



**LYNX Blue Line Extension
(Northeast Corridor)**

Light Rail Project

Contract #: 08-477

WBS #: 6.15

**Phase I Environmental Site Assessment
I-485 N. Tryon Station Proposed Park-and-Ride Lot
Addendum Letter**

Prepared by:

STV/Ralph Whitehead Associates

**1000 W. Morehead Street, Suite 200
Charlotte, NC 28208**

Prepared for:

**City of Charlotte
Charlotte Area Transit System**

**Project #: 2513745
December 17, 2009**

Rev. 01

December 17, 2009

Charlotte Area Transit System
600 East Fourth Street
Charlotte, North Carolina 28208

Attention: Kelly Goforth
CATS Assistant Project Manager

**Subject: Phase I Environmental Site Assessment Addendum Letter
I-485 N. Tryon Station Proposed Park-and-Ride Lot
Mecklenburg County, North Carolina
STV/RWA Project 2513745**

Dear Ms. Goforth:

STV/Ralph Whitehead Associates (STV/RWA) has completed the Addendum Letter for the referenced project. This letter is to supplement the previous report by STV/RWA titled, *Phase I Environmental Site Assessment I-485 N. Tryon Station Proposed Park-and-Ride Lot, dated April 30, 2009*. Because of the enlarged footprint (see Appendix A Figure 1) for the station beyond the former boundary of the parcel reviewed during the previous report, it was necessary to addend the report to include this additional area. This letter is a supplement to address these changes.

Scope of Services

The following tasks were undertaken for this addendum.

- A reconnaissance of the subject property and surrounding area was conducted. STV/RWA looked for obvious evidence of existing or historical environmental concerns. Site photographs are included in Appendix B.
- Limited aerial photographs for the years 1968, 1973, 1988, 1996, and 2006 were reviewed.
- The compiled information was evaluated and this addendum letter was prepared documenting the additional findings, evaluations, and conclusions.

STV/RWA has endeavored to observe that degree of care and skill generally exercised by other consultants undertaking similar studies at the same time, under similar circumstances and conditions, and in the same geographic area. No other warranty, express or implied, is given.

STV/RWA cannot state that hazardous or toxic materials have not affected the subject property, or other latent conditions, beyond those noted by its personnel during performance of this assessment and disclosed within this addendum. Sites with prior remedial work may, or may not, have been documented or performed to current standards.

STV/RWA cannot warrant that past environmental conditions are not present on the subject property from undocumented or poorly remediated incidents. These findings apply only to the time during which the individual components of this assessment were performed. Therefore, subsequent changes in land use or other activities on, or near, the subject property could invalidate these findings.

User Reliance

This addendum is an instrument of the services of STV/RWA and was prepared and intended for the exclusive use of Charlotte Area Transit System and the City of Charlotte. Other parties who wish to rely on this report, except for informational purposes, may do so only through express written permission of STV/RWA.

Site Location and Reconnaissance

The subject property is attached to the southern portion of the proposed I-484/N. Tryon Station Park-and-Ride Lot. The park-and-ride lot is bordered on the west by Highway 29 (N. Tryon Street) and on the northeast by I-485 in northeastern Charlotte, North Carolina. The subject property is an approximately 1.3-acre portion of parcel 05102102. Maps are included in Appendix A.

Based on review of topographic maps, the topographic relief across the subject property is identified as 22 feet (588 feet to 610 feet above Mean Sea Level). The highest elevation is at a ridge in the northeastern area of the site. The lowest elevation is at the southwest corner of the property. A Topographic Map is included in Appendix A as Figure 1.

According to the Mecklenburg County GIS Zoning Map, zoning designations in the area is INST Institutional. The surrounding areas include a mix of residential, light commercial, and undeveloped areas. A Zoning Map is included in Appendix A as Figure 2.

