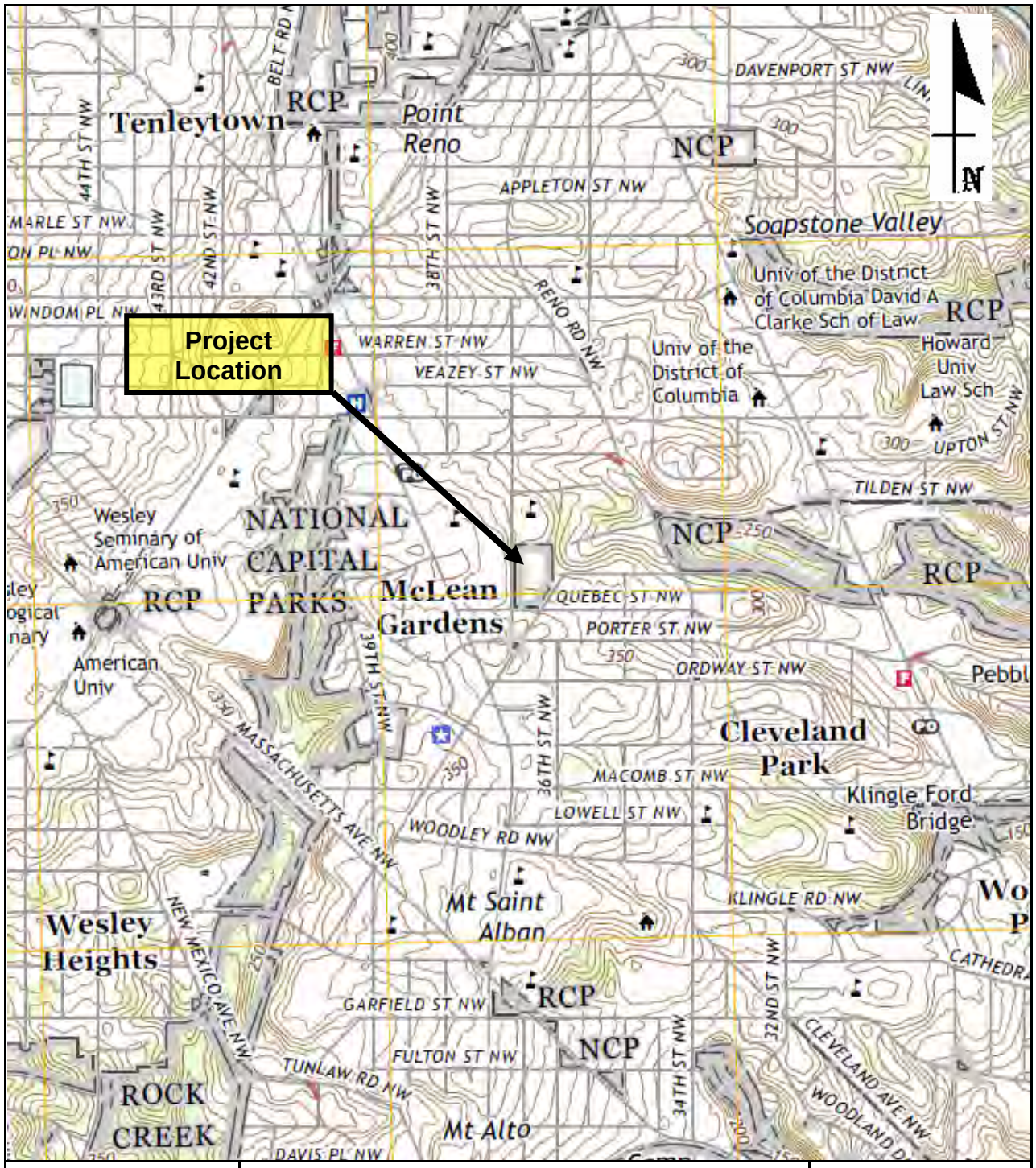
applied environmental inc.

FIGURE NO. 5

| | | |
|---|---|---|
| SOURCE: USGS 30-Minute Washington West Quadrant | | Hearst Park and Pool<br>3950 37th Street, NW<br>Washington, DC 20008<br><br>Topographic Map - 1986 |
| DRAWN BY: BEM | CHECKED BY: WJM | |
| DATE: 04-27-2018 | SCALE: Not Scaled | **Applied Environmental Project No. 2227-18-0101** |

applied environmental inc.

FIGURE NO. 6




| | | | |
|---|---|---|---|
| SOURCE: USGS 7.5-Minute Washington West Quadrant | | Hearst Park and Pool<br>3950 37th Street, NW<br>Washington, DC 20008<br><br>Topographic Map - 2016 | applied environmental inc. |
| DRAWN BY: BEM | CHECKED BY: WJM | | |
| DATE: 04-27-2018 | SCALE: Not Scaled | **Applied Environmental Project No. 2227-18-0101** | FIGURE NO. 7 |

# Appendix 1

## Site Photographs

**Photograph # 1**:
View, facing southeast, of the concrete tennis courts
at the south end of the Property.

**Photograph # 2**:
View, facing east, of the center of the Property.

**Photograph # 3**:
View, facing north, of the athletic field.

**Photograph # 4**:
View of trash and recycling for future disposal,
staged on the eastern portion of the park.

**Photograph # 5**:
View, facing southwest of the athletic field and tennis courts.

**Photograph # 6**:
View, facing south, of the Property field.

**Photograph # 7**:
View of adjacent property, to the north.

**Photograph # 8:**
View of adjacent property, to the east.

**Photograph # 9:**
View of adjacent property, to the south.

**Photograph # 10:**
View of adjacent property, to the west.

# Appendix 2

# Historical Documents

# HEARST PARK AND POOL/IDAHO AVENUE TRAIL PHASE IB ARCHAEOLOGICAL SITE SURVEY MANAGEMENT SUMMARY

Submitted to:

Dr. Ruth Trocolli
DC Historic Preservation Office
1100 4th Street SW
Suite 650-E
Washington, D.C. 20024

By:

Emily L. Swain, MAA
Stantec Consulting Services Inc.
6110 Frost Place
Laurel, Maryland 20707

23 September 2016

Under contract to EHT Traceries, Inc., Stantec Consulting Services Inc. (Stantec) conducted a Phase IB archaeological site survey within the proposed Hearst Park and Pool and Idaho Avenue Trail Limits of Disturbance (LOD) in northwest Washington, D.C. (Figure 1). The archaeological site survey was conducted in accordance with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, and the DC Preservation League's *Guidelines for Archaeological Investigations in the District of Columbia* (DC Preservation League 1998; Federal Register 1983). All investigations were based on DGS RFP DCAM-15-AE-0146 and the Idaho Avenue ROW RFP issued by Cox Graae + Spack Architects on June 23, 2016. The archaeological site survey included six (6) tasks: review of background research; elevation change analysis; archaeological field investigations; artifact analysis and site form preparation; preparation of draft and final versions of a management summary and a Phase IB technical report for submittal to EHT Traceries and the District of Columbia Historic Preservation Office (DC HPO) for review and comment; and artifact/ document curation.

The DC HPO site files indicate that a Phase IA reconnaissance archaeological survey and subsequent Phase II evaluation survey were conducted on the Hearst Park and Pool property by Engineering-Science, Inc. (Artemel et al. 1984; Crowell et al. 1986); however, the studies were insufficient to determine if archaeological resources are present. A single archaeological site has been identified within 500 feet of the Hearst Park and Pool property. The Sidwell Friends School site (51NW123) was identified during the National Register of Historic Places nomination process but has not been evaluated for archaeological potential. No archaeological investigations have been conducted nor have any archaeological sites been identified within the Idaho Avenue Trail LOD.

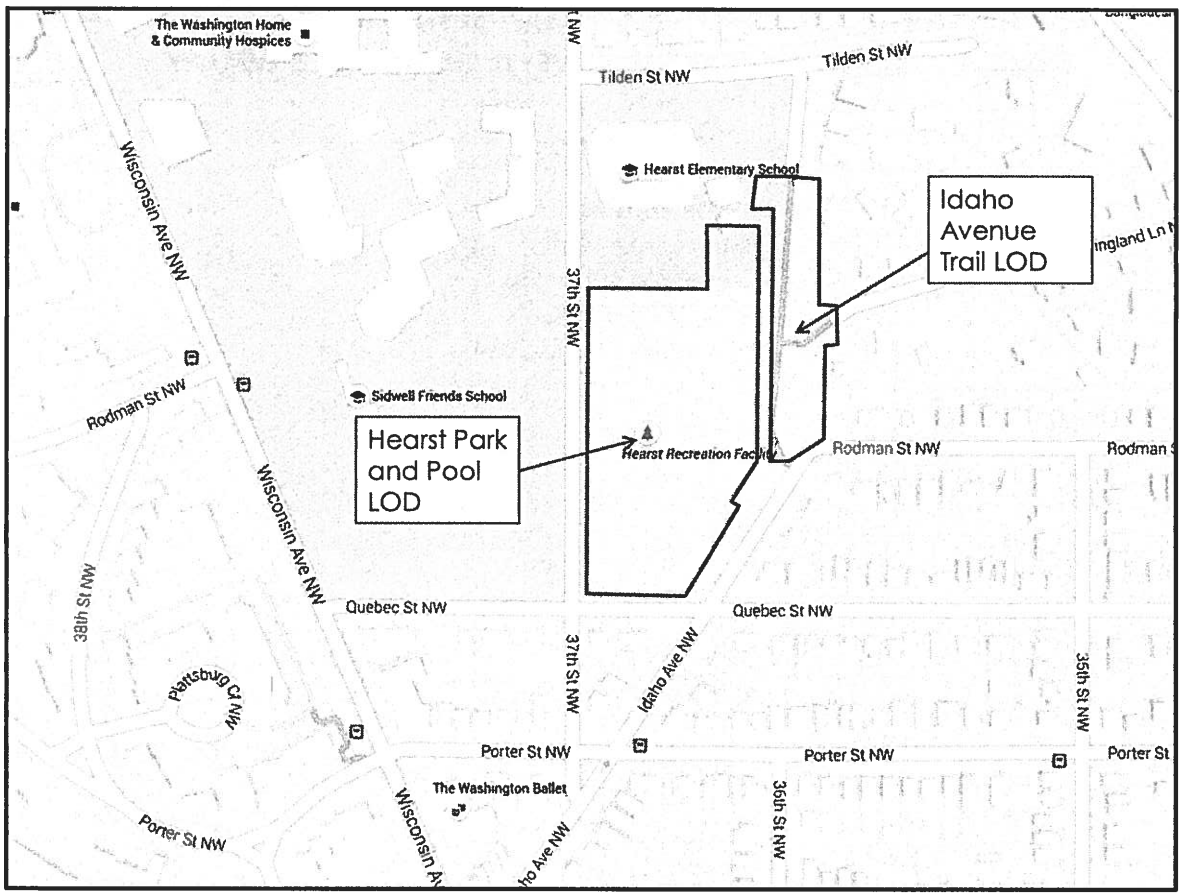



**Figure 1. Location of Hearst Park and Idaho Avenue Trail (north at top of figure) (Google 2016).**

## Proposed Undertaking

The District of Columbia Department of General Services (DGS) is providing design-build services for the Department of Parks and Recreation at the Hearst Park property in northwest Washington, D.C. (Figure 1). The proposed project includes the renovation or replacement of athletic fields, construction of a new pool and pool house, construction of new tennis courts, stormwater management (including remediation of site drainage and runoff issues), improvements to comply with the Americans with Disabilities Act, landscaping, fencing, site furnishing, amenities, signage, and hardscaping (Figure 2). Maximal depth of excavation is anticipated to be 10 feet below grade for the pool and detention structure, while the pool house foundation, storm sewer, and other utilities will be 3 feet below surface. All other excavations will be 1.5 feet or less below grade. The DGS team is currently conducting a feasibility study and no site plans have been developed that locate the proposed amenities.

In conjunction with the park and pool renovation project, DGS will improve the existing trail within the trail footprint and extend the trail to connect with the park entrance steps (Figure 3). The trail improvements will consist of a limited portion of the LOD as depicted in Figure 3.

