

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

428 N. Jefferson Avenue

Date of Report: June 9, 2009

Assessment Funding: EPA Brownfields Petroleum Assessment Grant

Acres: 4

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 428 N. Jefferson Avenue in downtown Springfield, Missouri. The subject property currently consists of a vacant one-story concrete block building most recently occupied by food manufacturing company for its computer systems. The Site has been commercially developed since the 1890's; however, the current structure was constructed in approximately 1950. From approximately 1933 to 2008, former occupants of the Site have included air conditioning companies, a refrigeration parts company, an automotive parts company and retail stores. The subject property was occupied by railroad spurs from approximately 1910 to 1949 and had been occupied by a passenger depot, freight house and a railroad spur from approximately 1891 to 1902. In the 1880s, the subject property was residential.



Findings

The Phase I ESA did not identify evidence of recognized environmental conditions for the subject property.

The adjoining property to the north (500-514 N. Jefferson Avenue) has been previously utilized as a heating and cooling company, incinerator, tire company, furniture store and an oil company/bulk plant with a filling station from approximately 1921 to 2005. Ten aboveground storage tanks (ASTs) and three underground storage tanks (USTs) were identified on this property. The USTs were removed in 2005 and the Missouri Department of Natural Resources (MDNR) issued a "No Further Action" (NFA) letter in March 2006 for their removal and associated remediation. The ASTs were apparently removed from the facility from between 1982 and 1990. The improvements once located on this property have since been demolished and it is currently utilized as a parking lot. Based on the issuance of the NFA letter by MDNR for the completion of remediation activities, this property is not likely to have an ongoing environmental impact to the Site. This is a historical recognized environmental condition.

Suspect ACMs observed at the Site include vinyl floor tile and suspended ceiling tile. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.