

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

434 W. Pacific Street

Date of Report: December 8, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 1.84

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 434 W. Pacific Street in Springfield, Missouri.

The subject property contains an approximately 93,000 square foot (ft²) warehouse currently utilized for automotive storage. Historical research indicates the

north portion of this structure was constructed in 1918 with the south portion constructed between 1933 and 1950. The Site was utilized by the Assemblies of God for printing and warehouse operations from approximately 1922 to 1957 and Keith Distributing Company, an auto parts supplier, for storage from approximately 1967 to 1992. Prior to the construction of the current improvements, the Site was occupied by residences and commercial businesses.



Findings

No recognized environmental conditions (REC) were identified for the subject property.

The following historical recognized environmental condition was identified:

A Phase I Environmental Site Assessment completed on a property larger than, but including the Site in December 2005 identified the subject property was utilized by the Assemblies of God as a printer and warehouse for approximately 40 years. Inks, lubricants, and organic solvents were likely utilized in the printing process. Based on the lack of environmental regulations regarding the handling and disposal of chemicals utilized in the printing process, this former use was identified as a REC. Subsequently, a Limited Phase II subsurface investigation was conducted at the Site in January 2006 and included the advancement of three soil borings in the south portion of the subject property. Soil sampling and analysis for volatile organic compounds did not identify any chemicals of concern above applicable Missouri Department of Natural Resources (MDNR) target levels in the areas sampled. Based on these findings, EWI does not recommend additional investigation regarding this former use.

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

