

# Phase 1 Environmental Site Assessment

## 440 E. Tampa Street

Date of Report: August 3, 2004

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 3.37

### Site Background

The property is divided into four parcels of commercial property. Sizes of the respective parcels range between 0.20 acres and 1.99 acres. A multi-storied building, totaling approximately 122,000 square feet is located on one of the parcels. The southern part of this building, erected in 1920, was mostly open warehouse space, whereas the northern part of the building, added in the 1950s, was used for office space. A basement is present beneath the southeast corner of the building. Previous tenants of the property included a boat and camper distributorship and warehouse facilities for electronics, tractors, and appliances. At the time of the assessment, the majority of the building was vacant, however, the southern portion of the building was used for pallet storage by the Bristol Manufacturing Company.



Two other parcels associated with the property were historically used for employee parking, at the time of the assessment they were vacant. The fourth parcel contains a concrete covered parking lot.

### Findings

Four recognized environmental conditions (RECs) were identified.

1. Two underground storage tanks (USTs) used for storage of heating oil associated with the use of boilers may be present on the parcel containing the building. It is unclear if these USTs were closed properly or if any contents remains.
2. Evidence of the presence of a UST was found at 500 N. Jefferson Avenue, an adjacent property. A bulk oil facility was present at this address from the mid 1920s through the mid 1970's. No federal, state, or local environmental records indicate currently known impact at this site. Due to the proximity of this site to the subject property, the potential exists for environmental impact at the subject property.
3. Another adjacent property, 518 N. Jefferson Avenue, was used as a foundry and vulcanizer. The processes and disposal practices associated with these industrial activities typically involve the use of various chemicals, degreasers, rust inhibitors, and heavy metals. Hence, there is a possibility that the subject property was impacted. No physical evidence of impact was identified during the visual site inspection.

4. Suspect asbestos-containing materials (ACMs) such as wall plaster, ceiling/wall texture, ceiling and floor tiles, sheet flooring, pipe joint compound, boiler and pipe insulation, and roofing materials, were observed throughout the building.

Determination of the presence and/or extent of any environmental impact at the subject property will require subsurface investigation, including sampling and, in the case of the ACM's, an asbestos survey with sample collection is recommended. If demolition or renovation is planned, the ACMs must be sampled prior to these activities to determine their asbestos content, if any. A licensed abatement contractor should be contacted to properly remove and dispose of any regulated ACMs.