

# Phase 1 Environmental Site Assessment

## 134 W. Park Central Square and the 0.65-acre Parking Lot West of Patton Avenue

Date of Report: September 1, 2005

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.83

### Site Background

At the time of the assessment, the Mr. Furniture Building was used as a showroom and warehouse for furniture sales. The parking area portion of the Site was used as a reserved parking lot for Mr. Furniture customers and public parking.

The Site at 134 Park Central Square has historically been utilized by commercial businesses such as Mister Furniture and FW Woolworth Co since 1921. The parking lot has historically been Heer's Parking Lot and was previously utilized by the Metropolitan Hotel and other commercial businesses.

### Findings

There is a possibility of petroleum contamination to soil or ground water on the property because of a former gas station operating on the southern portion of the parking lot from the 1930s through 1950 and another gas station on the adjacent property east of the parking lot in the 1930s. It is unknown if the underground storage tanks remain in place or have been removed. Another possible source of contamination on this property is from a sign painting shop operating on the adjacent property to the east from the 1930s through the 1950s. Historically, it was common to dispose of excess or leftover paint near such facilities. This could be a source of contamination to the soil or ground water on the property. Two environmental concerns were also identified. Fluorescent tubes found in the building should be disposed of or recycled properly. Suspect asbestos containing materials (ACMs) were identified in numerous locations throughout the building, including wall and ceiling plaster, floor tiles, transite wall panels, pipe wrapping, and roofing tar.