The subject property is bisected by an access road to an adjoining site to the south (see Appendix B, Photograph 1). ATV trails were observed through the woods of the subject property (see Appendix B, Photograph 2). Nuisance debris was observed on the subject property (see Appendix B, Photograph 6 through Photograph 10).

No natural bodies of water were observed on the subject property. Near the center of the property there is a drainage feature that flows southeast toward an off-site unnamed pond (see Appendix B, Photograph 3 through Photograph 5). According to the FEMA Flood Panel #37119C0129E, all of the subject property is within the Zone X, "Areas determined to be outside the 0.2% [*sic*] annual chance floodplain."

Fill soils and excavated soils are anticipated in the areas of the roadbed, previous highway route, culverts, underground utilities, and other past activity areas. Nuisance debris was observed in a few locations throughout the subject property.

Duke Energy Corporation provides electricity to the local area. No pole-mounted transformers were observed on the subject property. No septic tanks, leach fields, or vent or fill pipes were observed during site reconnaissance.

Since no additional parcels are considered for acquisition beyond those noted for the previous report, the ownership history, database review, and other elements of the previous report are considered applicable to this addendum where appropriate.

Past Uses of the Subject Property

Information concerning the past usage of the subject property and adjoining properties was obtained in part by reviewing historical aerial photographs supplied by Environmental Data Resources, Inc. (EDR). Limited aerial photographs for the years 1968, 1973, 1988, 1996, and 2006 were reviewed. The 1968 photograph shows the subject property as undeveloped woodlands. The surrounding area is farmland, woodland, with some residential use (mainly a mobile home park to the east). The property appears not to have changed significantly from 1968 to 2006. The subject property is currently undeveloped (an Aerial Map is included in Appendix A as Figure 3).

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This assessment was conducted under the supervision of Jon R. Skytta, PE. Mr. Skytta has 24 years of experience in due diligence and environmental assessments. To the best of his professional knowledge and belief, Mr. Skytta meets the qualifications of an Environmental Professional as defined in §312.10 of 40 CFR 312. STV/RWA has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



