

Phase 1 Environmental Site Assessment

525 N. Jefferson Avenue

IDEA Commons (Jordan Valley Innovation Center Redevelopment Corridor)

Date of Report: June 16, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 1.32

Note: This assessment update included a Visual Asbestos Survey

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment Update of the property at 525 N. Jefferson. During previous Phase I ESAs, the subject property was addressed as 521 N. Jefferson.

This address conflicts the Stove Works property, also addressed as 521 N. Jefferson and located on the adjacent property to the south. Based on this, the

address of the Site was referred to as 525 N. Jefferson Avenue throughout the report.



The Site is currently unoccupied and was previously utilized as storage for food processing equipment and theatrical costumes and sets for Willow Brook Foods from approximately 2000 to 2009. MFA, Inc. utilized the Site from approximately 1957 to 1996 for seed/feed storage. A stove manufacturing company occupied the subject property from approximately 1910 to 1952. Prior to current improvements, the subject property was historically utilized as residential.

Terracon Consultants, Inc. (Terracon) conducted a Phase II Brownfields Assessment on the subject property in March 2009. Ten soil samples and one groundwater sample were collected from the Site and analyzed for Resource Conservation and Recovery Act (RCRA) metals, Total Petroleum Hydrocarbons (TPH) Gasoline Range Organics (GRO), TPH Diesel Range Organic (DRO), TPH Oil Range Organics (ORO), volatile organic compounds (VOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), and polyaromatic hydrocarbons (PAHs).

Antimony, lead, and selenium were detected at concentrations above the default target levels (DTLs) but below applicable Risk Based Target Levels (RBTLs). Arsenic and beryllium were detected at concentrations below the non-residential RBTL; however, these detected concentrations are within naturally occurring concentrations for the area. Selenium was detected in the groundwater above the DTL; however, this appears to be a naturally occurring compound in groundwater in the area of the Site. No other chemicals of concern were identified above DTLs. This investigation did not identify evidence of environmental impact from the previous uses of the Site and no additional investigation was recommended.

Findings

No recognized environmental conditions were identified during this assessment for the Site. A visual survey for suspect asbestos containing materials was included as an additional scope of work item to the Phase I ESA and identified roofing tar, sheet flooring, and transite panels as suspect asbestos containing materials at the Site. Based on these findings, EWI recommended any known ACMs should be properly abated if demolition or renovation of the buildings will be conducted.

Date of Report: September 16, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 1.32

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment of the property at 521 N. Jefferson. The subject property contains unoccupied commercial warehouses located southeast of the intersection of Robberson Avenue and Tampa Street in downtown Springfield and has been utilized as storage for Willow Brook Foods since approximately 2000. Missouri Farmers Association (MFA) Milling Company utilized the Site for seed/feed storage from 1957 to 1996 and a stove company with foundry occupied the subject property from 1910 to 1952. Prior to current improvements, the subject property was historically utilized as residential land.

A visual survey for suspect asbestos containing materials was included as an additional scope of work item to the Phase I ESA.

Findings

The following recognized environmental conditions were identified during this assessment for the Site:

The subject property was utilized as a stove company from approximately 1910 to 1952. A foundry was located on the northwest portion of the Site during this time. Activities conducted at this facility likely used various chemicals including solvents, degreasers, rust inhibitors, and heavy metals. Phase II investigations previously conducted at the Site indicate arsenic impact to soil from this historic use.

The subject property was utilized as a portion of the MFA Milling Company for approximately 40 years (1950s to 1990s) for seed/feed storage. Fumigants (pesticides) were reportedly utilized by MFA at other adjoining properties and could have been utilized on the Site as well. Previous Phase II investigations at the Site did not include analysis for pesticides. A Phase II investigation conducted on a separate parcel of the MFA property identified pesticide impact from this previous use.

A nickel plating facility associated with the stove manufacturing company on the subject property business was observed in the southwest portion of the adjacent property to the south on the 1933 and 1950 Sanborn maps. Activities conducted at this facility likely utilized various chemicals including solvents, degreasers, rust inhibitors, and heavy metals. A limited Phase II subsurface investigation was conducted at this property in June 2000; however, analytical results were not compared to MDNR clean-up levels in place at the time. The potential exists for unrecognized environmental impact to exist at the Site due to this use.

Based on these findings, EWI recommended soil and groundwater sampling be conducted at the Site. In addition, any known ACMs should be properly abated if demolition or renovation of the buildings will be conducted.