

Phase 2 Environmental Site Assessment

809 N. Campbell Avenue

Date of Report: May 4, 2010

Assessment Funding: EPA Brownfields Assessment Grant

Acres:3

Site Background

The subject site is located within a mixed commercial and light industrial setting at the southwest corner of the intersection of West Central Street and N. Campbell Avenue. The property includes an undeveloped 3-acre tract of land listed as 809 N. Campbell Avenue.



A Phase I Environmental Site Assessment (ESA) of the property was completed in March 2010. Land use records indicate initial development of the subject site and surrounding properties prior to 1891. Over the years, the site use generally shifted from residential, to a dairy, to a storage/warehouse facility. The former site building was demolished in 2009. The Phase I ESA identified several Recognized Environmental Condition (RECs) associated with the possibility of a former onsite UST; five USTs on the west-adjointing property that may have extended on the site; a filling station to the northeast; a broom factory to the east; a former maintenance/garage building west of the site; and gasoline and fuel oil spills on the site.

Findings

Terracon Consultants, Inc. completed a Phase II Brownfields Assessment of the property in April/May 2010 to further assess the Phase I RECs noted above. A total of 6 soil borings were advanced on the site with each boring being completed with temporary casings for collection of groundwater samples.

Petroleum related compounds were the primary concern at the site. Associated laboratory results generally did not report soil or groundwater concentrations above applicable Missouri Department of Natural Resources (MDNR) cleanup standards with the exception of some metal concentrations. The soil metal concentrations did not exceed MDNR non-residential levels. Additional investigation of the property is not anticipated based on Phase II findings.