

Phase 1 Environmental Site Assessment

344 N. Main Street

Date of Report: July 15, 2003

Assessment Funding: EPA Brownfields Assessment Grant

Acres: Unknown

Site Background

The subject property is located in a historic industrial area of downtown Springfield. From 1884 to 1969 a lumber yard with various associated buildings and a rail spur was located on the subject property. From 1972 until approximately 1987, the property was occupied by a roofing business. In 1980 part of the roofing company was moved, and the subject property remained a supply company only. Underground as well as above ground storage tanks containing gasoline, diesel and LP gas, were historically present at the property. Underground storage tanks were probably removed, however, no closure records are filed with MDNR (Missouri Department of Natural Resources). Two hot asphalt tanks were utilized until the early 1980's at the property, they were subsequently removed. A foundry, a railroad depot, a rail yard, and a manufactured gas plant were located on adjacent and/or nearby properties. At the time of the assessment, the subject property was vacant. Four buildings are located on the property, three of which are open frame warehouse structures; the fourth one is a brick building.



Findings

The report mentions that during previous site activities obvious contamination was encountered in the vicinity of a UST (underground storage tank) location. The exact source of the contamination is unknown but could include one or more historic features on or near the site: the on-site storage tanks, the rail road depot, the rail yard, and the manufactured gas plant. The findings were reported to MDNR. No action seems to have been taken. Hence, the reported contamination represents a recognized environmental concern. The fact that the UST closure was apparently not documented represents a recognized environmental condition. The report recommends that the property owner work with MDNR to complete the tank closure requirements and sampling be conducted to assess if contamination is present underneath the property and if it represents a significant environmental concern. No asbestos containing materials were observed during the site inspection.