

Phase 1 Environmental Site Assessment

Robberson and Phelps Vicinity Former MFA Property – IDEA Commons (Jordan Valley Innovation Center Redevelopment Corridor)

Date of Report: September 16, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.45

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment of the subject property which is occupied by 13 empty concrete grain silos located southeast of the intersection of Robberson Avenue and Phelps Street in downtown Springfield. This property was utilized by the Missouri Farmers Association (MFA) for grain storage from approximately 1955 to 2000. The Site was vacant from approximately 1950 to 1954. Historical information indicates the southern portion of the Site contained a warehouse utilized by the Frank. B. Smith Laundry Company, a dry cleaning plant located on the adjacent property to the south. Prior to approximately 1910, the Site was historically utilized as residential property.



A visual asbestos inspection was included as an additional scope of work item to the Phase I ESA and did not identify any suspect asbestos containing materials (ACMs) at the Site.

Soil sampling conducted at the Site in October 2002 indicated impact from insecticides to the subject property slightly above the Missouri Department of Natural Resources (MDNR) action levels in place at the time. The subject property was subsequently entered into the voluntary cleanup program (VCP) and further investigation indicated the contamination was unlikely to leach to groundwater. A no further action (NFA) letter was issued by MDNR in February 2003.

Findings

One recognized environmental condition was identified during this assessment for the Site.

The subject property was part of the Frank B. Smith Laundry Company drycleaners plant for an unknown period of time between 1910 and 1950. The potential exists for environmental impacts caused by this previous use to be present at the subject property.

Based on these findings, EWI recommended soil and groundwater sampling be conducted due to the previous presence of a warehouse building at the Site associated with a commercial dry cleaning facility.