

# Phase 1 Environmental Site Assessment

## 424 N Cedarbrook Avenue (Former ViaTech Facility)

Date of Report: April 20, 2015

Assessment Funding: EPA Brownfields Hazardous Assessment Grant

Acres: 8.03

### Site Background

Terracon Consultants, Inc. conducted a Phase I Environmental Site Assessment of the subject property, which is located at 424 N. Cedarbrook Avenue, Springfield Missouri. It consists of an approximate 8.03-acre tract of land that has been improved with a one-story, approximate 103,000-square foot commercial building, associated parking lot, and landscaped areas. The building was vacant at the time of the site reconnaissance.



Based on a review of the historical information, the site primarily consisted of pasture/agricultural land from at least 1886 until 1964, when the site was developed with a commercial manufacturing facility. The building was owned and occupied by McBee Loose Leaf Binders. The building underwent three separate additions from the late 1970s to the early 1980s. Several previous environmental assessments were conducted on the site.

### Findings

The Phase I ESA existing volatile organic compound (VOC) impact due to former onsite operations and solvent use as a REC.