

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

305 W. Commercial Street (Hayes Vending)

Date of Report: December 16, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.25

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 305 West Commercial Street in Springfield, Missouri. The subject property is located on historic Commercial Street and includes a one-story structure built in 1947. The Site is located on historic Commercial Street in the north portion of Springfield, Missouri and was occupied by a vending company for approximately 20 years; however, the most recent 10 years the company was not active. A truck repair and candy wholesale occupied the Site prior to that time. From approximately 1933 to the late 1950s, the subject property was utilized as a used car dealership with repair service conducted onsite. Prior to the 1930s, the subject property consisted of several smaller retail buildings including a photography studio and tin shop with a fuel company present in the early 1920s. In 1884, the subject property consisted of a blacksmith shop and undeveloped land.



Findings

The subject property was occupied by a ice and fuel company in the early 1920s. These facilities typically have onsite fuel storage; however, no additional documentation could be identified for the Site. Based on this information and the lack of documentation regarding their activities, the potential exists for this facility to have adversely environmentally impacted the subject property. This is a recognized environmental condition.

The subject property was occupied by used car dealerships, auto and truck repair shops, battery companies and tire companies from approximately 1925 to 1957 and in the early 1970s. It is unknown what methods of waste disposal were utilized; however, no physical evidence of impact or mishandled materials from these activities was identified during this assessment. Based on the nature of the work conducted onsite and the lack of regulations, the potential exists that the Site has been adversely environmentally impacted. This is a recognized environmental condition.

Suspect ACMs observed at the Site include wall plaster, suspended ceiling tiles and vinyl floor tile. If renovations and/or demolition are planned, sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.