

Phase 1 Environmental Site Assessment

229 N. Hayden Avenue

Date of Report: January 28, 2005

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.379 total

Site Background

The site is located near the intersection of North Hayden Avenue and West College Street in the north central portion of Springfield, Missouri. A house with a basement and one main floor and an outbuilding are present on the subject property. The house consists of an exterior of brick, with painted wood, and concrete. The main floor is constructed of wood slat ceilings, brick



walls, and wood floors. The basement was constructed of concrete, rock walls, and a wood beam ceiling. The building was constructed in the early 1900s and renovated in 1984. The general vicinity was utilized as a mix of residential and commercial since the 1970s. The area was primarily residential prior to the 1970s. The house is 1,028 square feet. The building is currently being utilized as a residence.

Findings

Union Pacific railroad tracks and the Universal Paint site are located just north of the site. However, the subject property sits at a higher elevation than these properties, on the bluff bank of the Jordan Valley Creek floodplain. Based on the elevation differences, activities associated with use of the railroad tracks and the Universal Paint site are not likely to environmental impact the site. Various suspect asbestos-containing materials (ACMs) are located at the subject property. Sampling should be conducted to determine if ACMs are indeed present. If demolition or renovation is planned, then a licensed abatement contractor should be contacted to properly remove and dispose of any ACMs. If ACMs are identified and are to remain in place, an Operations & Maintenance Plan should be developed and implemented for the facility. This issue is not a recognized environmental condition per ASTM standards. No recognized environmental conditions were identified for the subject property.