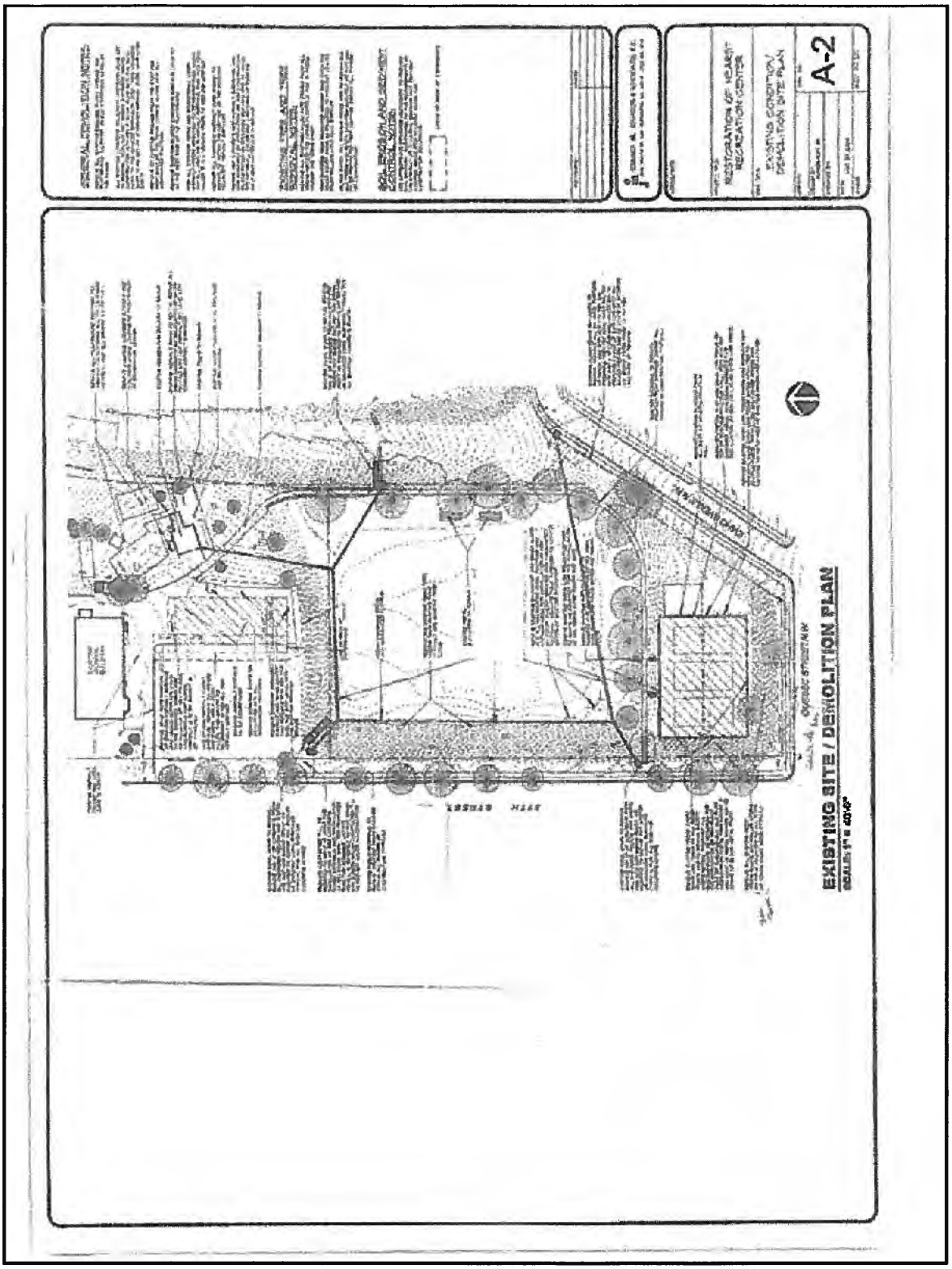



**Figure 2. Hearst Park Existing Site Plan with proposed improvements noted. (Map provided by Cox Graae + Spack Architects)**

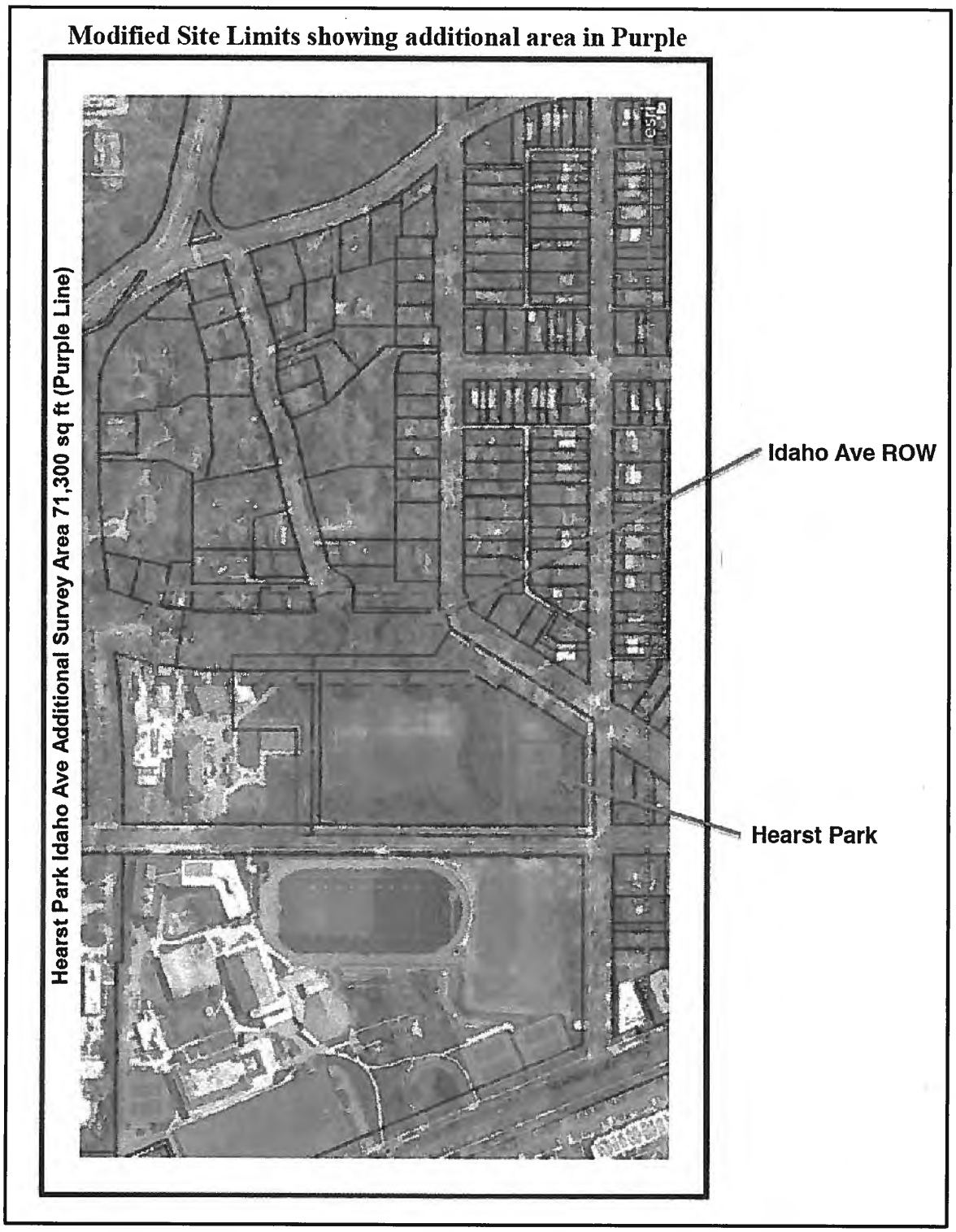



**Figure 3. Idaho Avenue Trail and Hearst Park and Pool LODs. (Map provided by Cox Graae + Spack Architects)**

## Historical Overview (Kendra Parzen, EHT Traceries)

Hearst Recreation Center is located at 37th Street and Quebec Street NW (Figure 1). It occupies an irregularly shaped parcel bounded to the south by Quebec Street, to the west by 37th Street, to the north by Hearst Elementary School, and to the east by Idaho Avenue, a trail, and a residential neighborhood. The parcel is located within Square 1905, Lots 802 and 008.

The earliest known European ownership of the Hearst Recreation Center parcel dates to 1713, when it became part of a tract in Montgomery County, Maryland, patented by Thomas Addison and James Stoddert (Busey 1898, 170). Born in Maryland in 1679, Thomas Addison was a member of the Privy Council of Maryland from 1711 until his death in 1727. He was also a Colonel of the Prince George's County Militia (Bowie 1947:32). James Stoddert was born in Scotland in 1666 and emigrated circa 1675. He became the Surveyor-General for the colony of Maryland. He died in 1726 (Early Colonial Settlers of Southern Maryland and Virginia's Northern Neck Colonies 2016). In 1790, the Residence Act established the capital district, and the Hearst Recreation Center parcel became part of Washington County.

In 1817, Joseph Nourse purchased 130 acres of the former Addison/Stoddert patent that included the future Hearst Park. Nourse, an English emigre who arrived in Virginia in 1769, served in the Revolutionary Army before becoming Register of the Treasury in 1789. From 1803 to 1813, he resided at Dumbarton Oaks in Georgetown before moving to the country near the current site of Washington Cathedral, where he established his Mt. Alban estate. He purchased the property containing the Hearst Recreation Center as a wedding present for his son, Charles J. Nourse (U.S. Department of the Interior [US DOI] 1972:3). Charles was an army careerist and eventually rose to become an Adjutant General (Pequet du Bellet 1907:110). Between 1817 and 1827, the Nourse family constructed a house on the property called the Highlands. Today known as Zartman House, it currently serves as an administrative building for the Sidwell Friends school, located west across 37th Street from Hearst Recreation Center (US DOI, 1972:1–3). The Nourse estates were two of many large plantations located in Washington County in the early 1800s, many of which relied on slave labor (DC HPO 2013:7).

Charles J. Nourse and his wife Rebecca had eleven children, four boys and seven girls. One son, Israel Pemberton Nourse, died in the Civil War fighting for the Confederacy (Pequet du Bellay 1907:110). A daughter, Phoebe, died unmarried at age eighteen, leaving a bequest to erect a church for the Episcopal parish of St. Albans (*Evening Star* [ES], 8 December 1929:101). Her sisters Mary, Rosa, and Rebecca continued to be active supporters of that church throughout their lives (ES 7, September 1912:8). Charles Nourse passed away in 1851, leaving the Highlands to a son and two unmarried daughters, James Burn, Mary, and Rosa Nourse (ES, 16 January 1903:14). The 1861 *Topographical Map of the District of Columbia* shows the property to be under the ownership of Mary and Rosa Nourse, the two elder siblings (Boschke 1861) (Figure 4).

The Organic Act of 1871 incorporated Washington County, Washington City, and Georgetown into one entity, the District of Columbia. Around the same time, the Nourse siblings added a stone cottage to the back acreage of their estate on the land that would become Hearst Park. The cottage was allegedly built for an unknown "colored couple" (Artemel et al. 1984:76).

**Figure 4. 1861 *Topographical Map of the District of Columbia* by Albert Boschke. Accessed at the Library of Congress, Washington, DC. Approximate Hearst Park boundary in red (north at upper left corner).**

Maps by B.D. Carpenter and G.W. Hopkins indicate that between 1881 and 1887, the Nourses sold a large portion of the estate (Carpenter 1881; Hopkins 1887) (Figures 5 and 6). The southern portion of the land that would become Hearst Recreation Center became the property of R.H. Goldborough while the Nourses retained the land that contains the northern portion of the park. Goldborough immediately began planning to develop the area as a subdivision, which was named Richmond Park (*Washington Post* [WP], 18 May 1887:2). This transaction was in keeping with area trends. Throughout the later nineteenth century, large estates in the former Washington County were divided and sold, land speculation increased, and several subdivisions were created (DC HPO 2013:10).

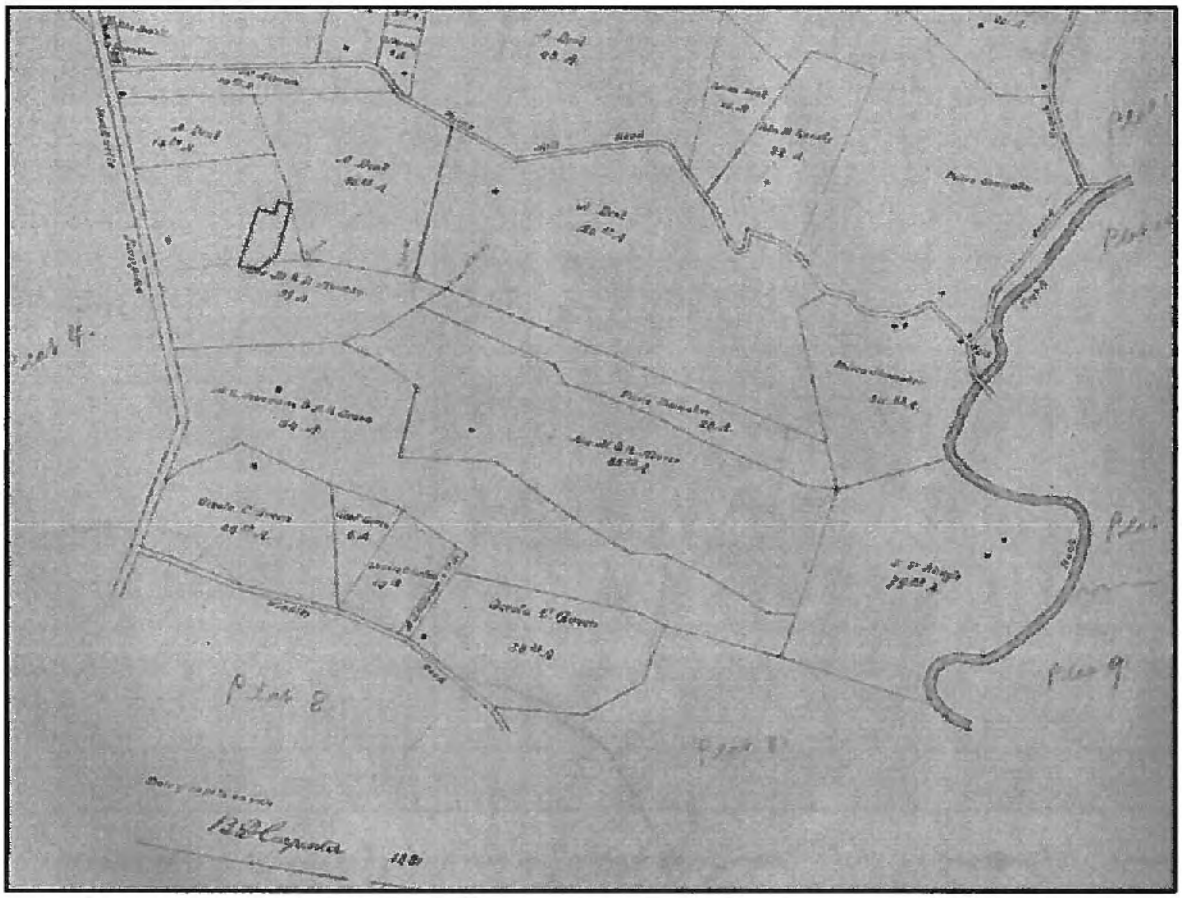


**Figure 5. 1881 *Map of the Real Estate in the County of Washington, D.C. Outside the Cities of. Washington and Georgetown from actual surveys* by B.D. Carpenter. Accessed at the Library of Congress, Washington, D.C. Approximate Hearst Park boundary in red (north at top of page).**

