

Phase 1 Environmental Site Assessment

429/431 N. Boonville Avenue

Date of Report: August 12, 2008

Assessment Funding: EPA Brownfields Hazardous Substance Grant

Acres: 0.11

Site Background

The subject site is located within a mixed commercial and light industrial setting southwest of the intersection of North Boonville Avenue and West Phelps Avenue.

The property includes one developed parcel listed as 429/431 North Boonville Avenue. The site is an approximate 0.11-acre tract developed with a building.

The building consists of approximately 4,500 square feet. The on-site structure is a one story brick building over a basement. The site is currently the location of Park Central Flea Market.



Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the site in August 2008. The Phase I identified Recognized Environmental Conditions (RECs) associated with the historic industrial land use of the site and adjoining/nearby properties. These facilities included a printing company, a gas and electric company, cold storage facility, chemical company, and laundry facility. This conclusion was based on former facilities locations within 200 feet of the site and the associated potential for on-site and topographically cross to up-gradient contamination sources. Terracon has recommended further investigation and sampling in response to the RECs noted above.

Visual observations for asbestos containing materials (ACM) identified wire insulation, peg board, plaster walls, pipe insulation, window caulk, and roofing materials as suspect ACM. Based on these findings, the Terracon Phase I report recommended a thorough asbestos survey prior to planned renovations or building demolition.