

Phase 2 Environmental Site Assessment

519, 525 and 529 E. Cherry Street (Family Violence Center)

Date of Report: December 29, 2010

Assessment Funding: ARRA Petroleum Grant

Acres: approximately 0.68

Site Background

The subject site includes two developed parcels occupied by the Family Violence Center of Springfield. The Site comprises a total land area of approximately 0.7 acres near the intersection of East Cherry Street and South Kimbrough Avenue, southeast of downtown Springfield. Specific improvements include three office buildings, a residential building, and associated out buildings, landscaping and parking/driveway features. Prospective land use includes continued occupancy and renovation of the Family Violence Center facility through the City's Housing and Urban Development (HUD) Program.



Findings

The purpose of the Phase II Assessment was to further evaluate environmental conditions in relation to historical land use and prospective area reuse/redevelopment. Previous Phase I Assessment identified Recognized Environmental Conditions (RECs) in connection with the site, including historical petroleum storage tank (UST) operations both on and off site. Phase I RECs and associated land use conditions were the primary basis for the Phase II Assessment.



Field screening and laboratory procedures did not identify petroleum or petroleum-related impacts to soil above applicable Missouri Department of Natural Resources (MDNR) cleanup standards. Groundwater was not encountered prior to shallow refusal on apparent bedrock at a depth of approximately 17 feet below ground surface.



Soil samples indicated variable concentrations of lead above default cleanup thresholds. Supplemental data evaluations in response to this finding indicate relatively low levels that do not exceed residential Tier 1 screening criteria or represent a substantial difference with respect to documented background (i. e. naturally occurring) conditions.

Based on laboratory data and additional assessment findings, Phase II procedures were sufficient to evaluate potential impacts related to previous land use and associated Phase I RECs. Excluding lead, laboratory data do not document soil concentrations above default MDNR cleanup levels or suggest the need for additional testing to address data gaps. Reported lead concentrations in soil appear to represent naturally occurring and/or low-level influences from non-point sources as discussed above. EWI does not recommend further investigation or other related action in response to these findings.