

Phase 2 Environmental Site Assessment

525 N. Jefferson Avenue

**IDEA Commons (Jordan Valley Innovation Center
Redevelopment Corridor)**

Date of Report: March 13, 2009

Assessment Funding: EPA Brownfields Hazardous Substances Assessment Grant

Acres: 1.32

Site Background

The subject site is located in downtown Springfield, Missouri, at 521 North Jefferson Avenue. The property includes two developed parcels – PIN 1313317010 and 1313317011. The site occupies approximately 1.32 acres generally comprised of three attached single-story storage/warehouse buildings within a mixed residential/commercial setting.



A Phase I Environmental Site Assessment (ESA) and Visual Asbestos Survey of the property was completed in September 2008. Historical records indicate the site was utilized as residential prior to the current improvements. A stove manufacturing company occupied the site from approximately 1901 to 1952 followed by MFA for seed/feed storage until 1996. Since approximately 2000, the on-site buildings have been leased to Willow Brook Foods to store food processing equipment, costumes, and theater sets. Industrial land use is also documented in connection with adjoining and nearby properties in various directions. Industrial operations off site are reported to include electroplating, metals foundry, machine shop, and petroleum storage tank facilities. The historical use of the site and adjoining properties were identified as Recognized Environmental Condition (RECs).

Findings

Terracon Consultants, Inc. completed a Phase II Brownfields Assessment of the property in February 2009 to further assess the Phase I RECs noted above. Associated laboratory results do not report soil or groundwater concentrations above applicable Missouri Department of Natural Resources (MDNR) cleanup standards with the exception of some metal concentrations. Analytical results indicated several heavy metal concentrations in the soil that are likely attributable to naturally occurring and/or non-point sources related to urban land use. Additional investigation of the property is not anticipated based on Phase II findings.

Lafser & Associates performed a Phase II asbestos and lead-based paint assessment of the property in February 2009. Asbestos containing materials identified at the site included window glazing, linoleum, roofing material, and window caulk. Lead-based paint was found on walls, fire hydrants, pipes, doors and frames, ceilings, floors, stairs, and structural support columns. The paint was in fair condition. Additionally, fluorescent light ballasts and fluorescent light bulbs were observed along with general debris on the site.