

Phase 1 Environmental Site Assessment

221 W. Phelps Street

Date of Report: November 3, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.16

Site Background

The subject site is located within a mixed commercial and light industrial setting near the intersection of West Phelps Street and North Boonville Avenue. The property includes one developed parcel directly west of 503 North Boonville Avenue. This parcel includes a 0.16-acre tract of land improved with a single-story metal structure and a car port.

The metal structure is currently used to store furniture and pet accessories.

Land use records indicate initial development of the subject site and surrounding properties prior to 1884. Structural improvements on site generally appear related to storage for nearby commercial businesses.

Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in October 2008. The Phase I identified adjoining property to the south as a Recognized Environmental Condition (REC) based on previous industrial operations and ongoing investigations under the Missouri Voluntary Cleanup Program. More specifically, these operations reportedly included a foundry, coal and ammonia storage facilities, printing facilities, and occupancy by a chemical company for approximately 30 years. The Phase I assessment did not report RECs directly related to the 221 W. Phelps Street listing.

The south-adjoining property is currently being addressed under the Missouri Voluntary Cleanup Program. Related investigations beyond Phelps Street and onto the subject site are not anticipated.

Terracon performed a visual building survey for suspect asbestos containing materials (ACM) during the Phase I ESA. The visual survey identified wire insulation as suspect ACM.