

Phase 2 Environmental Site Assessment

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

Date of Report: March 13, 2009

Assessment Funding: EPA Brownfields Hazardous Substances Assessment Grant

Acres: 0.5

Site Background

The subject site is located in downtown Springfield, Missouri, southeast of Robberson Avenue and East Phelps Street. The property includes one developed parcel listed as Parcel Identification Number (PIN) 1313318002. The property occupies approximately 0.5 acres of land within a mixed residential/commercial setting. The property is improved with 13 abandoned grain silos, ancillary structures, and asphalt lots surrounding the grain bins.



A Phase I Environmental Site Assessment (ESA) and Visual Asbestos Survey of the property was completed in September 2008. Historical records suggest the site was utilized as a residential property prior to approximately 1910. Following that, the site was developed with a warehouse utilized by a dry cleaning company. Land use records also document commercial dry cleaning businesses on and adjacent to the subject site for an undetermined period between 1910 and 1950. MFA utilized the site for grain storage starting around 1955. The MFA Property has been vacant since circa 2000 when on-site grain storage operations ceased. In addition, grain storage, milling, and petroleum storage facilities (with documented releases) were previously located on adjoining property to the northwest. Other industrial facilities (e.g. electroplating) were reportedly located on nearby properties to the north. The historical use of the site and adjoining properties were identified as Recognized Environmental Condition (RECs).

Findings

Terracon Consultants, Inc. completed a Phase II Brownfields Assessment of the property in February 2009 to further assess the Phase I RECs noted above. Associated laboratory results generally do not report soil or groundwater concentrations above applicable Missouri Department of Natural Resources (MDNR) cleanup standards. Analytical results indicated several heavy metal concentrations in the soil that are likely attributable to naturally occurring and/or non-point sources related to urban land use. Additional investigation of the property is not anticipated based on Phase II findings.

Lafser & Associates performed a Phase II asbestos and lead-based paint assessment of the property in February 2009. Asbestos containing materials identified at the site included window glazing and aggregate/binders on ground level on front of silo. Lead-based paint was found on exterior and the steel platform. The paint was in fair condition. Additionally, fluorescent light ballasts and fluorescent light bulbs were observed along with general debris on the site.