

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

216 W. Central Street (Springfield Mill & Lumber)

Date of Report: August 18, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 3.13

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 216 W. Central Street in Springfield, Missouri. The Site was vacant and most recently occupied by Springfield Mill and Lumber, a lumber and building supply company, since approximately 1952. A broom factory was present on the Site from at least 1920 to approximately 1962 and residences occupied portions of the subject property from at least 1886 to 1982. Various commercial facilities including grocery stores, electronic businesses, a package delivery service, an opera house, and blacksmith have also historically occupied the subject property.



Findings

Historic research identified an apparent textile dyeing facility on the north portion of the Site in 1910. Concrete containments utilized for dyeing were located on the Site during that time. It is possible for pigments (which typically contained metals) and inks and solvents to have been utilized at this facility at that time. This facility did not appear on the 1933 or 1902 Sanborn maps and the facility did not appear in the city directories reviewed. No additional information regarding activities at this facility was found. This facility could have operated for as long as 30 years and based on the materials that could have been utilized, the potential exists for this former use to have adversely environmentally impacted the Site. This is a recognized environmental condition (REC).

A filling station was located on the west portion of the adjacent property to the north from approximately 1930 to 1957. Three underground storage tanks (USTs) were located to the north, east, and west of the building. No evidence of these USTs was observed during site inspection activities; however, no documentation regarding their removal was found. Based on the length of time this filling station was in operation, a lack of tank removal documentation, and its topographically upgradient location, the potential exists for this facility to have adversely environmentally impacted the Site and is considered an REC.

A filling station was located on the east portion of the adjacent property to the north from approximately 1930 to 1935. Three USTs were observed to the south of the filling station building on the 1933 Sanborn map. No information regarding this facility was found during this assessment and it is unknown if the USTs have been removed. Based on the lack of information regarding the removal of these tanks and its topographically upgradient location, the potential exists for this facility to have adversely environmentally impacted the Site. This is considered an REC.

A filling station was located on the adjacent property to the east from approximately 1941 to 1957. The 1957 Sanborn map indicates two gasoline USTs were located east of the filling station building and historical research indicates that two gasoline USTs were removed from this property sometime around 1979. There were no regulations in place at that time and there is no record that the Missouri Department of Natural Resources (MDNR) has issued a No Further Action (NFA) letter for their removal. Based on the topographically upgradient location of this property and its proximity to the Site, it is possible that currently unrecognized environmental impact to exist at this property which could adversely environmentally impacted the Site. This is considered an REC.

Vogue Cleaners, a drycleaners, was located on the adjacent property to the north from approximately 1935 to 1950. Chlorinated solvents were likely utilized on the property during this time. Based on the length of time this facility was in operation, the lack of regulatory oversight at that time and it's topographically upgradient location, the potential exists for this facility to have adversely environmentally impacted the Site. This is considered an REC.

Suspect asbestos containing materials (ACMs) observed at the Site include ceiling tile, stucco, sheet flooring, and floor tiles. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.