Joshua D. Erlien
Environmental Assistant

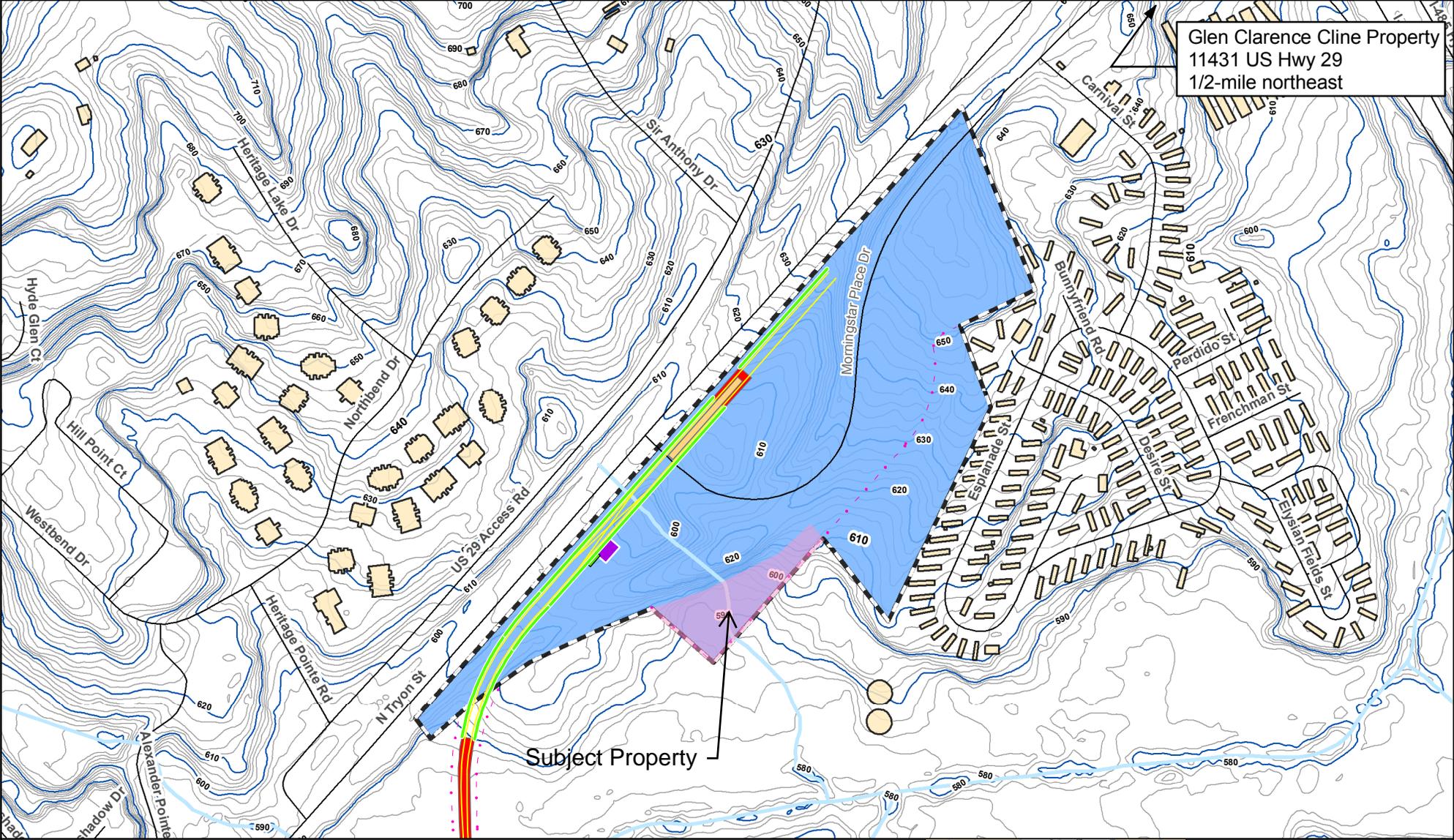
Reviewed by:



Jon R. Skytta, P.E.
Senior Engineer

Appendix A: Figure 1: Topographic Map
Figure 2: Zoning Map
Figure 3: Aerial Photograph

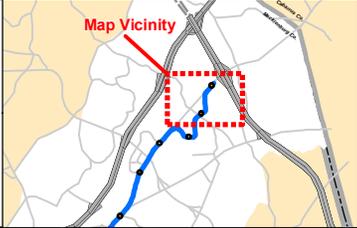
I-485 / N. Tryon Station Park-and-Ride Lot - Topographic Map



Glen Clarence Cline Property
11431 US Hwy 29
1/2-mile northeast

Subject Property

Legend					
	Proposed Light Rail Alternative		Railroads		Proposed Park-and-Ride Facilities
	Design Option		Proposed Substation		Proposed Structures
	Proposed Station Platform		Proposed Signal Houses		Roads
	Proposed Retaining Walls		Streams		
	Proposed ROW				

