

Phase 2 Environmental Site Assessment

543 S. Scenic Ave. – SW Missouri Indian Center

Date of Report: December 1, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 1.287

Site Background

The subject site occupies approximately 0.287 acres of land within a mixed residential/commercial setting near the intersection of South Scenic and West Lincoln Street. The property is improved with office space and ancillary facilities (approximately 1,200 square feet) owned and operated by the Southwest Missouri Indian Center, a not-for-profit community help organization.



Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in April 2008. Historical records indicate service station operations on adjoining property to the south (553 South Scenic) from the mid 1950s to circa 1976. These operations were identified as a Recognized Environmental Condition (REC) based on various unknowns related to previous gasoline tank closure and upgradient proximity relative to the Indian Center.

Visual observations for asbestos containing materials (ACM) identified carpet mastic, ceiling tile, and dry wall materials as suspect ACM in good or fair condition. Terracon has recommended a thorough asbestos survey prior to planned renovations or building demolition.

Terracon completed a limited subsurface investigation of the property in October 2008 to further assess the Phase I REC noted above. Associated laboratory results do not report soil or groundwater concentrations above applicable Missouri Department of Natural Resources (MDNR) cleanup standards. Additional investigation of the property is not anticipated based on Phase II findings.