

# **Phase 1 Environmental Site Assessment with Visual Asbestos Survey**

## **Southwest of Tampa Street and Robberson Avenue**

Date of Report: June 19, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.26

### **Site Background**

Environmental Works, Inc. (EWI) conducted a Phase I Environmental Site Assessment Update of the subject property which is located southwest of the intersection of Tampa Street and Robberson Avenue in the downtown portion of Springfield, Missouri and is comprised of two contiguous gravel-covered, vacant lots. In approximately July 2008 the subject property was vegetation-covered with the gravel brought onsite by a third-party construction firm to be utilized as a parking area for their employees renovating the adjoining property to the north, across Tampa Street. The Site has been vacant from approximately 1975 to present. A café occupied the northwest portion of the Site from approximately 1957 to 1972. After 1933 to approximately 1975, the subject property was also occupied by four detached garages in the east portion and an eight vehicle carport east of the café and was utilized as employee parking for the clothing manufacturing company located to the north of Tampa Street. A residence occupied the eastern-most portion of the Site from approximately 1902 to 1933. Prior to that time, the subject property was undeveloped land.

Terracon Consultants, Inc. (Terracon) conducted a Phase II Brownfields Assessment on the subject property and the adjoining property to the southwest in March 2009. Five soil samples from two borings were collected from the Site and analyzed for Total Petroleum Hydrocarbons-Gasoline Range Organics (TPH-GRO), Total Petroleum Hydrocarbons-Diesel Range Organics (TPH-DRO), Total Petroleum Hydrocarbons-Oil Range Organics (TPH-ORO), Volatile Organic Carbons (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs) and Resource Conservation and Recovery Act (RCRA) metals. Lead, arsenic and selenium concentrations in the soil samples taken exceeded the applicable Missouri Risk-Based Corrective Action (MRBCA) Default Target Levels (DTLs); however, they were below their respective residential Risk-Based Target Levels (RBTLs). Terracon determined that these metals could be attributed to naturally occurring sources or non-point sources from the commercial development of the area. This investigation did not identify evidence of environmental impact from the previous uses of the Site and no additional investigation was recommended.

### **Findings**

No recognized environmental conditions were identified for the subject property during this assessment.

A visual survey for asbestos-containing materials (ACMs) was included as an additional scope of work item to the Phase I ESA; however, since there are no structures at the Site, no suspect ACMs were observed.

One historical recognized environmental condition (HREC) was identified for the subject property:

- Solid State Circuits is a Comprehensive Environmental Response, Liability and Compensation Act (CERCLA) No Further Remedial Action Planned (NFRAP) facility located less than ¼-mile north and topographically upgradient of the Site. This facility is known to have impacted groundwater in the general area in relation to its waste streams which included spent halogenated solvents, water treatment sludge, cyanide baths and electroplating bath solutions; however, NFRAP status was given to this property by the United States Environmental Protection Agency (US EPA) in 1998. Based on this information, it is unlikely this facility has an ongoing environmental impact to the Site.

Date of Report: September 16, 2008

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.26

## **Site Background**

Environmental Works, Inc. (EWI) conducted a Phase I Environmental Site Assessment of the subject property which is located southwest of the intersection of Tampa Street and Robberson Avenue in the downtown portion of Springfield, Missouri and is currently comprised of two contiguous gravel-covered, vacant lots. In approximately July 2008 the subject property was vegetation-covered with the gravel brought onsite by a third-party construction firm to be utilized as a parking area for their employees renovating the adjoining property to the north. The Site has been vacant from approximately 1975 to present. A café occupied the northwest portion of the Site from approximately 1957 to 1972. After 1933 to approximately 1975, the subject property was also occupied by four detached garages in the east portion and an eight vehicle carport east of the café and was utilized as employee parking for the clothing manufacturing company located to the north of Tampa Street. A residence occupied the eastern-most portion of the Site from approximately 1902 to 1933. Prior to that time, the subject property was undeveloped land.

## **Findings**

No recognized environmental conditions were identified for the subject property during this assessment.

The adjoining property to the southwest was also previously utilized as a heating plant for an unknown amount of time between 1933 and 1957 and was associated with a clothing manufacturing company to the north. The remains of a former furnace smokestack are currently

located in the northeast portion of this property. A portion of this property was also utilized for rag storage. No evidence of heating oil tanks was observed during the site inspection or historical research for this assessment. This former use of the adjoining property to the southwest is an environmental concern.

One historical recognized environmental condition (HREC) was identified for the subject property:

Solid State Circuits is a Comprehensive Environmental Response, Liability and Compensation Act (CERCLA) No Further Remedial Action Planned (NFRAP) facility located less than 1/8-mile north and topographically upgradient of the Site.

This facility is known to have impacted groundwater in the general area in relation to its waste streams which included spent halogenated solvents, water treatment sludge, cyanide baths and electroplating bath solutions; however, NFRAP status was given to this property by the United States Environmental Protection Agency (US EPA) in 1998. Based on this information, it is unlikely this facility has an ongoing environmental impact to the Site.

Based on the findings of this environmental assessment, EWI does not recommend additional action at the subject property.