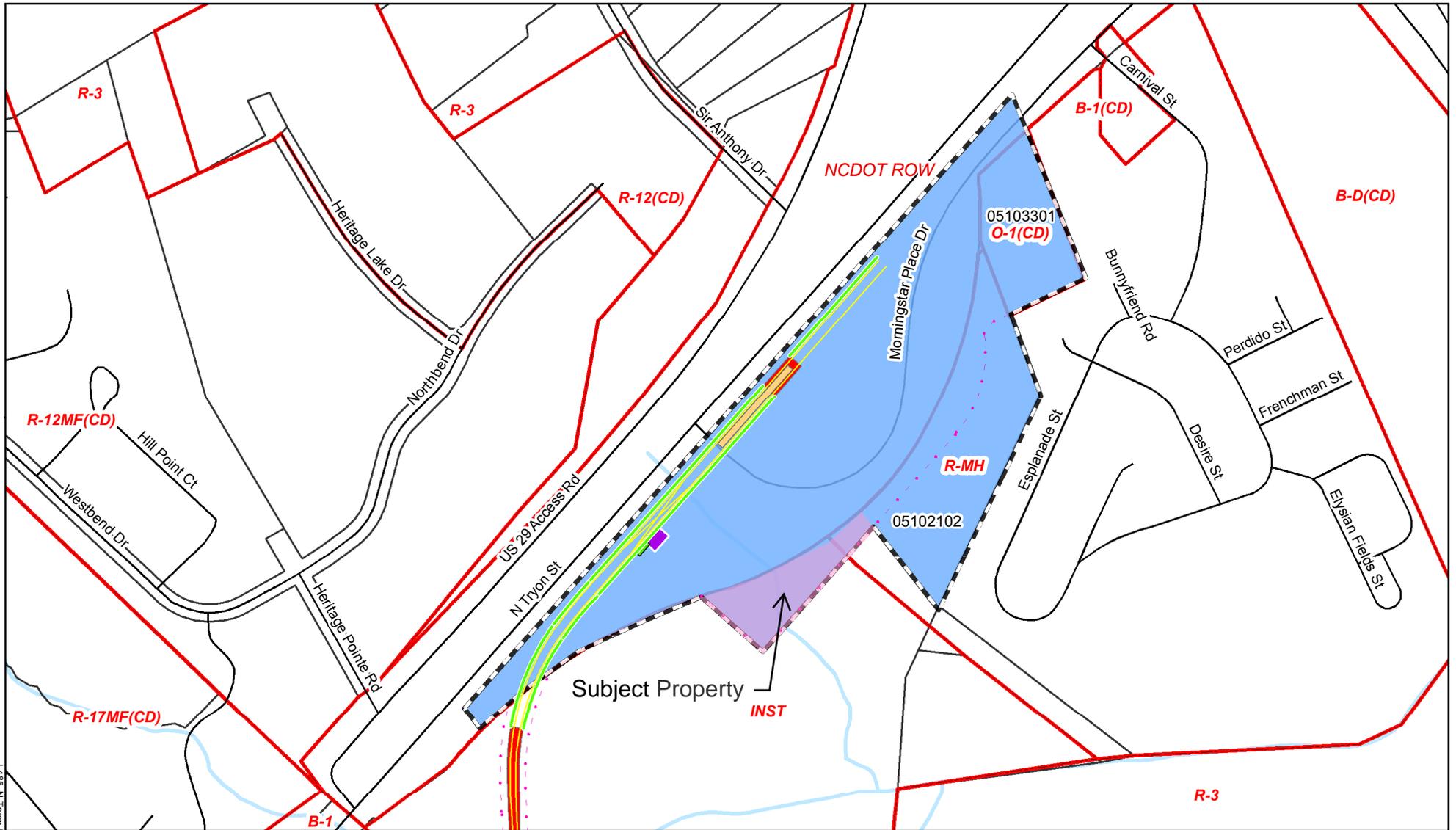


Map Vicinity

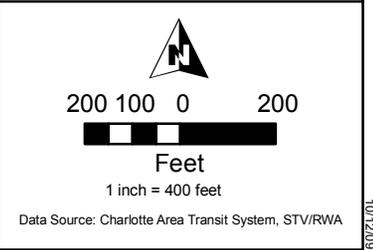
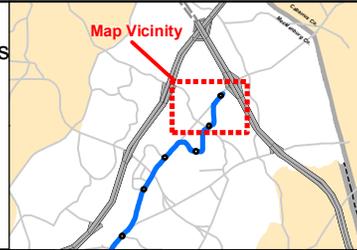
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Feet
1 inch = 400 feet

