

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

504 & 504 1/2 E. Commercial St.

Date of Report: April 24, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.05

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment of the property located at 504 and 504 ½ E. Commercial Street, which is located in central Springfield. The subject property currently consists of a two-story building built between 1886 and 1891 with a small area of concrete-covered land to the south. The Site is currently utilized as a bar and a rental residence, has been developed since the early 1880's and was previously occupied by numerous residential tenants and commercial businesses such as night clubs, taverns, liquor sales, a bakery, confectioner, store and grocery. Prior to 1886, the subject property was predominantly undeveloped land with a stable in the south portion.



Findings

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

The adjoining property to the north, across Commercial Street, is currently a vacant property and was previously occupied by a service station for approximately 52 years with automotive repair also present in the early 1940s. Four underground storage tanks (USTs) have been removed and one UST permanently closed in place at this facility and the Missouri Department of Natural Resources (MDNR) issued "No Further Action" (NFA) letters for these activities in 1995 and 1987, respectively. A NFA letter was also issued by MDNR in 1995 for the completion of remediation activities regarding contaminated soil identified during the tank removals. No indication of offsite contamination was identified during this assessment and this facility is separated from the Site by Commercial Street (three lanes). This is a historical recognized environmental condition.

The adjoining property to the south, across Blaine Street, is currently a cab company and was historically occupied by a service station from approximately 1933 to 1957 with automotive

repair also conducted onsite from approximately 1953 to 1977. A NFA letter was issued by MDNR in 2000 for the completion of remediation activities regarding contaminated soil identified during the removal of USTs. No indication of offsite contamination was reported. This facility is separated from the Site by Blaine Street. This is a historical recognized environmental condition.

Suspect ACMs observed at the Site include suspended ceiling tiles. Should renovation or demolition be planned, sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.