By 1907, Richmond Park was managed by Easly & Hill, a real estate brokerage. The Washington Post reported that the available land was divided into 270 individual lots and that the brokers were introducing paved streets and sidewalks, with sewer lines soon to follow (WP, 7 July 1907:FRE4). By 1910, the same newspaper reported that subdivision owner Northwest Washington Improvement Company had spent $150,000 on these improvements. William F. Matteson served as the real estate operator for the subdivision and oversaw these changes (WP, 24 April 1910:R1). No further improvements were made to the remaining Nourse estate at this time with the exception of a small structure that first appears on the 1907 Baist's *Real Estate Atlas of Surveys of Washington, District of Columbia* to the west of the current park (Baist 1907) (Figure 7).

Rosa Nourse died in 1903, Mary Nourse in 1908, and James Burn Nourse in 1917 (Find a Grave Index 2009). In 1920, Admiral and Mrs. Grayson purchased the Nourse property and took up residence in the Highlands (US DOI 1972:3). The Graysons appear on the 1925 Baist map as the property owners (Figure 8). Admiral Grayson was personal physician to President Woodrow Wilson and served as chairman of the Red Cross, while Mrs. Grayson was active in the city's

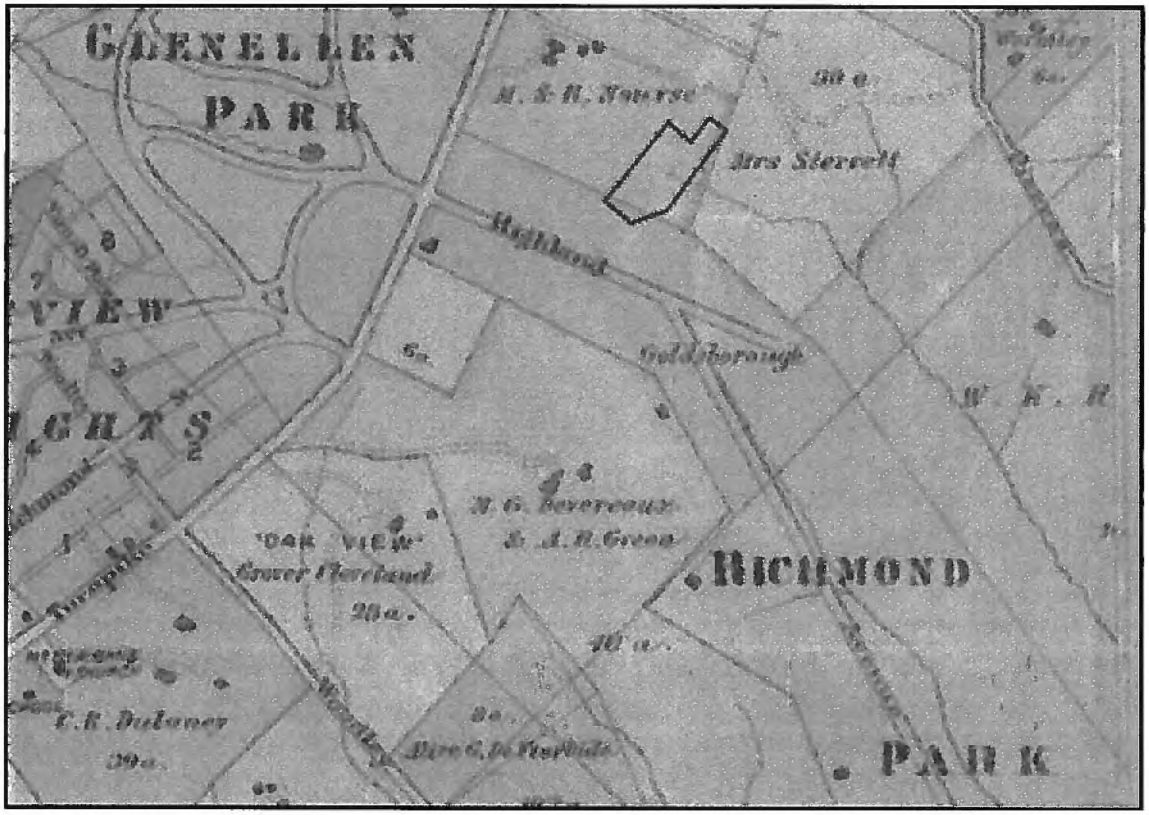



**Figure 6. 1887 *Map of the District of Columbia from official records and actual surveys* by G.M. Hopkins. Library of Congress, Washington, D.C. Approximate Hearst Park boundary in red (north at top of page).**

social and charitable scenes (WP, 28 February 1940:1). The 1931 Baist map shows a wood-frame building on the southern portion of the Grayson estate that would become Hearst Park. By 1937, this building had already been demolished along with the ca. 1907 structure (Figures 9 and 10). Despite increased interest in the residential development of the area, a 1927 Sanborn map that was revised in 1960 indicates that no structures were erected on the Richmond Park lots within the future park land (Figure 11).

In 1931, the eastern portion of the Grayson estate became the site of a new elementary school and park in combination with the unimproved Richmond Park lots to the south. The school and park were named for Phoebe Hearst of California, in honor of her efforts to establish free kindergartens (ES, 14 November 1931: A7). The Phoebe A. Hearst Elementary School opened in September 1932 and received 250 students in its first year of operation (ES, 18 September 1932:B1).

In 1935, Hearst Park was included in a plan for public works expenditures for recreational facilities proposed by Sibyl Baker, D.C. Director of Recreation. It was one of forty sites around the city that she wanted to improve (ES, 29 March 1935: B1). In the same year, architects of the National Park Service repurposed the c. 1870 stone cottage as a recreation center. They added a full-width rear porch to bring the building more in line with other recreation centers of the

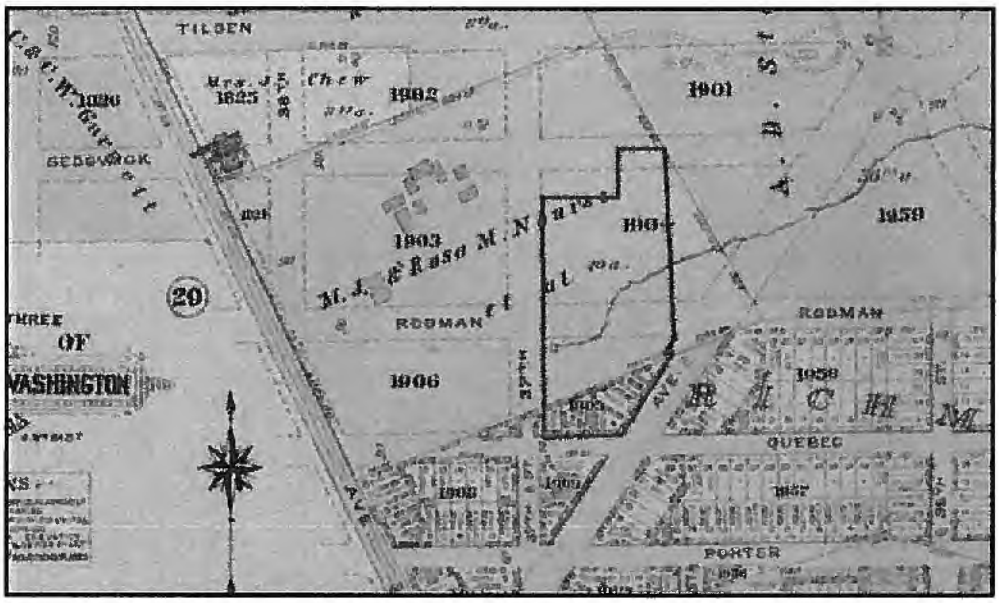



**Figure 7. 1907 *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia* by G.W. Baist (Vol. 3, Plate 28). Accessed at the Library of Congress, Washington, D.C. Approximate Hearst Park boundary in red.**

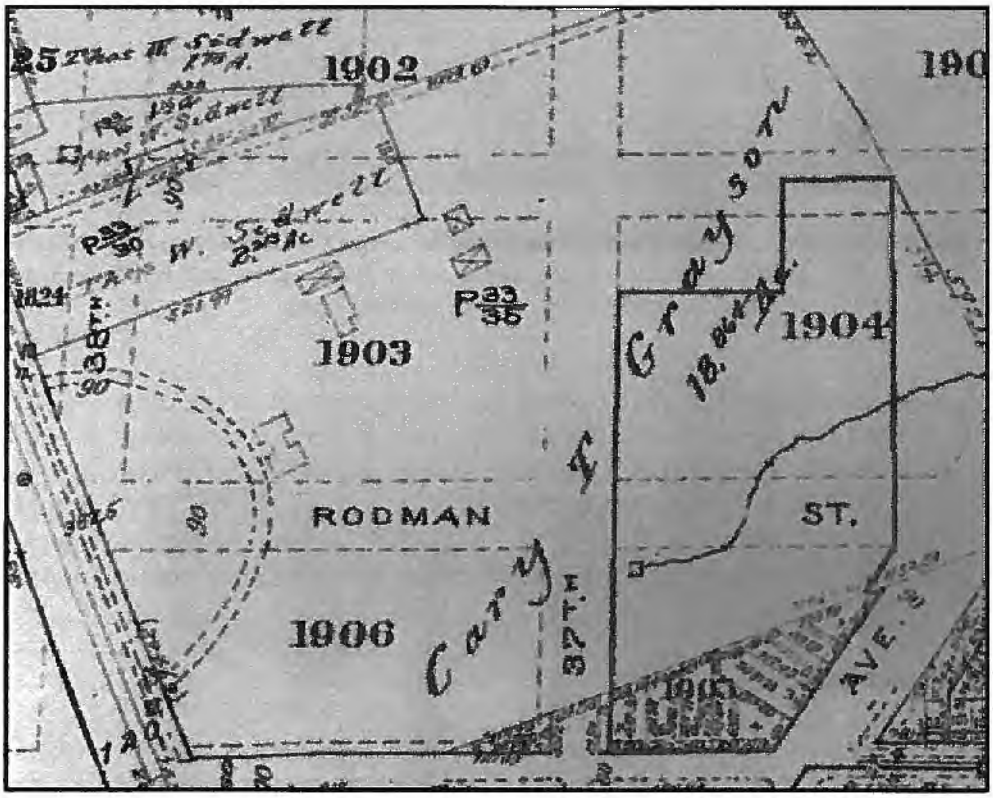



**Figure 8. 1925 *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia* by G.W. Baist (Vol. 3, Plate 28). Accessed at the Martin Luther King Jr. Memorial Library, Washington, D.C. Approximate Hearst Park boundary in red (north at top of page).**