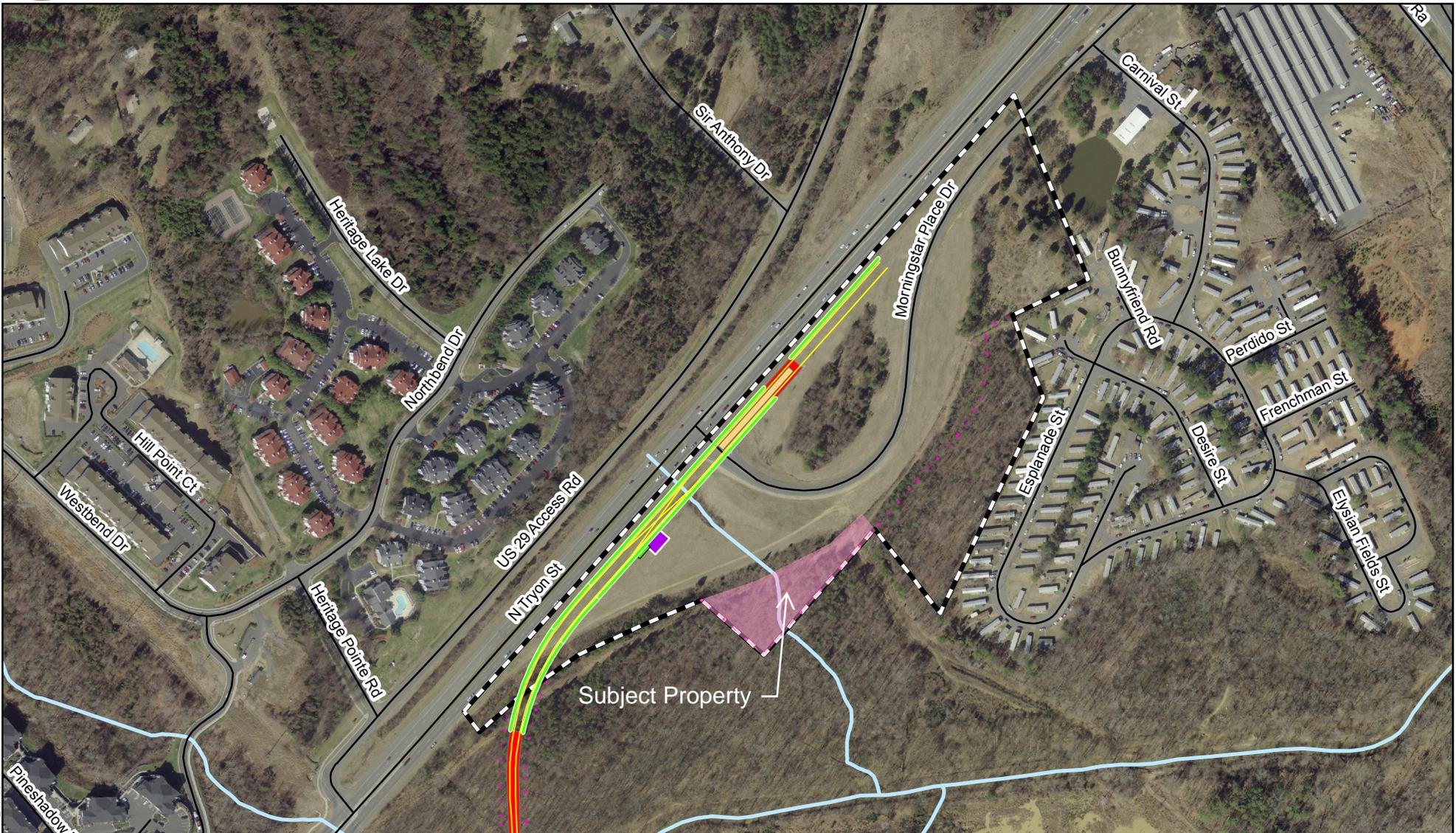
Data Source: Charlotte Area Transit System, STV/RWA

