

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

310 & 310½ E. Commercial St.

Date of Report: April 24, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.05

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment of the property located at 310 and 310½ E. Commercial Street, which is located in central Springfield. The subject property currently consists of a vacant two-story building constructed in 1885 in the north portion with vacant land in the south portion. The Site has been developed since the 1880's and has been occupied by numerous residential tenants and commercial businesses such as a toy store, barber shop, a medicine manufacturer, a clothing store, a jewelry and notions store, a millinery, dressmaker/tailor and residence. In the past decade, the Site has been vacant or utilized for personal storage by the owner.



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 broken plaster and vinyl 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.