

Phase 2 Brownfields Assessment

1451 E. Pythian Street (Pythian Castle)

Date of Report: November 13, 2009

Assessment Funding: EPA Brownfields Petroleum Assessment Grant

EPA Cooperative Agreement: ARRA 2B-97707701

Acres: 2.66

Site Background

The Pythian Castle site is located northeast of downtown Springfield, Missouri near the intersection of East Pythian Street and North Fremont Avenue. This property occupies 2.66 acres of developed land within a mixed residential and commercial setting. Site improvements generally include a 40,000 square foot building constructed in 1913 (i.e. the Pythian Castle) and associated driveway, parking, and landscaping features. Land use records document previous operation of a 12,000-gallon fuel oil underground storage tank (UST), reportedly located directly west of the Pythian building. Related correspondence indicates removal of the tank in December 1991.



Previous Phase I Findings

Environmental Works, Inc. (EWI) completed a Phase I Environmental Site Assessment of the subject property in April 2009. The Phase I Report documents previous UST operations as a Recognized Environmental Condition (REC) in connection with the site due to unknowns regarding specific UST removal and closure procedures. This REC facilitated a Phase II Brownfields Assessment as summarized below.

Phase 2 Findings

EWI initiated the Phase II Assessment in October 2009 following U.S. Environmental Protection Agency (EPA) approval of the Phase II Sampling Plan. Field activities included advancement of seven (7) test pits within and adjacent to the former UST area, as documented through historical records. Soil samples were collected from each test pit for laboratory testing.

Laboratory samples indicated detectable levels of petroleum hydrocarbon and petroleum-related constituents; however, soil concentrations above Missouri cleanup standards were not identified. Volatile organic compound (VOC) levels above laboratory detection limits were not reported. Based on these findings, subsequent investigation or cleanup activities are not proposed.

