

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

1700 N. Benton Avenue

Date of Report: December 9, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.38

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 1700 N. Benton Street in Springfield, Missouri. The subject property consists of an approximately 5,226 square foot building constructed in 1900. The Site has been utilized as a church since at least 1886; however, a different structure was in place at that time.



Findings

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

The following historical recognized environmental condition (HREC) was identified for the Site:

A filling station was previously located on the adjoining property to the north and appears to have operated from approximately the 1930s to 1957. Three underground storage tanks (USTs) were identified along the south boundary of this property. During the removal of these USTs, a petroleum release was discovered. After the necessary remediation was completed, a No Further Action (NFA) letter dated April 19, 2000 was issued by the Missouri Department of Natural Resources (MDNR).

Suspect ACMs observed at the Site include suspended ceiling tiles, drywall, wall and ceiling plaster, vinyl sheet flooring and popcorn ceiling. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.