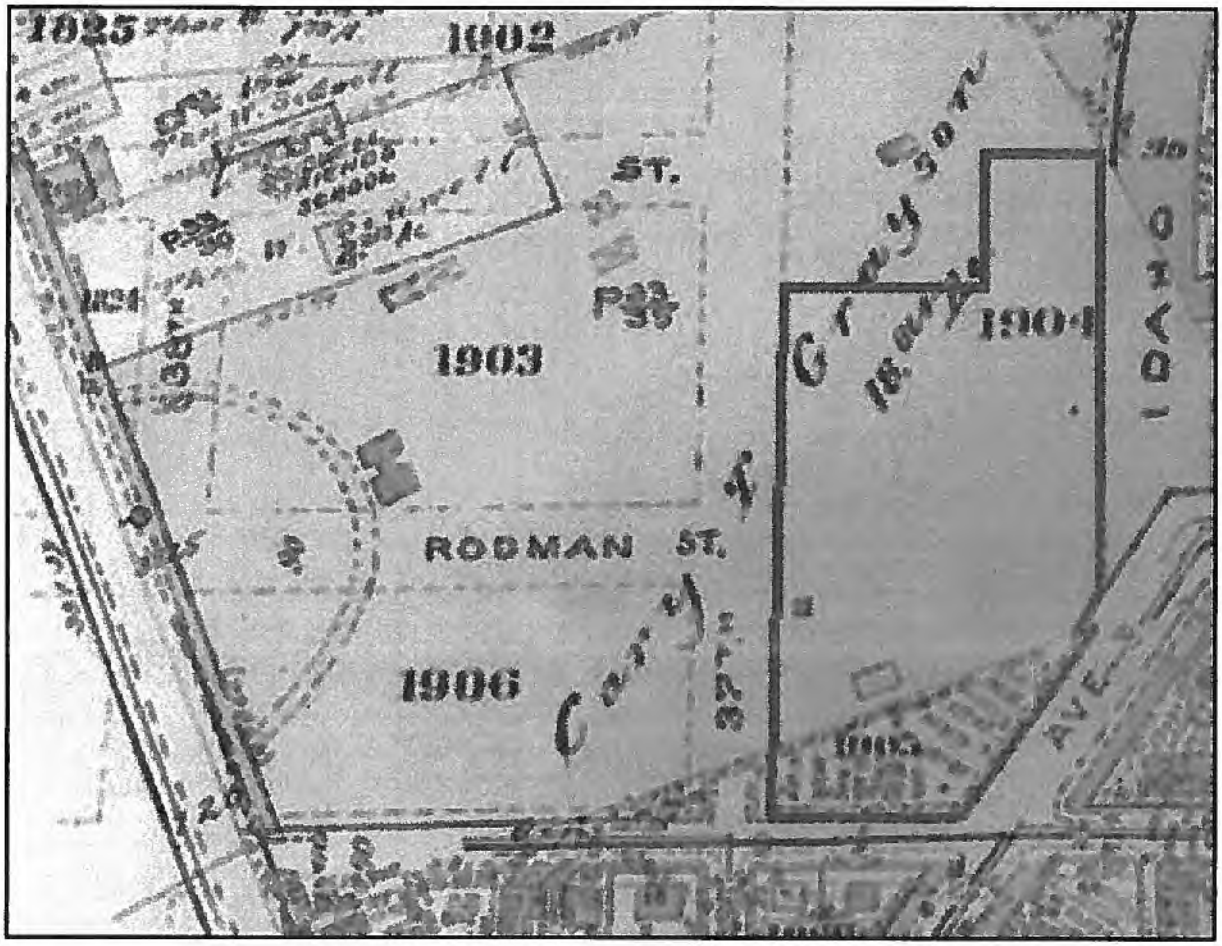



**Figure 9. 1931 *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia* by G.W. Baist (Vol. 3, Plate 28). Accessed at the Martin Luther King Jr. Memorial Library, Washington, D.C. Approximate Hearst Park boundary in red (north at top of page).**

1930s, which were commonly Colonial Revival in style (Claypool et al. 2014:8–9). Further improvements to the playground were made in 1936, though their exact nature is not known, and they are not indicated on the 1937 Baist map (ES, 6 May 1936:B1) (Figure 10). In 1943, Federal Works Agency funds paid for the installation of the amphitheater playfield and tennis courts present today. The funds were provided under the Lanham Act to provide increased recreational facilities to the expanding wartime population in the District (ES, 18 July 1943:A2) (Figure 12).

### Elevation Change Analysis

A GIS-based elevation change (also known as cut and fill) analysis was conducted using ArcGIS to determine the extent of the landscape modification that occurred over time within the study area. As a topographic baseline, the elevation change analysis used the U.S. Coast and Geodetic Survey (USCGS) 1888 *Topographic Map of Washington and Vicinity* (Sheets 32 and 42) (U.S. National Oceanographic and Atmospheric Administration, Office of Coast Survey 2016). The map

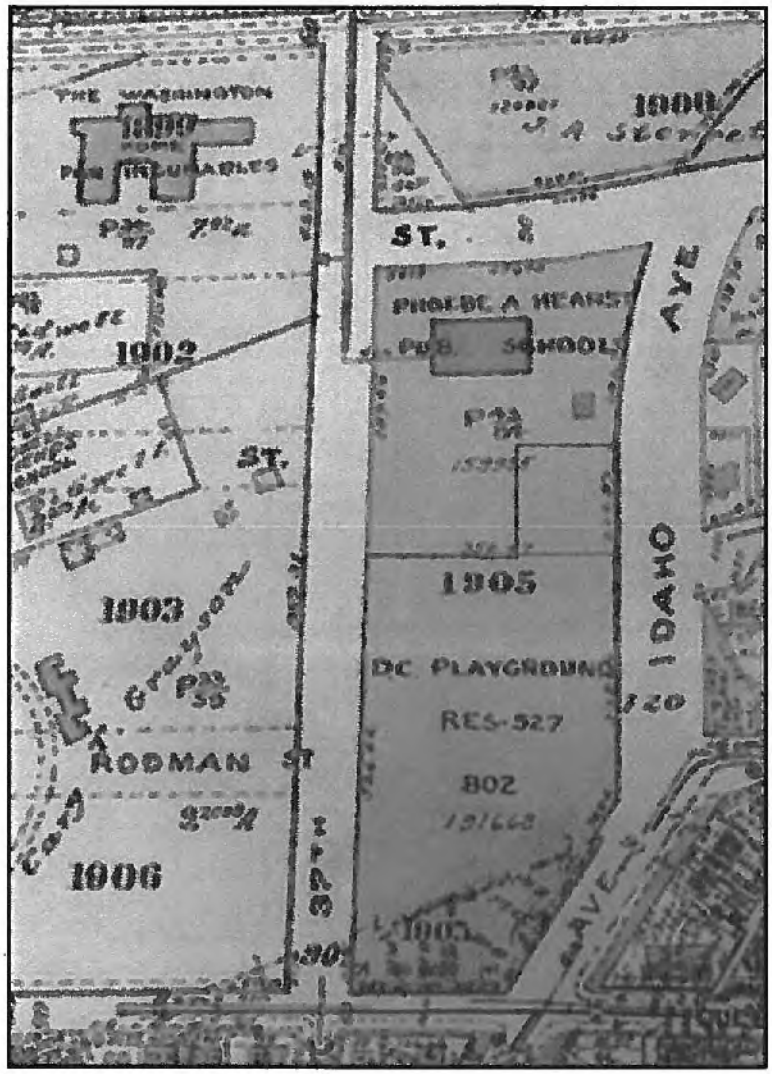



**Figure 10. 1937 *Baist's Real Estate Atlas of Surveys of Washington, District of Columbia* by G.W. Baist (Vol. 3, Plate 28). Accessed at the Martin Luther King Jr. Memorial Library, Washington, D.C. Approximate Hearst Park boundary in red (north at top of page).**

was then georeferenced to the base map of Washington, D.C. (District of Columbia GIS 2016). The 1888 map was converted to a three-dimensional elevation model by redrawing the 5-ft contour lines and transforming them into a TIN (triangulated irregular networks) and then into a raster (a grid of cells or pixels that contain data such as elevation). A vertical datum shift of 2.2 feet was subtracted from the historical map elevations as recommended by Katz et al. (2012) to account for changes in datum elevation between the 1888 and modern maps.

A modern elevation layer (10-ft contours taken from the 2008 contour map) for Washington, D.C., was obtained from DC GIS Open Data (District of Columbia GIS 2016). The modern contour lines were similarly transformed into a TIN and then a raster. Once both historical and modern data sets were created, ArcGIS algebraic formulae calculated the topographical changes

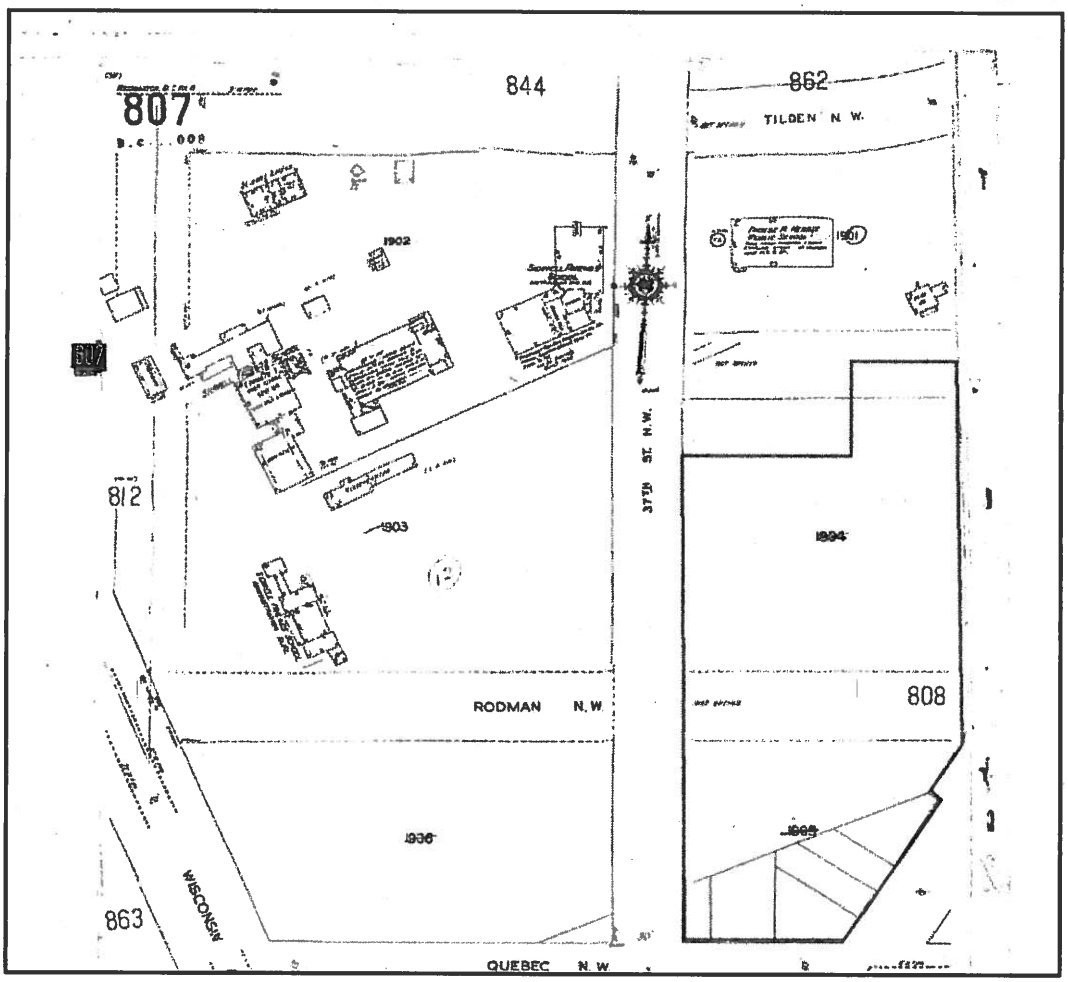
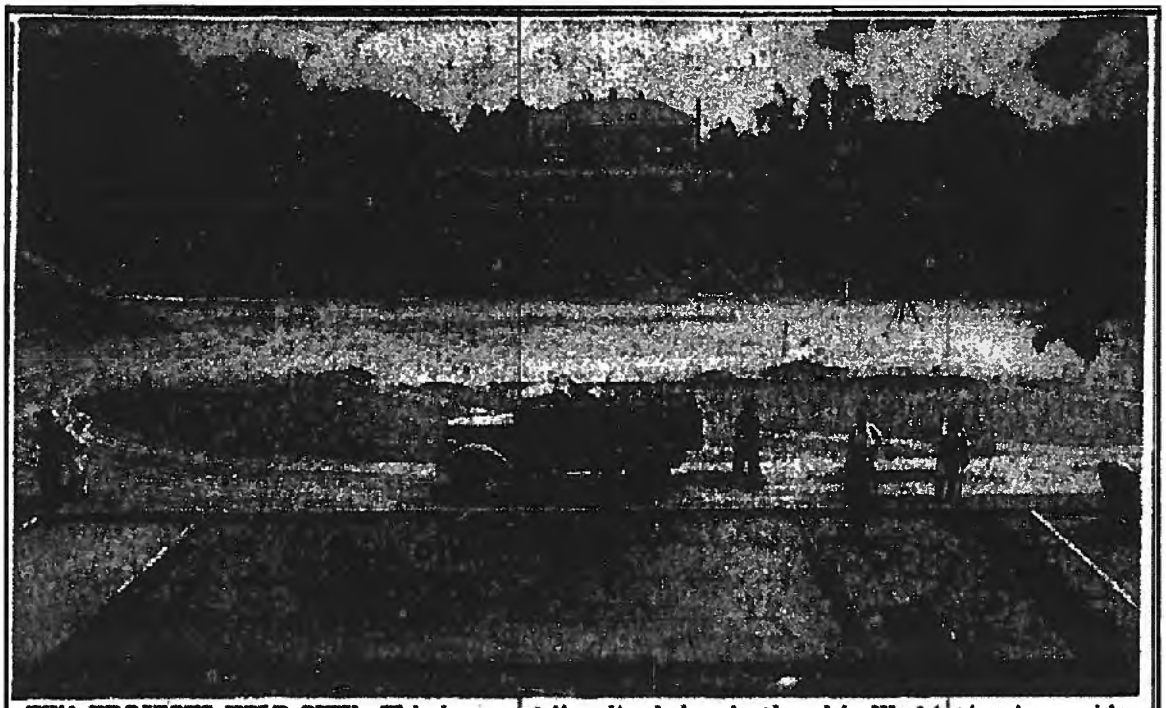



**Figure 11. 1927 *Insurance Maps of Washington, D.C.* (Vol. 7, Sheet 701) with 1960 edits by the Sanborn Map Company. Accessed at the Library of Congress, Washington, D.C. Approximate Hearst Park boundary in red.**

to the landscape between 1888 and 2008. A final raster layer demonstrates those differences with a specific color gradient to distinguish cut areas from fill areas. The USCGS 1888 map was also used to identify structures that once stood within the boundaries of the study area.

