

Phase 1 Environmental Site Assessment

2100 W. Catalpa Street

Date of Report: August 13, 2002

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 11

Site Background

The property is located southwest of the intersection of Kansas Expressway and Grand Street in Springfield.

The property is located in a commercial and light industrial area on the west side of Springfield in an area that was historically agricultural. The land surface slopes gently toward Jordan Creek located

immediately west of the property. Currently, the property is part of the Springfield Greene County Parks Boards system and has been for approximately the past 40 years. It is a grassy field that is used for recreational purposes. The property has a short paved drive and several tracks that were developed for model

airplanes. The City of Springfield purchased the property in 1912. A wastewater treatment plant operated at the subject property from 1912 through 1928. From sometime after 1936 to 1953, the property was used as an open dump, covering the southern proportion of the property. No documentation regarding the types of wastes dumped was identified during this assessment. The City reportedly burned the waste periodically. The dump was reportedly closed in 1953 but dumping may have continued after that time. Aerial photographs show the dump apparently filled by 1975 and the property vacant. In 1975 a pond was present immediately adjacent to the east central portion of the property.



Findings

One recognized environmental condition was identified for the subject property: the presence of a former landfill and lack of documentation regarding the wastes dumped at the site suggest the potential for hazardous materials or hazardous wastes at the subject property. The assessor recommends that prior to development of the property that would disturb the land surface, both geotechnical and environmental investigations be performed to evaluate the suitability of the property for the intended development.

No evidence of hazardous materials or hazardous waste was observed at the subject property during the site inspection. It is the assessor's opinion that possible hazardous substances management at the subject property represents a potential recognized environmental condition.

In addition, portions of the property are located in the 100-year flood zone. This should be considered in evaluating future property use.