

Phase 1 Environmental Site Assessment

509 – 513 W. Olive Street

Date of Report: August 3, 2004

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.47

Site Background

The property is located in an area of commercial properties within the City of Springfield. It contains one 26,224 square foot building with an attached metal shed at the rear. The building was constructed in 1926 and was historically used as a warehouse for a moving company. The small metal building was added in 1960. At the time of the report, the building was used by Finkbiner-Bekins Transport Company and Mid-America Movers.

Findings

Three recognized environmental conditions (RECs) exist at the subject property.

The first REC is due to the presence of a filling station on the southwest corner of the property from the 1920's through approximately 1950. According to the current owner of the property the filling station used only aboveground tanks, however, underground piping is normally associated with filling stations. Determination of the presence and/or extent of any petroleum impact will require a subsurface investigation including sample collection.

The second REC relates to suspect asbestos-containing materials (ACMs) at the property. Suspect ACMs such as floor and ceiling tiles were identified in the building. An asbestos survey with sample collection is recommended to verify if the tiles are indeed containing asbestos. If demolition or renovation is planned, these materials 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 ACM.

The third REC was identified due to the historical use of the property to the north, which included operations and features associated with the former Springfield Gas and Electric manufactured gas plant. The plant was in operation from the late 1800s to the early 1930s. The



plant is listed in the Environmental Protection Agency's (EPA) CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) database as "no further remedial action planned". Determination of the presence and/or extent of any impact from the Springfield Gas and Electric manufactured gas plant on the property will require subsurface investigation, including sample collection.