The results of the elevation change analysis of the Hearst Park and adjacent Idaho Avenue Trail LODs are depicted in Figure 13. This figure illustrates areas of filling as shaded in red and areas of cutting as shaded in green. Areas of yellow have witnessed little change in elevation.

Most areas within the LODs have undergone major changes in elevation since 1888. The areas throughout the middle of the park (shaded in red), indicate infilling of a tributary of Rock Creek to create a level land surface. The deepest infilled areas are in the north central and southwest portions of the property and range in thickness from 5 to 16 feet. Along the western and southeastern boundary are areas of elevation decrease (cutting, shaded in green) of as much as 15 feet. Areas of little elevation change (shaded in yellow) abut areas of cut and fill.



**FWA PROJECTS HELP CITY—This is one of the sites being developed in Washington to provide recreation for the war-swollen population out of Lanham Act funds by the Federal Works Agency. It is the Phoebe Hearst Playground at Thirty-seventh and Quebec streets N.W. The play field is being constructed in a natural amphitheater setting. In the foreground concrete tennis courts are under construction.**

Figure 12. 1943 *Evening Star* article on improvements at Hearst Playground (18 July: A2).

Most of the eastern portion of Figure 13, corresponding to the Idaho Avenue Trail LOD, has witnessed less significant modifications. Nearly the entire area is denoted as having an elevation change between 5 feet of increase to 5 feet of elevation decrease. These values are well within the range of error for the historical map used in this analysis. The results could indicate that little to no elevation change has taken place in the Idaho Avenue Trail LOD since the late nineteenth century.

## Archaeological Field Investigations

Based on the results of the elevation change analysis, it appears that much of the middle section of the Hearst Park and Pool LOD has been extensively filled. This is the location of a former tributary of Rock Creek which has since been diverted into the sewer system. The creek bed was subsequently filled and leveled for the athletic field. The western portion of the Hearst Park and Pool LOD within the tree line appears to have been cut by as much as 15 feet. Additional areas that show less extensive cutting are around the tennis courts and in the southeastern portion of the Hearst Park and Pool LOD. In contrast, the elevation change analysis indicates that significantly less elevation change has taken place in the Idaho Avenue LOD. Most areas within the LOD are within the range of error for the historical map used in the analysis, indicating that little to no elevation change has occurred in the area since the late nineteenth century.

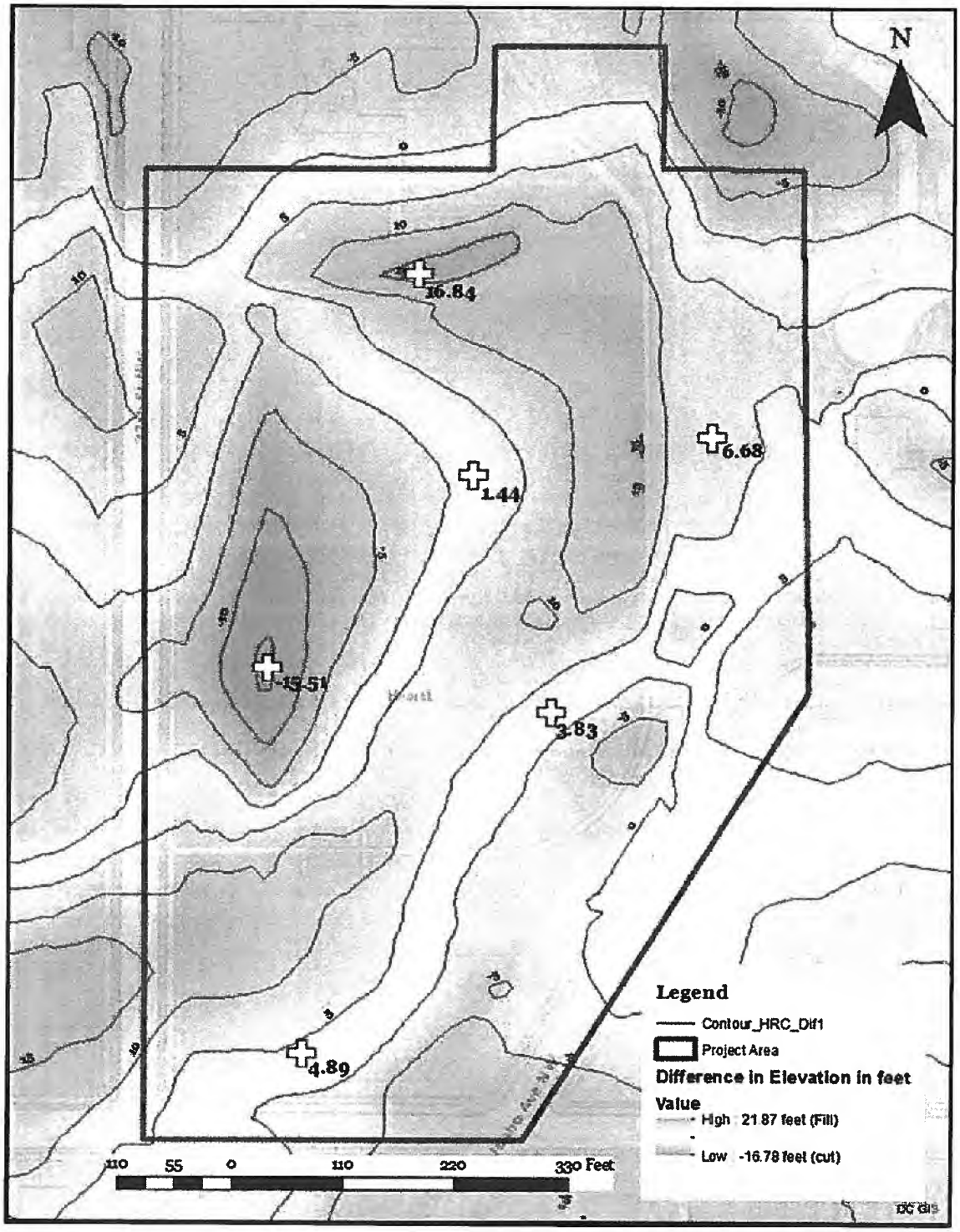



**Figure 13. Results of Hearst Park and Pool and Idaho Avenue Trail LODs elevation change analysis comparing the 1888 and modern topographic maps. Note: Red shades indicate fill, green shades indicate cut, and yellow shades indicate minor change. The + symbol denotes a spot elevation, also presented in feet.**

Based on the potential for the presence of Native American archaeological resources within both LODs, contrasted with the likelihood of significant impacts by land levelling in the Hearst Park and Pool property, initial field investigations took the form of hand-auger excavations to determine whether any intact A-horizon soils remained within the LODs. Hand augers specifically targeted areas where 10 feet or less elevation decrease has occurred. In areas where hand-auger excavations indicated potentially intact soils were present or where the auger encountered cobbles and was inconclusive, limited shovel testing was used to determine the extent of the intact soils. Where possible, the hand augers and shovel test pits (STPs) were excavated below any fill present and into culturally sterile subsoil. Excavated soils were screened through ¼-inch (6.35-mm) hardware cloth to ensure uniform recovery of cultural materials. All hand augers and STPs were backfilled following documentation on standardized recording forms. Documentation also included narrative notes, photographs, and a plan map depicting hand-auger and STP locations.

As a baseline for the excavations, the soils documented in Smith (1976) were reviewed for the project area. Smith maps the entirety of the Hearst Park and Pool LOD and the southern and western portion of the Idaho Avenue Trail LOD as within the Udorthents complex. Udorthents consist of areas that have been altered during grading for roads, railroads, housing developments, recreational areas, and similar uses. Areas of cutting and filling often occur together, with cutting generally exposing sandy soils that are mainly the underlying material from areas of Galestown, Sassafras, Rumford, and Woodstown soils. Fill soils are typically the materials removed from cutting and are generally sandy.

The remaining portion of the Idaho Avenue Trail LOD is within the Glenelg-Urban complex (Smith 1976). This complex is mainly in areas which have been graded, cut, filled, or otherwise disturbed during urbanization. Glenelg soils typically have two A-horizon strata that extend to 23 cm below surface and consist of dark brown loam which transitions to yellowish brown. Two B-horizon soils follow, comprised of strong brown silt loam and yellowish red silty clay loam mottled with yellowish brown clay. Combined, these two strata extend from 23 cm to 71 cm below surface. Finally, the C horizon is variegated yellowish red, yellowish brown, and red loam that is highly micaceous. The results of the hand-auger and STP survey are discussed below.

### *Hearst Park and Pool Hand Augers and Shovel Test Pits*

Initially, nine hand augers were excavated within the Hearst Park and Pool LOD (Figure 14). Subsequently, ten STPs were excavated near four hand augers that had potentially intact soils or were inconclusive in the initial hand auger survey. The LOD consists of a soccer field, tennis court, wooded areas along the west and southern boundary, and manicured lawn with specimen trees around the recreation center and the walk between the lower field and Phoebe Hearst Elementary School (Figure 15). The soccer field sits at the base of a high terrace to the north and west, while the tennis court sits on a lower terrace between the street and the field.

Six hand-auger tests (Augers 1, 2, 3, 4, 5, and 12) were placed within the soccer field or directly adjacent to it (Figure 14). Several of these augers (1, 3, 5, and 12) did not encounter subsoil deposits due to rock refusals. Fill deposits ranged from one stratum extending to 30 cm below surface to ten strata extending to 119 cm below surface (Figure 16). The initial stratum was landscape fill consisting of dark yellowish brown (10YR4/4) sandy loam that ranged in thickness

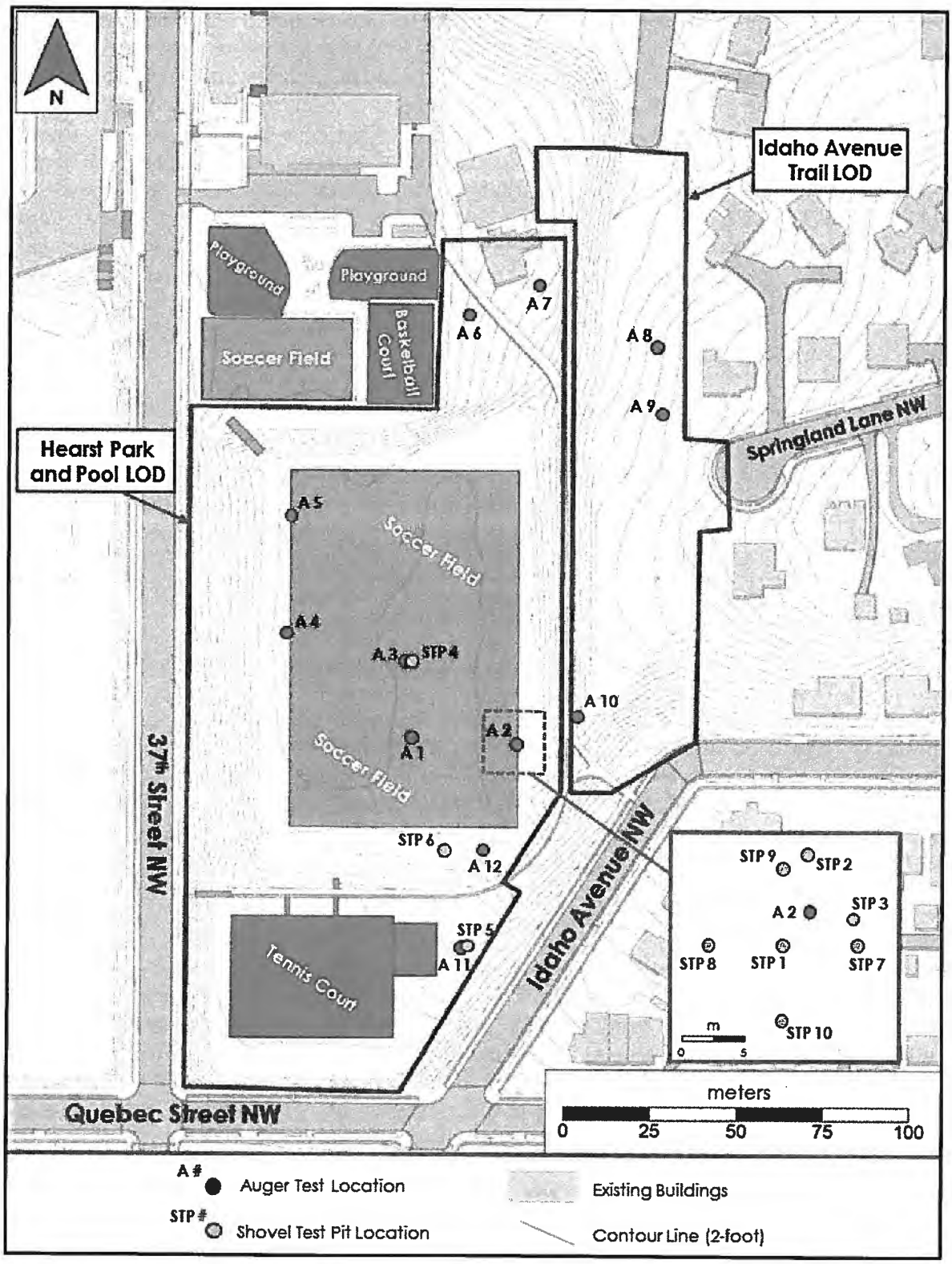



**Figure 14. Location of auger tests and STPs within the Hearst Park and Pool and Idaho Avenue Trail LODs.**

**Figure 15. Hearst Park and Pool LOD, athletic field and tennis court (top, view to south) and recreation center (bottom, view to northeast).**

