

Phase 2 Environmental Site Assessment

530 N. Boonville Avenue – IDEA Commons (Jordan Valley Innovation Center Redevelopment Corridor)

Date of Report: March 13, 2009

Assessment Funding: EPA Brownfields Hazardous Substances Assessment Grant

Acres: 0.7

Site Background

The subject site is located in downtown Springfield, Missouri, between N. Boonville Avenue and N. Robbers on Avenue and south of East Tampa Street. The property includes one developed parcel listed as 530 Boonville Avenue. The property occupies approximately 0.7 acres of land within a mixed residential/commercial setting. The property is improved with a single-story commercial building occupied by Drury University.



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 a private garage beginning around 1933. Following that, the site was utilized as a baled rag storage and heating plant and shop. From 1957 to 1987, the site was occupied by Gilbert Signs, painters and manufacturers. Commercial use of surrounding areas has been ongoing. Reportedly, there have been former electroplating operations north of the site. The use of the site and the former electroplating operations to the north 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 concentrations above applicable Missouri Department of Natural Resources (MDNR) cleanup standards, with the exception of some metal concentrations. Analytical results indicated arsenic, lead, and selenium soil concentrations 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.