

Phase 1 Environmental Site Assessment

952 & 954 E. Trafficway

Date of Report: December 1999

Assessment Funding:

Acres: 0.34 total

Site Background

The property is occupied by the buildings and asphalt-surfaced parking areas. The building is divided into two separate, adjoining sections. The east section was constructed in 1957 and has an address of 954 E. Trafficway. The west section was added in 1968 and has an address of 952 E. Trafficway. The H.T.D. Battery Company occupies 954 E. Trafficway. The 952 E. Trafficway building formerly housed Rice Business Forms, but was unoccupied at the time of the environmental site assessment. The east wall of the building is a common wall with the adjoining building on adjacent property at 1000 E. Trafficway, which houses the Sterling Electric business. The H.T.D. Battery Company sells batteries for industrial and commercial uses such as two-way communications, radios, and medical equipment. Typical batteries handled by H.T.D. are 1.5 and 9 volt dry alkaline batteries as manufactured by Eveready, Ray-O-Vac, Duracell, and similar brands. Several brands and sizes of nickel-cadmium batteries for watches, cameras, and hearing aids are also sold. A limited amount of gel cell batteries are also sold. The business does not, and never has, sold wet cell type batteries, such as lead-acid batteries used for vehicles. The building at 952 E. Trafficway has been listed in City Directories as housing either Norman's Electronic Supply or H.T.D. Battery since between 1955 and 1961, which is consistent with a reported construction date of 1957. Prior to construction of the present building, the property was not occupied by any other type of business building. Around 1910, a private home was located on the property.



Findings

This Phase I Environmental Site Assessment was performed in accordance the American Society for Testing and Materials (ASTM) Standard E 1527-97.

The assessment revealed no evidence of a recognized environmental condition in connection with the Property, with the exception of one potential issue. The 9-inch square floor tiles in the 954 building would be assumed to contain asbestos according to asbestos inspectors. The 12-inch square floor tiles may contain asbestos, but the status cannot be assumed until testing is performed. Prior to demolition of the 952/954 building, the potential asbestos containing materials should be tested. If asbestos is present, the asbestos containing materials should be removed by a licensed asbestos abatement contractor following all federal and state regulations for health and safety and personnel training.