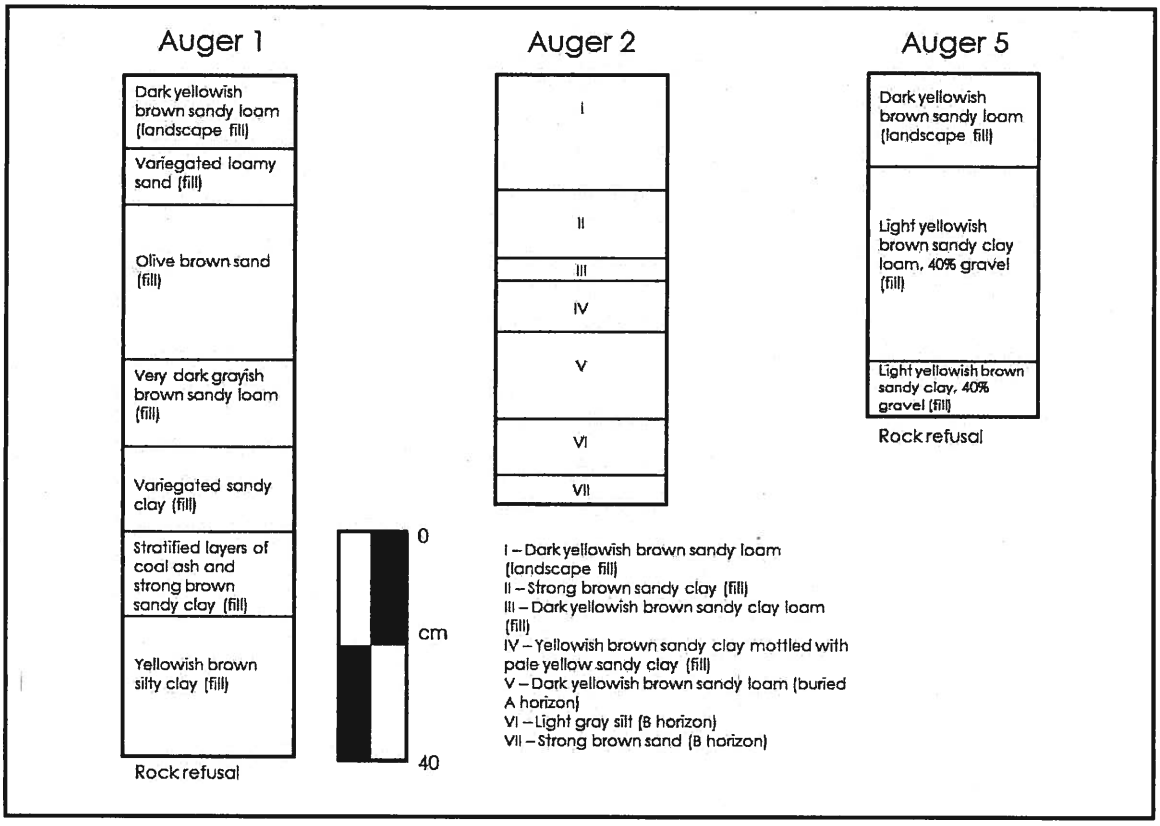



**Figure 16. Representative Hearst Park and Pool LOD hand-auger profiles.**

from 13 cm to 30 cm below surface. Additional fill deposits of varying colors and textures but generally with a sandy component followed the initial stratum. Lenses of coal ash were encountered in Auger 1, which was likely located near where the former tributary once flowed.

Two hand augers near the soccer field did encounter subsoil deposits. In Auger 2, which exhibited seven strata, a possible buried A horizon was encountered beneath several distinct fill deposits (Figure 16). The initial four strata were fill deposit soils and included dark yellowish brown (10YR4/4) sandy loam landscape fill over strong brown (7.5YR5/8) sandy clay, followed by dark yellowish brown (10YR4/4) sandy clay loam, then yellowish brown (10YR5/8) sandy clay mottled by pale yellow (2.5Y8/3) sandy clay. Combined, these four strata extended to 45 cm below surface. Beneath these was dark yellowish brown (10YR4/4) sandy loam that ranged from 45 cm to 60 cm below surface. This stratum was initially interpreted as a buried A horizon. Underlying this was two strata of B/C-horizon soils, light gray (2.5Y7/2) silt which transitioned to strong brown (7.5YR5/6) silt. Further testing was conducted around this hand auger test and is discussed further below.

Unlike the other augers around the soccer field, Auger 4 exhibited shallow fill deposits over truncated B/C-horizon soils (Figure 17). The initial stratum was comprised of yellowish brown (10YR5/6) sandy loam extending to 15 cm below surface. This was followed by brownish yellow (10YR6/8) silt mottled with pale yellow (5Y8/2) silt.

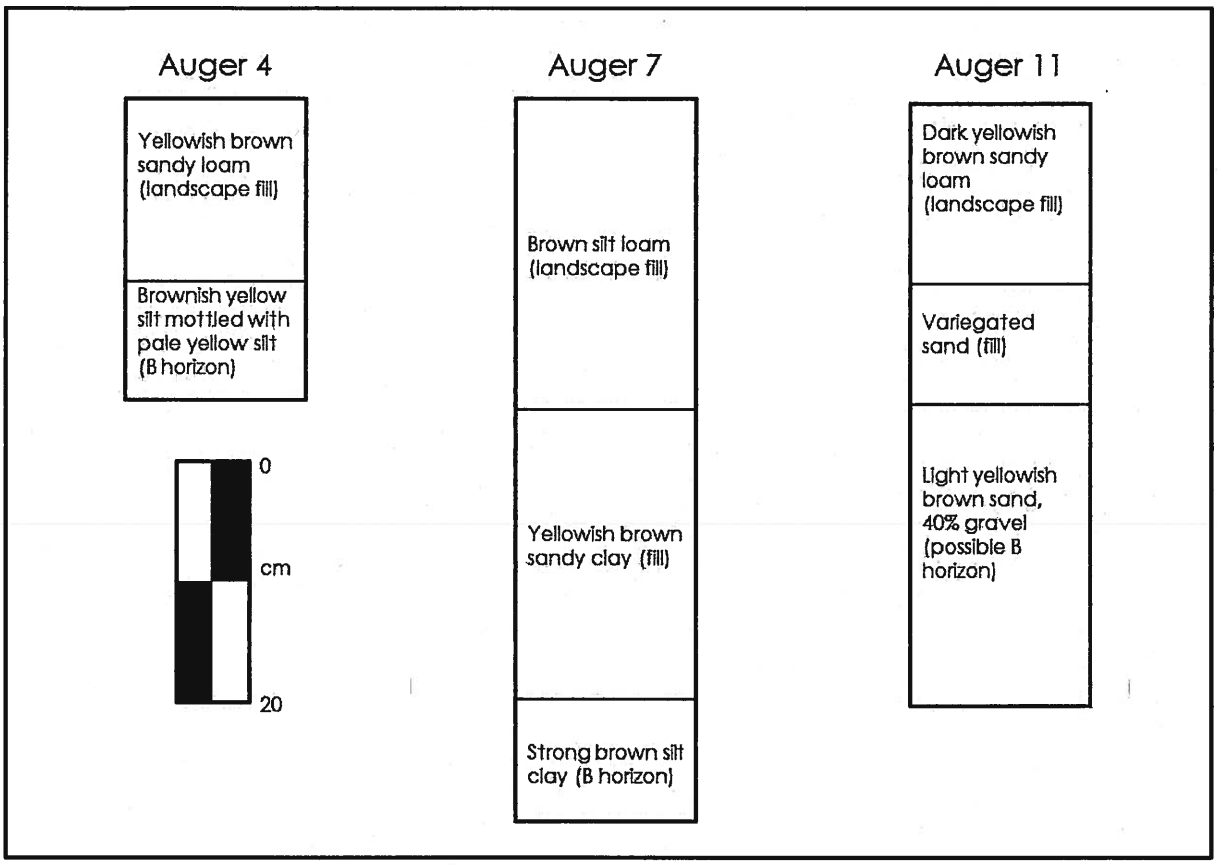



**Figure 17. Additional Hearst Park and Pool LOD representative hand-auger profiles.**

Two hand augers (Augers 6 and 7) were excavated near the recreation center and playground (Figure 14). Both augers had similar stratigraphy consisting of two or three fill strata over B-horizon soils (Figure 17). Auger 6 was located east of the playground and showed evidence of the recent renovation in the area. Four strata were present, including an initial stratum that consisted of yellowish brown (10YR5/4) sandy clay fill over a buried landscape-fill stratum comprised of very dark grayish brown (10YR3/2) sandy loam. Beneath this was variegated sandy loam fill. Combined, these three fill strata extended to 60 cm below surface and overlay strong brown (7.5YR5/6) silty clay B-horizon soils. Auger 7 was placed to the south of the recreation center. Two fill strata, brown (10YR4/3) silt loam landscape fill over yellowish brown (10YR4/6) sandy clay, extended to 50 cm below surface. Beneath the fill strata were B-horizon soils consisting of strong brown (7.5YR5/8) silty clay.

Auger 11 was located east of the tennis courts on the south terrace (Figure 14). Three strata were evidenced, including two fill strata over possible B-horizon soils (Figure 17). The two strata consisted of dark yellowish brown (10YR4/4) sandy loam landscape fill over variegated sand fill. Combined, they extended to 25 cm below surface. Stratum III consisted of light yellowish brown (10YR6/4) sand with 40 percent gravel that was initially classified as fill soils because bottle glass was recovered from it; however, the STP excavated near this auger located similar soils at 43 cm below surface that have been classified as B-horizon soils.

STPs 1–3 and 7–10 were placed in the area around Auger 2 where a possible intact surface was identified at 45 cm below surface (Figure 14). STPs 1–3 were grouped within 2–3 m of the initial auger while STPs 7–10 were placed at 5-m intervals in cardinal directions from STP 1 (Figure 14, insert). The buried surface was encountered again in all seven STPs and was determined to be a modern landscape surface buried during a rehabilitation project for the athletic field. The STPs exhibited between four and five strata (Figure 18). The initial stratum consisted of brown (10YR4/3) sandy loam landscape fill with some mottling of yellowish brown (10YR5/8) or dark yellowish brown (10YR4/6). Following the initial stratum in some STPs was an additional fill stratum of dark yellowish brown (10YR4/6) sandy clay mottled with brown (10YR4/3). Combined, the fill strata had a thickness of between 11 cm and 38 cm. The interface between the fill and the stratum below generally contained angular cobbles likely added to assist with drainage. Beneath the fill deposit(s) was a layer of dark brown (10YR3/3) or brown (10YR4/3) sandy loam which had a thickness of between 9 cm and 16 cm. No artifacts were recovered from this stratum apart from a fragment of a Chinese porcelain saucer found in STP 7. This stratum has been interpreted as a layer of modern landscape fill buried during a renovation project. At least one additional stratum of fill deposits was present beneath this buried surface. These deposits were often mottled and had a variety of colors and textures, many with a fine-grained component. Like the fill deposits at the surface, these also contained angular cobbles, many of which were medium or large in size. Subsoil was reached in STP 1–3 at between 48 cm and 54 cm below surface. It consisted of yellow (10YR8/6 or 7/6) sand. STPs 7–10 encountered large rock refusals and did not reach subsoil deposits. Both the upper and lower fill deposits contained a mix of nineteenth- and twentieth-century artifacts, including modern bottle glass, window glass, wire nails, machine-cut nails, brick, coal, and slag.

