

Phase 1 Environmental Site Assessment

1612 N. Lexington Ave. (former Frisco Lab)

Date of Report: August 10, 2005

Assessment Funding: EPA Brownfields Assessment Grant

Acres: .6 total

Site Background

The subject site occupies approximately 0.6 acres of land within a mixed residential/commercial setting at 1612 N. Lexington Avenue. The property is improved with one 15,000 square foot laboratory testing building. During the assessment, PDC Service Center Laboratories occupied a small portion of the ground floor. The remainder of the building was not occupied.



Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in April 2005. Available records indicate the property was developed for its current use as a railroad laboratory testing facility in 1954/1955. During the investigation, it was determined that a copper tubing fuel oil line ran from a UST (located on the north-adjointing property) to the boiler room at the site. The presence (former or current) and use of the tubing for historic supply of fuel oil to the site represents a REC to the site.

Additionally, a railroad yard facility has been present to the north of the site on the north-adjointing property since at least 1933. This property was listed as a VCP facility. Based on regulatory status, and apparent topographical cross-gradient position from the site, the north-adjointing rail yard represents a REC to the site.