

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

308 & 308½ E. Commercial St.

Date of Report: April 24, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.05

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment of the property located at 308 and 308½ E. Commercial Street, which is located in central Springfield. The subject property currently consists of a vacant two-story brick building most recently occupied by a bar. The Site has been developed since the 1880's; however, the current structure was built between 1896 and 1902. Historically, the Site has been occupied by numerous residential tenants and commercial businesses such as a bar/tavern, mortgage company, law firm, real estate agency, retail, undertaking, picture frame manufacturer and a barber.



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 floor matting and floor tile. 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.