The remaining three STPs were placed near augers that were inconclusive. STP 4 was excavated near Auger 3 where several additional augers were started but encountered large cobbles within the first 20 cm below surface. As in Auger 3, STP 4 consisted of three strata of fill deposits. The initial stratum was strong brown (7.5YR4/6) sandy loam landscape fill, followed by brown (10YR4/3) sandy loam and yellowish brown (10YR5/6) sandy loam. Intact subsoil was not encountered in STP 4 because of a rock refusal at 52 cm below surface. No artifacts were recovered from this STP. STP 5 was placed near Auger 11 and encountered fill deposits over B-horizon soils (Figure 9). The initial stratum of dark yellowish brown (10YR4/4) sandy loam landscape fill overlay yellowish brown (10YR5/4) sand fill mottled with yellowish brown (10YR5/8) that contained large brick fragments, coal, slag, and window, vessel, and bottle glass. Bottle glass included colorless glass with embossed letters, while the vessel glass included a tumbler fragment. Combined, the fill deposits extended to 43 cm below surface. Beneath the fill stratum was B horizon soils consisting of brownish yellow (10YR6/6) sand. STP 6 was excavated near Auger 12 and four strata were present, including three fill strata over B-horizon soils. An initial stratum of strong brown (7.5YR4/4) sandy loam landscape fill was followed by brownish yellow (10YR6/6) sandy loam fill, which overlaid brownish yellow (10YR6/6) sandy loam mottled with yellow (10YR8/6) sandy loam. Combined, the three fill strata extended to a depth of 36 cm below surface. The B-horizon soils encountered in Stratum IV consisted of brownish yellow (10YR6/8) sandy clay. Artifacts were recovered from the initial fill stratum only and include soda bottle glass and whiteware fragments.

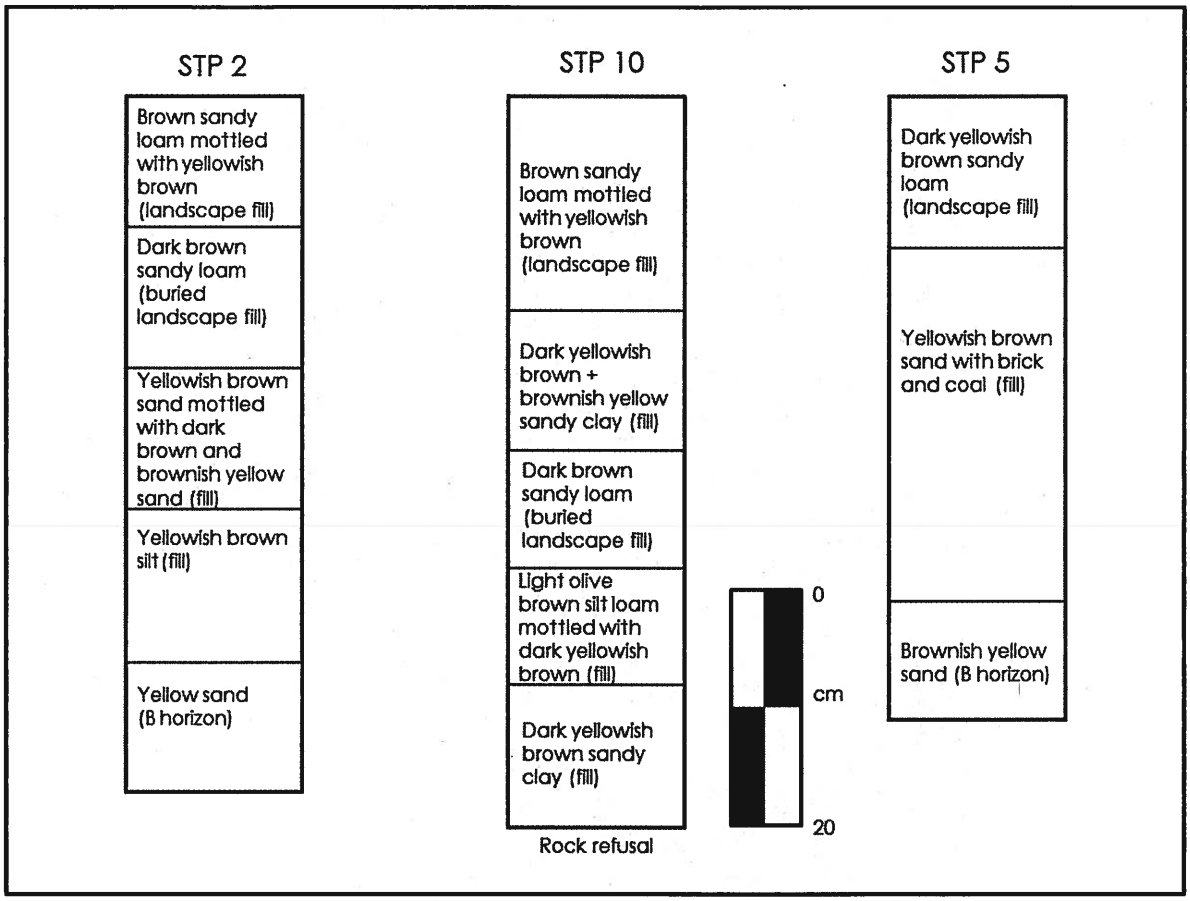



**Figure 18. Representative Hearst Park and Pool LOD STP profiles.**

### *Idaho Avenue Trail Hand Augers*

Three hand augers (Augers 8, 9, and 10) were excavated within the Idaho Avenue Trail LOD (Figure 14). The LOD consists of a wooded and partially graveled trail that connects to a nearby neighborhood and to Hearst Park, a patch of manicured lawn at the southern extent, and a narrow, heavily eroded path through a wooded area between the two (Figure 19). The trail sits on a small terrace below the level of the athletic field.

Located adjacent the graveled portion of the trail, Auger 8 uncovered dark brown (10YR3/3) sandy loam A-horizon soils extending to 12 cm below surface over truncated B-horizon soils of strong brown (7.5YR5/8) sand followed by yellowish red (5YR4/6) sand (Figure 11). Auger 9, located south of Auger 8, evidenced two strata over truncated B-horizon soils (Figure 11). The initial stratum was dark brown (10YR3/3) sandy loam to 16 cm below surface. Beneath the A-horizon soils was mixed strong brown (7.5YR4/6) and yellowish red (5YR4/6) sandy clay fill which ranged from 16 cm to 28 cm below surface. Beneath this was strong brown (7.5YR4/6) sandy clay B-horizon soils. The last auger, Auger 10, was placed within the southern manicured area of the LOD. Four strata were present, including three fill strata over truncated B-horizon soils (Figure 20). The three fill strata consisted of dark yellowish brown (10YR4/4) sandy loam

**Figure 19. Idaho Avenue Trail, graveled segment (view to south).**

landscape fill, followed by strong brown (7.5YR4/6) sand which transitioned to brown (10YR4/3) sand. Combined, these three strata extended to 46 cm below surface. Beneath these strata were truncated B-horizon soils consisting of reddish yellow (7.5YR6/6) loamy sand.

## Conclusions and Recommendations

An elevation change analysis suggests that the northwest and southeast portions of the Hearst Park and Pool LOD have been cut, in some locations by 10 feet or more, while varying amounts of fill, in some areas over 15 feet, have covered the middle portion where the old tributary of Rock Creek once flowed. Within the Idaho Avenue Trail LOD, the analysis suggests that the northern and southern portions have been cut, while the middle portion has been filled.

Subsequently, in late August and early September 2016, Stantec conducted a Phase IB archaeological survey of areas within the Hearst Park and Pool and Idaho Avenue Trail LODs where elevation change analysis indicated less than 10 feet of fill deposits are present. The survey consisted of the excavation of 9 hand-auger tests and 10 STPs within the Hearst Park and Pool LOD and 3 hand-auger tests within the Idaho Avenue Trail LOD. Buried modern landscape deposits were found in an auger on the east side of the soccer field and in the STPs excavated

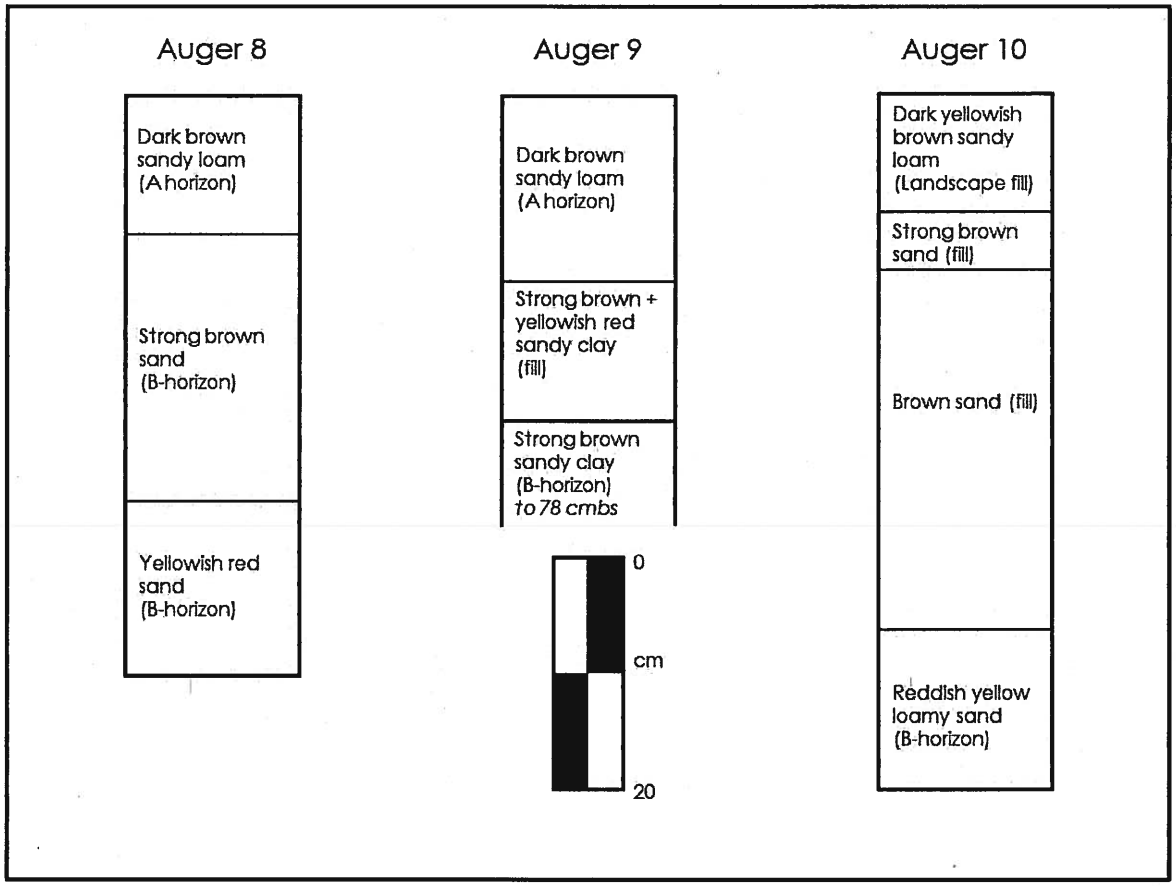



**Figure 20. Idaho Avenue Trail hand auger profiles.**

around adjacent to the original auger test. It was determined that this surface was buried in the recent past during a renovation project. Additional fill deposits over B/C-horizon soils were found beneath this surface. The hand augers within the Idaho Avenue Trail LOD contained significantly less fill deposits over B/C-horizon soils. The cutting and filling is likely related to the use of the trail as a road until shortly after the creation of the park.

The archaeological investigations undertaken at Hearst Park and the Idaho Avenue Trail suggest that park development resulted in the removal of all upper soil horizons, including those horizons potentially containing archaeological deposits. Fill was subsequently placed over the graded areas. While an intact surface was found beneath initial fill deposits, the presence of additional fill deposits beneath it suggest that it is a former landscape surface that was buried during a renovation project for the athletic field. No additional intact deposits were located beneath this modern buried surface. As such, no additional archeological investigations are recommended within either LOD. No artifacts were recovered from non-fill contexts. Stantec will consult with DC HPO as to whether any of the items recovered from fill deposits will be retained. All artifacts retained and all pertinent project documentation will be curated with DC HPO upon completion of the final report.

