

**Via E-Mail**

November 13, 2013

Charlotte-Mecklenburg Housing Partnership, Inc.  
4601 Charlotte Park Drive, Ste. 350  
Charlotte, North Carolina 28217-1915

Attn: Mr. Fred Dodson, Jr.

RE: Phase I ESA Review  
2000 to 2014 Statesville Ave  
Charlotte, North Carolina  
H&H Job No. CHP-009

Dear Mr. Dodson,

Per your request, H&H reviewed a previous Phase I Environmental Site Assessment (ESA) for the property addressed as 2000 and 2014 Statesville Avenue to determine if Phase II ESA sampling would be recommended. This property is located at the northeast corner of the intersection of Statesville Ave and Woodward Ave in Charlotte. The Phase I ESA was prepared by Apex Companies, LLC in 2007.

The 2007 report identified three areas of environmental concern for this property: the presence of three historical dry cleaners located upgradient and within 1/8 mile from this property, the proximity of the former Charlotte Army Missile Plant to the property, and the potential for impact from five Hazardous Substance Disposal Sites and Historical Auto Stations identified during regulatory review. However, the report did not mention which of these specific environmental concerns have a likelihood to affect the subject property. Based on the distances reported and additional information evaluated by H&H, the potential for impact to the subject property from the Charlotte Army Missile Plant and the Hazardous Substance Disposal Sites is low. Other environmental concerns are further evaluated below.

The Phase I ESA identified the building occupying the site from the 1980s through 2006 as a former convenience store, former restaurants, and a limousine and van service business. The prior Phase I ESA did not identify a gasoline station in association with the convenience store at the site. Further, the EDR environmental regulatory database search for the 2000 and 2014 Statesville Ave property did not identify a registered underground storage tank (UST) at the property. The cleaners specifically identified in this prior Phase I ESA were Crystal Clean Laundromat, Wash and Dry Laundry, and Cleanway Cleaners and were addressed at 2222 and 2224 Statesville Avenue. These listings likely correspond to the Blue Band drycleaner site that is discussed further below.

Review of the EDR search in the 2007 report identified an auto station in 1937 and a Commercial Cleaners and Dyers in 1953 at 2010 Statesville Avenue. Based on the range of addresses provided for the subject property of 2000 to 2014 Statesville Ave, it is possible that these listings were for facilities on the subject property.

Historical resources indicate that small structures, likely former residences, were located at this property in the 1950s and 1960s, along Statesville Avenue and Woodward Avenue. These buildings were later removed and a larger building was observed in the late 1980s through 2006 along Statesville Avenue. This larger building was removed between 2006 and 2008. Based on the historic residential development at the site, it is possible that subgrade structures such as septic tank systems and/or heating oil tanks may be encountered during site redevelopment.

As mentioned above, there is a nearby site that is registered in the NC DENR Drycleaning Solvent Cleanup Act (DSCA) program. This site is known as Blue Band Cleaners and is addressed as 2216 Statesville Avenue. Based on review of May 2013 contamination and monitoring well location maps, contamination from this DSCA site appears to extend to the southwest of the 2216 Statesville Avenue location, across Statesville Avenue, and towards a nearby creek. The groundwater contamination is cross-gradient and at least 150 ft from the subject property. No

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impacts were detected in groundwater samples collected between the Blue Band Cleaners plume and the subject property.

In summary, review of the EDR search in the 2007 report identified an auto station in 1937 and a Commercial Cleaners and Dyers in 1953 at 2010 Statesville Avenue. Based on the range of addresses provided for the subject property of 2000 to 2014 Statesville Ave, it is possible that these listings were for facilities on the subject property. Considering the potential for a former auto station and drycleaners on the subject property, H&H recommends Phase II ESA sampling. The scope of the Phase II ESA would include collection of 3 to 4 soil samples and 1 to 2 groundwater samples from the subject property.

Thank you for the opportunity to assist you with this project. Please contact me with questions or if we can be of further assistance.

Sincerely,

*Hart & Hickman, PC*



Matt Bramblett, PE  
Principal