I-485 / N. Tryon Station Park-and-Ride Lot - Zoning Map



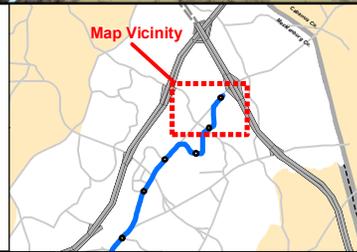
- Legend**
- Proposed Light Rail Alternative
 - Design Option
 - Proposed Station Platform
 - Proposed Retaining Walls
 - Proposed ROW
 - Railroads
 - Proposed Substation
 - Proposed Signal Houses
 - Roads
 - Streams
 - Proposed Park-and-Ride Facilities
 - Proposed Structures





Legend

	Proposed Light Rail Alternative		Railroads		Proposed Park-and-Ride Facilities
	Design Option		Proposed Substation		Proposed Structures
	Proposed Station Platform		Proposed Signal Houses		Roads
	Proposed Retaining Walls		Streams		
	Proposed ROW				



Map Vicinity

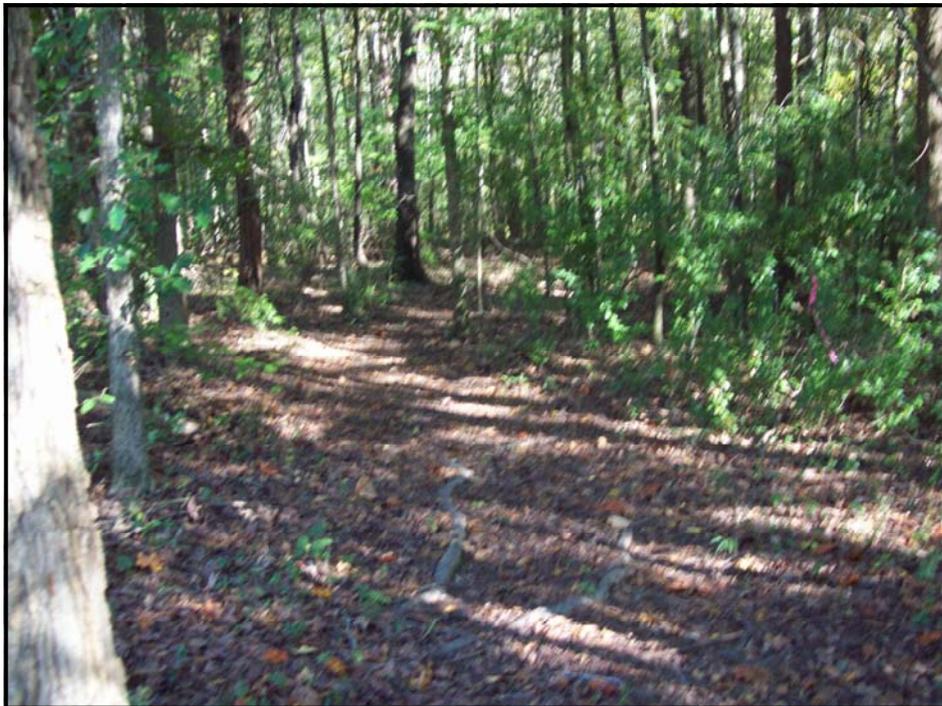
200 100 0 200
Feet
1 inch = 400 feet

Data Source: Charlotte Area Transit System, STV/RWA, Mecklenburg County GIS Aerial (2007)

Appendix B: Site Photographs



Photograph 1: Bisecting access road for adjoining property to the southeast.



Photograph 2: ATV trail bisecting subject property northwest to southeast.



Photograph 3: Culvert outlet for bisecting stream on the subject property.



Photograph 4: Area of inlet, for bisecting stream culvert, on previously studied area.



Photograph 5: Inlet, for bisecting stream culvert, on previously studied area.



Photograph 6: Discarded steel culvert debris.



Photograph 7: Nuisance debris along roadway access.



Photograph 8: Nuisance debris near southern boundary of subject property.



Photograph 9: Typical view of wooded area and natural features.



Photograph 10: Discarded concrete culvert debris north of utility ROW.