

# Phase 1 Environmental Site Assessment with Visual Asbestos Survey

## 224-232 E. Commercial Street (Class Act Flea Market)

Date of Report: July 15, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.25

### Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the properties located at 224 to 232 E. Commercial Street, which is located in central Springfield. The subject property is 0.25 acres in size and consists of two tracts of land. The west tract is comprised of a two-story building that has been vacant since 2005. Prior to that time, the building was occupied by the Class Act Flea Market and a residence and has historically been occupied by a number of retail entities including appliance, department and furniture stores and office space.



The east tract of the Site is currently vegetation-covered, vacant land and was previously utilized as a personal parking area for the previous property owner. Historically, this portion of the Site was utilized for a variety of commercial purposes including office space, grocery store, shoe store, a tavern, barber shop, jewelry store and a drycleaner (early 1920s).

### Findings

The Phase I ESA did not identify any evidence of recognized environmental conditions for the subject property.

Suspect ACMs observed at the Site include suspended ceiling tiles, wall and ceiling plaster, vinyl sheet flooring and insulation pipe wrap. Should renovation or demolition be planned, sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.