

# Phase 1 Environmental Site Assessment

## 543 S. Scenic Ave. – SW Missouri Indian Center

Date of Report: April 22, 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. Available records indicate land use as the Indian Center since circa 1996. Building occupants prior to 1996 included a chiropractic center and various restaurants.

The adjoining property to the south (553 S. Scenic) apparently operated as a service station from the mid 1950s to circa 1976. Historical 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. A limited subsurface investigation was recommended in response to this REC. Subsequent investigation efforts are pending.

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.