

# Phase 1 Environmental Site Assessment

**311-333 Park Central East,  
E. Olive Street and N. Jefferson Avenue, 200 Block on N.  
Jefferson Avenue,  
235 N. Benton Avenue**

Date of Report: May 1, 2008

Assessment Funding: EPA Brownfields Assessment Grant

## Site Background

The subject property is located in historic downtown and includes a multi-level office building, the parking lot north of it, a municipal parking lot and a parking garage.

The multi-level office building portion of the subject properties has been utilized as office space with a restaurant and/or pharmacy since 1909 when it was constructed. In the 1950s, additions were made to the building incorporating a commercial structure located to the west. This structure had previously been utilized as a store, gas office, telegraph, cleaning company (1896 to 1902) and as a tobacco company (prior to 1886).



The footprint of the original multi-level office building (prior to the 1950 addition) was occupied by a stonecutter in 1896 and appears to have been undeveloped prior to that time.

The parking lot located north of the multi-level office building has been utilized as a loading dock, parking areas and a fenced area with electrical generators since approximately 1977. Prior to the construction of current improvements, this tract was occupied by a parking garage and car rental facility (1935 to 1972), a filling station (approximately 1933 to 1972) and auto service (1935). A printing company (1920 to 1963) and church (prior to 1925) were also historically present on this portion of the Site.

The municipal parking lot portion of the subject properties has been utilized as a parking lot since approximately 1960. This tract was utilized by a paper company from approximately 1920 to 1952 and as filling station from 1930 to 1950. Prior to 1920, it was also utilized as a saddle company and a tobacco company with residences to the north. This portion of the subject property was residential land prior to its commercial use.

The parking garage portion of the subject properties has been utilized as a parking garage with warehouse space and meeting rooms since approximately 1977 with previous occupants including a bank and a youth support group. Prior to the construction of current improvements,

the subject property was operated by three to four companies including a motor supply company and two auto repair shops (1925 to 1972), an electric company (1963 to 1972), a warehouse and transfer company (1920 to 1963) and a printing company (1920 to 1925). This portion of the subject property was undeveloped land and then residential prior to its commercial use.

## **Findings**

In August 1994, the assessor supervised the in-place closure of a 2,000-gallon fuel oil tank located northeast of the multi-level office building. A third-party company from Kansas pumped out the tank and then it was filled with ten cubic yards of darafill flowable fill concrete slurry. Soil sampling was not conducted around this UST at that time. Since no sampling was conducted and since fuel oil was previously stored in the tank, the potential exists for currently unrecognized environmental impacts to be present in this area of the subject property. This is a recognized environmental condition.

The parking lot north of the multi-level office building was occupied by a filling station within a parking garage from approximately 1933 to 1972 with an auto service present in 1935. According to historical research conducted during this assessment, two gasoline tanks are shown in association with this facility and located east of the structure. The potential exists for petroleum products historically stored and utilized at the Site to have adversely environmentally impacted subsurface soils and/or groundwater at the subject property should a release have occurred during that time. This is a recognized environmental condition.

A printing company was located north of the multi-level building from approximately 1920 to 1963. The potential exists for solvents and inks historically stored and utilized at the Site to have adversely environmentally impacted subsurface soils and/or groundwater at the subject property should a release have occurred during that time. This is a recognized environmental condition.

The municipal parking lot portion of the Site was occupied by a filling station from approximately 1930 to 1950. The potential exists for petroleum products historically stored and utilized at the Site to have adversely environmentally impacted subsurface soils and/or groundwater in the area of the subject property should a release have occurred during that time. This is a recognized environmental condition.

The parking garage portion of the Site was occupied by a motor supply company and auto repair companies from approximately 1925 to 1972. The potential exists for petroleum products and fluids utilized at this property during that time to have been mishandled by the automotive repair; however, no evidence of this is available. This is a recognized environmental condition; however, it is likely that any potentially impacted soils were excavated during the construction of the parking garage and the structures footings. Based on the thickness of the foundation of this building it is not possible to complete additional investigation in this area.

A printing company was located in the north portion of the parking garage portion of the Site from at least 1902 to 1925. The potential exists for solvents and inks utilized at this property during that time to have environmentally impacted subsurface soils and/or groundwater at the subject property. This is a recognized environmental condition.

Suspect ACMs observed at the Sites include ceiling tiles, floor tiles, exposed floor tile mastic, sheet flooring, wall texture, ceiling texture and pipe insulation. Based on the age of the multi-level office building, many other ACMs could be present. The assessor recommended an asbestos inspection of these Sites that includes sampling and analysis.