

Phase 1 Environmental Site Assessment

616 N. Boonville Avenue (former Solid States Circuits property)

Date of Report: June 19, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acreage: 1.35

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment Update of the property at 616 N. Boonville. The subject property is vacant, grass-covered land located northwest of the intersection of Boonville Avenue and Tampa Street in downtown Springfield. The subject property has been unoccupied since approximately the mid 1990s. The Site was occupied by an electronic circuit board manufacturer from approximately 1973 to 1988. Prior to its use by the electronic circuit board manufacturer, the subject property was occupied by several buildings and numerous tenants including the following: a bakery from approximately 1910 to 1972, drycleaner from approximately 1940 to 1974, various attorneys from 1957 to 1972, photo service company and engraving company in 1952, a restaurant from approximately 1930 to 1947, residences from approximately 1920 to 1957, a construction company in 1967, a newspaper from approximately 1972 to 1974, and a screen printing company in 1988, among others. The subject property was residential in the late 1800s and first commercially developed (in the south portion) in the early 1900s as a car barn. Use of the subject property prior to 1886 was not identified during this assessment.



A visual survey for suspect asbestos containing materials (ACMs) was included as an additional scope of work item to the Phase I ESA; however, since there are no structures at the Site, no suspect ACMs were observed.

Findings

The following recognized environmental condition was identified for the Site:

Groundwater contamination known to be present at the site includes:

- tetrachloroethylene
- methylene chloride
- trichloroethylene

- 1,1,1-trichloroethane
- chlorobenzene
- 1,1,2-trichloro
- 1,2,2-trifluoroethane
- ortho-dichlorobenzene
- trichlorofluoromethane
- 1,1,2-trichloroethane

Date of Report: February 19, 2002

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 1.35

Site Background

The subject property is located in the historic industrial downtown of Springfield. At the time of the assessment, the property was vacant. From 1973 to 1987 a circuit board manufacturing and electroplating facility was located on the property. These operations typically involve the use of hazardous materials and the generation of hazardous wastes, however, no information about site-specific operations was obtained during this site assessment. In 1988, high levels of lead and copper were found in soils at the property. Impacted soils were subsequently excavated and removed under oversight of the Missouri Department of Environmental Resources (MDNR). In 1991, two leaking underground storage tanks were excavated: a 500 gallon gasoline tank and a 1,000 gallon tank with unreported contents. In 1990, the site was proposed to be listed on the Registry of Abandoned or Uncontrolled Hazardous Waste Disposal Sites in Missouri due to volatile organic compounds observed in groundwater underneath the property. Solid State Circuits successfully appealed this listing. The source of the contamination was inferred to be from off-site sources and no further action was taken. The property appears in several federal and state databases: CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System (FINDS (Facility Index System/Facility Identification Initiative Program Summary Report), LUST (Leaking Underground Storage Tanks), UST (Underground Storage Tanks). The property's CERCLIS status is "no further remedial action planned".

Findings

It is the assessor's opinion that the groundwater contamination at the property represents a historical recognized environmental condition. Site investigation and remediation were performed under the direction of MDNR, and MDNR and EPA (Environmental Protection Agency) and have concluded that no further remedial action is required at this time. It should be noted, that MDNR and EPA have the right to pursue remedial action at the subject property in the future if they so choose. No institutional controls were identified that would limit future use of the property.