

Phase 1 Environmental Site Assessment

2460 W. Bennett Street

Date of Report: July 5, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approx. 8.6

Site Background

Seagull Environmental Technologies Inc. (Seagull) was tasked by the City of Springfield – Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the 2460 W. Bennett Street site located in Springfield, MO. The City of Springfield requested this Phase I ESA based on future development along surface water bodies (Jordan and Wilson Creeks) that flow along the east and south borders of the subject property, respectively. Therefore, specific focus will be placed on this portion of the subject property, because that is the area that would be impacted by redevelopment of the bordering creeks.

The Phase I ESA was requested by the City of Springfield. Seagull conducted this Phase I ESA in accordance with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, American Society for Testing and Materials designation E 1527-05, and otherwise in compliance with EPA's "All Appropriate Inquiries" Rule ("AAI Rule") (40 Code of Federal Regulations [CFR] Part 312). The purpose of the Phase I ESA is to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.

The 8.6-acre site contains multiple buildings used for manufacturing and office space. The facility is currently operated for chemical manufacturing by Euticals, Inc. The physical address of the site is 2460 W. Bennett Street. The site is located southwest of downtown Springfield, west of the Highway 13 and W. Bennett Street intersection. The area surrounding the site is primarily occupied by industrial businesses, a Union Pacific Railroad corridor, and a city park.

Findings

The following significant findings were identified from review of historic records, environmental database review, site reconnaissance, or interviews:

- Records review and interviews have determined the subject property has a long and well-documented environmental history. Environmental investigations and corrective actions have been ongoing since the mid 1980s and are associated primarily with volatile organic compound- contaminated soil and groundwater at the subject property. Groundwater monitoring and remediation is currently ongoing at the subject property as part of a regulatory compliance program. The contaminated environmental media (soil and groundwater) present a REC to the subject property and could pose a threat to future redevelopment of Jordan and Wilson Creeks that border the site to the east and south.

Recommendations

Based on the identification of those environmental issues, Seagull provides the following recommendations:

- If redevelopment of Jordan and Wilson Creeks could impact the subject property, then complete redevelopment plans (exact areas, excavation depths, etc.) should be reviewed. This review and subsequent discussions should involve the City of Springfield, Archimica, Missouri Department of Natural Resources, and the U.S. Environmental Protection Agency. Discussions would concern redevelopment impacts/effects on the site's regulatory compliance program. Additionally, a thorough review would help determine whether any contaminated environmental media is likely to be encountered as a result of redevelopment activities, including excavation of soils at the site. At a minimum, redevelopment on the subject property would likely encounter shallow groundwater containing site-related contaminants. After reviewing complete redevelopment plans and existing environmental data, additional sampling of soil and groundwater from within the proposed redevelopment area may be warranted to determine current concentrations and risks posed to human health and the environment. However, sampling should only be conducted after all involved parties have discussed redevelopment plans.