

Phase 1 Environmental Site Assessment

500-514 N. Jefferson Avenue

Date of Report: October 14, 2003

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.67

Site Background

The property is located in a historical commercial/industrial district of downtown Springfield. Historically, a bulk oil station, filling station, and auto servicing garage operated on the subject property from prior to 1933 through the late 1960's or early 1970's. The business sold gasoline, fuel oils, motor oil, kerosene, and grease. Several above and below ground storage tanks were associated with the business. A railroad spur entered the property and petroleum products were transferred from rail cars to the various tanks via overhead piping. The building on the property was vacant at the time of the assessment with the exception of miscellaneous equipment and parts from former businesses being present. The remainder of the property was leased to a construction contractor who used it for general storage at the time of the assessment. In October 2003, a machine shop was located directly north of the subject property. Office and storage buildings, warehouses, railroad tracks parking and empty lots as well as a poultry food processing plants could be found adjacent or near the subject property.



Findings

At the time of the assessment no above ground tanks were present on the property, however, there was evidence of some below ground tanks remaining in place. The report recommends closure of these tanks as per MDNR (Missouri Department of Natural Resources) regulations and that sampling be conducted to determine whether significant petroleum contamination exists. Piles of debris and open and unidentified containers, ranging from one-gallon to 55-gallon sizes, were present on the subject property at the time of the assessment. The report identifies this as a recognized environmental condition. No evidence of hazardous materials use or generation of hazardous waste at the subject property was gathered during the assessment.