

Phase 1 Environmental Site Assessment

1435 W. College Street

Date of Report: September 7, 2005

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 1.5

Site Background

One approximate 1,320 square-foot structure was built on the subject property in 1943. An asphalt parking area is present on the north, west and east sides of the building. The property is currently utilized by Pro Tech Parts and Service, a restaurant equipment repair business. Repairs are typically completed at client business locations. Restaurant equipment is stored in the building and outside the building on the east side of the property. In April 2003, a Phase I environmental site assessment identified environmental conditions related to the former use of the property as an auto salvage yard, and the use of adjacent property to the north as an auto salvage yard, and a leaking underground storage tank site adjacent to the south. A Phase II subsurface investigation later that month indicated that concentrations of petroleum and metals compounds found in the samples were below MDNR action or cleanup levels. The consultant recommended no further action.



Findings

The presence of salvage yards on the property in the late 1930s and early 1940s, as well as the continued presence of a salvage yard on a property to the north indicates that the property could be impacted by heavy metals or petroleum compounds. However, the subsurface investigation in 2003 found no significant impacts from heavy metals or petroleum compounds. The report does not recommend further investigation. Suspect asbestos-containing materials (ACMs) were found in the transite ceiling panels located in the office portion of the building. This is an environmental concern. If demolition or renovation is planned, these materials should be sampled to determine their asbestos content, if any. A licensed abatement contractor should be contacted to properly remove and dispose of any identified ACM. The report also recommends that all chemicals and materials that cannot be used should be properly disposed of.