

Phase 1 Environmental Site Assessment:

331-333 Park Central East

Date of Report: June 28, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.12

Site Background

The subject site is located in downtown Springfield and includes the historic Woodruff Building, a 10-story, approximately 95,000 square foot multi-tenant office building. The property occupies approximately 0.27 acres.

Land use records indicate that prior to development with the Woodruff Building in 1909 portions of the site were used as a stone cutting shop, a tobacco factory, and Queen City Laundry. The Woodruff building was expanded in 1959. The main floor of the Woodruff Building has housed retail space and restaurants and the remainder of the Woodruff Building has primarily been used as office space. With the exception of one tenant the building has been vacant since approximately 2009.



Findings

Terracon Consultants, Inc. completed a Phase I Environmental Site Assessment (ESA) on the property in June 2012. The Phase I identified the following RECs:

- Historical fire insurance maps indicate that a fuel oil tank was located on the north portion of the site from 1933 to 1957. The possibility of a release of petroleum hydrocarbons constitutes a REC to the site.
- Historical fire insurance maps indicate that an underground coal bin was located on the north portion of the site from 1933 to 1963. The possibility of a release of hydrocarbons from the coal storage constitutes a REC to the site.
- A historical printing facility (Young-Stone Printing Company) was located adjacent to the site to the north from 1933 through 1963. The potential of a release of ink or solvent from this facility constitutes a REC to the site.

- An automotive repair facility and filling station was located approximately 50 feet north of the site from 1933 through 1969. The potential of a petroleum hydrocarbon or solvent release from this facility constitutes a REC to the site.
- A 2,000-gallon heating oil tank located at the site and closed in place in 1994. The potential of a petroleum hydrocarbon or solvent release from this facility constitutes a REC to the site.
- Evidence of potential chemical and/or petroleum releases in the basement, in conjunction with infiltration of groundwater into the basement, constitutes a REC to the site.

Terracon recommends an investigation to assess local soil and groundwater quality conditions as a result of the above-named RECs.

Visual observations for suspect asbestos containing materials (ACM) identified ceiling tile, floor tile, pipe insulation, wall and ceiling texture, carpet mastic, plaster, sheet flooring, dry-wall/joint compound, grout, cove base, and roofing materials. Terracon recommends conducting a thorough asbestos survey prior to disturbance of suspect ACM during planned renovations or building demolition.