

Phase 1 Environmental Site Assessment

Jordan Valley Area-Wide Assessment

Date of Report: May 13, 2002

Assessment Funding: USEPA Brownfields Assessment Demonstration Pilot Grant

Acres: 0.8 square miles

Site Background

This area-wide assessment serves as a preliminary assessment of over 600 properties in downtown Springfield. The assessed area corresponds with current or future redevelopment efforts by private developers and the City of Springfield and is intended to help the City to prioritize subsequent environmental assessments. The subject area is bounded on the north by Chestnut Expressway, on the east by Freemont Avenue, on the south by St. Louis, College and Walnut Streets, and on the west by Kansas Expressway.

Findings

The scope of this assessment did not include on-site inspections, site-specific searches of agency records, property related personnel interviews, or other site-specific property evaluations other than those described in the report. Therefore, the assessor recommends performing site specific environmental assessments prior to taking ownership of any site located in the assessment area. Recommendations are made regarding prioritization of environmental investigation activities and individual site assessments.

- The two high priority facilities for further assessment are the MFA mill site and the former Springfield Gas and Electric Site (including three sub-sites). These facilities lie within the area of proposed City development and could present the most significant impact to development progress.
- The railroad yard and other associated properties should be assessed since little information is available about activities and features within the facility.
- Properties located in Zone 2 should be carefully assessed due to the persistent and concentrated industrial activities in this area over the past 100 years. Zone 2 includes properties between Benton Avenue and Grant Avenue.
- All properties acquired or controlled by the City should have a current, site-specific environmental assessment prior to the City taking ownership or control of the property. Particular care should be taken in the assessment of properties identified in this report as having historic industrial or other significant activities.
- If redevelopment plans for the City change, the characteristics of properties in the revised development area should be reassessed to reevaluate priorities for further environmental assessments.