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ENE

Slope to [illegible]

3 tennis courts on S side

Soccer field on [illegible]

E side near Redman St entry

↳ trash → appears maybe to have been a community cleanup - bagged & staged for disposal

N: Hearst Elementary

E: Single family homes

W: Sidwell Friends School + associated athletic fields

S: Single family homes

# Appendix 3

# ERIS Report

# DATABASE REPORT

| | |
|---|---|
| **Project Property:** | *Hearst Park & Pool*<br>*3950 37th Street Northwest*<br>*Washington DC 20008* |
| **Project No:** | *2227-18-0101* |
| **Report Type:** | *Database Report* |
| **Order No:** | *20180419163* |
| **Requested by:** | *Applied Environmental, Inc. (Virginia)* |
| **Date Completed:** | *April 23, 2018* |

**Environmental Risk Information Services**
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**www.erisinfo.com**

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# Executive Summary

***Property Information:***

| | |
|---|---|
| **Project Property:** | *Hearst Park & Pool*<br>*3950 37th Street Northwest  Washington DC 20008* |
| **Project No:** | *2227-18-0101* |

**Coordinates:**

| | |
|---|---|
| **Latitude:** | *38.939308* |
| **Longitude:** | *-77.071699* |
| **UTM Northing:** | *4,312,082.30* |
| **UTM Easting:** | *320,446.50* |
| **UTM Zone:** | *UTM Zone 18S* |

| | |
|---|---|
| **Elevation:** | *342 FT* |

***Order Information:***

| | |
|---|---|
| **Order No:** | *20180419163* |
| **Date Requested:** | *April 19, 2018* |
| **Requested by:** | *Applied Environmental, Inc. (Virginia)* |
| **Report Type:** | *Database Report* |

***Historicals/Products:***

# Executive Summary: Report Summary

| Database | Searched | Search Radius | Project Property | Within 0.12mi | .125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---|---|---|---|---|---|---|---|---|
| **Standard Environmental Records** | | | | | | | | |
| **Federal** | | | | | | | | |
| NPL | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| PROPOSED NPL | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| DELETED NPL | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS ARCHIVE | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS NFRAP | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS LIENS | Y | PO | 0 | - | - | - | - | 0 |
| RCRA CORRACTS | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA TSD | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| RCRA LQG | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| RCRA SQG | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| RCRA CESQG | Y | .25 | 1 | 0 | 1 | - | - | 2 |
| RCRA NON GEN | Y | .25 | 0 | 0 | 2 | - | - | 2 |
| FED ENG | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| FED INST | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| ERNS 1982 TO 1986 | Y | PO | 0 | - | - | - | - | 0 |
| ERNS 1987 TO 1989 | Y | PO | 0 | - | - | - | - | 0 |
| ERNS | Y | PO | 0 | - | - | - | - | 0 |
| FED BROWNFIELDS | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| FEMA UST | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| SEMS LIEN | Y | PO | 0 | - | - | - | - | 0 |
| **State** | | | | | | | | |
| SWF | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| LUST | Y | .5 | 1 | 0 | 1 | 11 | - | 13 |
| DELISTED LST | Y | .5 | 1 | 0 | 0 | 1 | - | 2 |
| UST | Y | .25 | 1 | 0 | 4 | - | - | 5 |
| HUST | Y | .25 | 0 | 0 | 4 | - | - | 4 |

| Database | Searched | Search Radius | Project Property | Within 0.12mi | .125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---|---|---|---|---|---|---|---|---|
| AST | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| DELISTED TANK | Y | .25 | 1 | 0 | 0 | - | - | 1 |
| VCP | Y | .5 | 0 | 0 | 0 | 2 | - | 2 |
| BROWNFIELD | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| **Tribal** | | | | | | | | |
| INDIAN LUST | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| INDIAN UST | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| DELISTED ILST | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| DELISTED IUST | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| **County** | ***No County standard environmental record sources available for this State.*** | | | | | | | |
| **Additional Environmental Records** | | | | | | | | |
| **Federal** | | | | | | | | |
| FINDS/FRS | Y | PO | 1 | - | - | - | - | 1 |
| TRIS | Y | PO | 0 | - | - | - | - | 0 |
| HMIRS | Y | .125 | 0 | 0 | - | - | - | 0 |
| NCDL | Y | PO | 0 | - | - | - | - | 0 |
| ODI | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| IODI | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| TSCA | Y | .125 | 0 | 0 | - | - | - | 0 |
| HIST TSCA | Y | .125 | 0 | 0 | - | - | - | 0 |
| FTTS ADMIN | Y | PO | 0 | - | - | - | - | 0 |
| FTTS INSP | Y | PO | 0 | - | - | - | - | 0 |
| PRP | Y | PO | 0 | - | - | - | - | 0 |
| SCRD DRYCLEANER | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| ICIS | Y | PO | 0 | - | - | - | - | 0 |
| FED DRYCLEANERS | Y | .25 | 0 | 0 | 1 | - | - | 1 |
| DELISTED FED DRY | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| FUDS | Y | 1 | 0 | 0 | 0 | 1 | 1 | 2 |
| MLTS | Y | PO | 0 | - | - | - | - | 0 |
| HIST MLTS | Y | PO | 0 | - | - | - | - | 0 |
| MINES | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| ALT FUELS | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| SUPERFUND ROD | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| SSTS | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| PCB | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| **State** | | | | | | | | |
| CLEANUP SITES | Y | .5 | 0 | 0 | 0 | 0 | - | 0 |
| DRYCLEANERS | Y | .25 | 0 | 0 | 1 | - | - | 1 |

| Database | Searched | Search Radius | Project Property | Within 0.12mi | .125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---|---|---|---|---|---|---|---|---|
| **Tribal** | ***No Tribal additional environmental record sources available for this State.*** | | | | | | | |
| **County** | ***No County additional environmental record sources available for this State.*** | | | | | | | |
| | ***Total:*** | | *6* | *0* | *14* | *15* | *1* | *36* |

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

# Executive Summary: Site Report Summary - Project Property

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 1 | DELISTED LST | DC Public Schools | 3950 37th Street, WASHINGTON DC | W | 0.02 / 80.89 | -1 | 21 |
| 1 | DELISTED TANK | HEARST ELEMENTARY SCHOOL | 3950 37TH ST NW DC | W | 0.02 / 80.89 | -1 | 21 |
| 1 | FINDS/FRS | HEARST ELEMENTARY SCHOOL | 3950 37TH STREET NW WASHINGTON DC 20008 | W | 0.02 / 80.89 | -1 | 21 |
| 1 | LUST | HEARST ELEMENTARY SCHOOL | 3950 37TH ST NW WASHINGTON DC<br>***Case No \| Closed Date:*** *2003129 \| 11/1/2012* | W | 0.02 / 80.89 | -1 | 22 |
| 1 | RCRA CESQG | HEARST ELEMENTARY SCHOOL | 3950 37TH STREET NW WASHINGTON DC 20008 | W | 0.02 / 80.89 | -1 | 22 |
| 1 | UST | HEARST ELEMENTARY SCHOOL | 3950 37TH ST NW DC 20008<br>***Facility ID:*** *3002430*<br>***Tank ID \| Tank Status:*** *1 \| Permanently Out of Use* | W | 0.02 / 80.89 | -1 | 24 |

# Executive Summary: Site Report Summary - Surrounding Properties

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 2 | HUST | PHOEBE HEARST SCHOOL | 37TH & TILDEN ST NW DC | NNW | 0.14 / 752.62 | 5 | 24 |
| 3 | HUST | EQUITABLE LIFE INSURANCE CO | 3800 WISCONSIN AV NW DC | WSW | 0.16 / 856.39 | 58 | 25 |
| 4 | RCRA NON GEN | SIDWELL FRIENDS SCHOOL (PRIVATE SCHOOL) | 3901 WISCONSIN AVENUE NW WASHINGTON DC 20016 | W | 0.16 / 868.73 | 59 | 25 |
| 4 | UST | THE SIDWELL FRIENDS SCHOOL. | 3901 WISCONSIN AV NW DC 20016<br>***Facility ID:*** 3000630<br>***Tank ID \| Tank Status:*** 1 \| Permanently Out of Use, 3 \| Permanently Out of Use, 2 \| Permanently Out of Use | W | 0.16 / 868.73 | 59 | 29 |
| 5 | UST | CRESTVIEW APT'S. | 3601 WISCONSIN AV NW DC 20016<br>***Facility ID:*** 3000675<br>***Tank ID \| Tank Status:*** 1 \| Permanently Out of Use | SW | 0.17 / 920.02 | 51 | 29 |
| 6 | HUST | UNKNOWN | 3665 38TH ST NW DC | W | 0.21 / 1,113.39 | 52 | 29 |
| 7 | RCRA NON GEN | MCLEAN GARDENS CONDOMINIUMS | 3811 PORTER STREET NW WASHINGTON DC 20016 | SW | 0.22 / 1,183.69 | 37 | 30 |
| 8 | UST | THE WASHINGTON HOME | 3720 UPTON ST NW DC 20016<br>***Facility ID:*** 3003072<br>***Tank ID \| Status:*** 1 \| Currently In Use | NNW | 0.23 / 1,212.62 | 9 | 39 |
| 9 | LUST | MCGRAW-HILL PUBLISHER'S BUILDING | 3939 WISCONSIN AV NW WASHINGTON DC<br>***Case No \| Closed Date:*** 91013 \| 7/16/1991 | WNW | 0.24 / 1,243.11 | 47 | 39 |
| 9 | RCRA CESQG | FANNIE MAE | 3939 WISCONSIN AVENUE NW ATTN: LOUIS PELLATIRO WASHINGTON DC 20016 | WNW | 0.24 / 1,243.11 | 47 | 40 |
| 9 | UST | MCGRAW-HILL PUBLISHER'S BUILDING | 3939 WISCONSIN AV NW DC 20007<br>***Facility ID:*** 3004993<br>***Tank ID \| Tank Status:*** 1 \| Permanently Out of Use | WNW | 0.24 / 1,243.11 | 47 | 42 |
| 10 | DRYCLEANERS | Harvey's Custom Cleaners | 3408 Idaho Avenue Northwest DC 20016 | SSW | 0.24 / 1,278.18 | 42 | 42 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 10 | FED DRYCLEANERS | HARVEY'S CUSTOM CLEANER | 3408 IDAHO AVE NW<br>WASHINGTON DC 20016 | SSW | 0.24 / 1,278.18 | 42 | 43 |
| 11 | HUST | UNKNOWN | 3445 38TH ST NW<br>DC | SW | 0.25 / 1,319.77 | 31 | 43 |
| 12 | LUST | USPS FRIENDSHIP STATION | 4005 WISCONSIN AV NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 90068 \| 10/4/1991 | WNW | 0.26 / 1,350.94 | 45 | 43 |
| 13 | LUST | FEDERAL NATIONAL MORTGAGE ASSOC. | 3900 WISCONSIN AV NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 2002066 \| | WNW | 0.26 / 1,353.65 | 45 | 44 |
| 13 | VCP | Nash-Roadside Wisconsin LLC | 3900 WISCONSIN AV NW, DC 20016<br>DC 20016 | WNW | 0.26 / 1,353.65 | 45 | 44 |
| 14 | LUST | WESTMINSTER INVESTING CORP. | 3408 WISCONSIN AV NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 90009 \| 11/12/1989 | SSW | 0.29 / 1,523.81 | 36 | 44 |
| 15 | DELISTED LST | Friendship Macomb SC, Inc.,/C/O The Stop & Shop Companies. | 3400 Wisconsin Avenue,<br>WASHINGTON DC | S | 0.31 / 1,631.47 | 35 | 44 |
| 16 | LUST | BEVERLY ENTERPRISES | 3333 WISCONSIN AV NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 99073 \| 8/31/2000 | S | 0.34 / 1,791.22 | 35 | 45 |
| 17 | LUST | DPW-FMA 2ND DISTRICT FUEL SITE | 3320 IDAHO AV NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 2000035 \| 8/14/2014 | SSW | 0.35 / 1,868.15 | 11 | 45 |
| 18 | VCP | Friendship Macomb SC, Inc. | 3306-3440 Wisconsin Ave, NW<br>DC 20016 | S | 0.38 / 2,030.94 | 36 | 45 |
| 19 | LUST | TILDEN GARDEN APARTMENTS | 3024 TILDEN ST NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 2002041 \| 9/18/2002 | E | 0.41 / 2,182.38 | -81 | 45 |
| 19 | LUST | TILDEN GARDEN APARTMENTS | 3024 TILDEN ST NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 97006 \| 9/18/2002 | E | 0.41 / 2,182.38 | -81 | 46 |
| 20 | LUST | APARTMENT BUILDING | 3201 WISCONSIN AV NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 2003119 \| 10/11/2003 | S | 0.45 / 2,398.52 | 38 | 46 |
| 21 | FUDS | DIAMOND ORDNANCE FUZE LABORATORY | WASHINGTON, DC DC | NE | 0.47 / 2,457.98 | -58 | 46 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 22 | LUST | EXXON S/S #2-1952 | 4244 WISCONSIN AV NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 96053 \| 7/10/1996 | NW | 0.48 /<br>2,514.55 | 32 | 46 |
| 22 | LUST | EXXON S/S #2-1952 | 4244 WISCONSIN AV NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 2009023 \| 5/17/2010 | NW | 0.48 /<br>2,514.55 | 32 | 47 |
| 23 | LUST | Riggs Bank | 4249 WISCONSIN AVE NW<br>WASHINGTON DC<br>***Case No \| Closed Date:*** 99036 \| | NW | 0.48 /<br>2,556.08 | 32 | 47 |
| 24 | FUDS | AAA FORT RENO | WASHINGTON, DC DC | NNW | 0.97 /<br>5,131.82 | 67 | 47 |