

# Phase 2 Environmental Site Assessment

## 520 W. Olive St. (Artifacts Warehouse)

Date of Report: July 2010

Assessment Funding:

Acres: 0.71

### Site Background

The subject site includes a renovated warehouse building in downtown Springfield, Missouri – a.k.a. the Artifacts Warehouse Building. The Site occupies 0.71 acres improved with a 41,310 square foot (ft<sup>2</sup>) building and an associated parking lot to the south. A portion of the second level has been renovated into 11 residential lofts.



Historical records indicate previous coal yard storage, service station operations, and associated petroleum storage tanks in connection with several adjoining properties. Previous coal yard storage to the south may have extended onto the subject site based on available land use records. A petroleum transport and oil company also operated on site during the 1960s. Specific information regarding facility operations was not identified through previous Phase I research. Various unknowns regarding former petroleum storage tank operations, tank removal/closure, and previous use as a coal yard were identified as Phase I Recognized Environmental Conditions (RECs) in connection with the Site.

### Findings

The primary Phase II objective was to further assess environmental conditions and potential exposure risks associated with historical land use and continued on-site renovations and redevelopment. Accordingly, specific efforts were implemented to evaluate suspect petroleum, petroleum-related, and residual coal storage impacts to soil and groundwater through intrusive sampling, field screening, and certified laboratory testing.

Low levels of various petroleum and petroleum-related compounds were identified in soil at three of the eight soil boring locations. Reported soil concentrations do not exceed applicable Missouri Department of Natural Resources (MDNR) cleanup standards or suggest a point source contaminant release to soil. Groundwater was not encountered during the field investigation.

Soil samples also indicated variable concentrations of heavy metals below MDNR cleanup standards, with the exception of arsenic and lead. Supplemental evaluations for lead and arsenic

– including comparison to naturally occurring levels in soil – do not consistently exceed screening criteria or suggest soil conditions in need of corrective action. These findings appear to represent naturally occurring and/or low-level influences from non-point sources consistent with urban developments.