

# Phase 2 Environmental Site Assessment

## 1075-1139 E. Commercial Street (Northview Shopping Center)

Date of Report: August 15, 2011

### Site Description

The subject site is located within a mixed commercial and light industrial setting at the northwest corner of the intersection of East Commercial Street and North National Avenue. The property is developed with the Northview Shopping Center.



A Phase I Environmental Site Assessment (ESA) of the property was completed in March 2011. Land use records indicate that the site was primarily residential until the 1930s when the southeast corner was developed with a filling station. The site was further developed in the 1960s with the three present-day buildings. The Phase I ESA identified several Recognized Environmental Condition (RECs) associated with the former filling station and potential former dry-cleaner on-site and former filling stations on the east and south adjoining properties.

### Findings

Terracon Consultants, Inc. completed a Phase II Brownfields Assessment of the property in June/July 2011 to further assess the Phase I RECs noted above and to assess the building for asbestos containing materials, lead-based paint, and other hazardous building materials. A total of eight (8) soil borings were advanced on the site with each boring being completed with temporary casings for collection of groundwater samples.

Field screening and laboratory results indicated a release of dry-cleaner related volatile organic compounds on the subject property. Cis-1,2-dichloroethene, tetrachloroethene (PCE), and trichloroethene (TCE) were detected above applicable Missouri Department of Natural Resources (MDNR) default target levels (DTLs) and PCE was detected above the MDNR non-residential risk based target level (RBTL). Because of the elevated concentrations of dry-cleaner related chemicals, further site investigation focusing on soil gas and groundwater is recommended. Additionally, it is recommended that the two potential USTs in the southeast corner of the site be removed or closed in place in accordance with MDNR policies and procedures.