

Phase 1 Environmental Site Assessment:

322-324 W. Park Central Square

Date of Report: September 7, 2004

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.0937

Site Background

The property is located southeast of the intersection of South Campbell Street and West Park Central Square in the central portion of Springfield, Missouri. The subject property has been developed since the late 1880s. The property contains one 16,500 square-foot building constructed in 1923 and was historically used as commercial and retail space. The property is located in an area of commercial properties.



Findings

The subject property is currently owned by Landbanc Redevelopment Company. Three pole-mounted electrical transformers were observed on the adjacent property to the north. The three transformers were purchased in 1992; two of three transformers have been tested and contain < 2 ppm of PCBs. The other transformer has not been tested, but since it was purchased in 1992, it can be assumed to contain < 50 ppm of PCBs. Various 5-gallon containers of paints and maintenance materials were located in the building. None of the containers appeared to be leaking and all contents were in their original containers and packages. One recognized environmental condition (REC) was identified for the subject property: Suspect ACMs (asbestos containing materials) were identified in numerous locations throughout the building. Specifically, ceiling plaster, wall plaster, floor tiles, pipe insulation, roofing materials and ceiling texture were observed throughout the building.