

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

329-333 S. Campbell Avenue and 401 W. Walnut Street

Date of Report: October 7, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.08

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 329-333 S. Campbell Avenue and 401 W. Walnut Street in Springfield, Missouri. The subject property is located in historic downtown and includes one building. The second level is currently occupied by an architecture firm since 2004 and the first level has been vacant since 2008. Prior to 2008, the first level was occupied by a bookstore for approximately six years. Various portions of the subject property were vacant over time with the entire Site vacant in 1957 and from 1988 to 1992. Historical research conducted during this assessment identified former occupants including a haunted house (from approximately 1992 to 2002), a restaurant (from 1981 to 1988) and two pawn shops from 1957 to 1981). From approximately 1920-21 to 1935 and in 1940, a fruit company, household goods, bank, three furniture companies, a tavern, women's clothing store and a bicycle company were occupants of the subject property. From approximately 1896 to 1920-21, the Site was utilized as a saloon and wholesale liquor distribution. Prior to 1896, a smaller structure occupied the southeast corner and was utilized as a grocery store. The remaining portions of the subject property were undeveloped land at that time.



Findings

The Phase I ESA did not identify evidence of recognized environmental conditions for the subject property.

Suspect ACMs observed at the Site include sheet flooring, floor tile and mosaic tile mastic. The plaster/stucco on the exterior walls is also considered a suspect ACM. Sampling and analysis of these materials would be necessary in order to determine their asbestos content, if any.