

Phase 1 Environmental Assessment

West Meadows Sites #2-8 (BNSF Donation Property)

Date of Report: July 1, & August 21, 2008

Assessment Funding: Jordan Valley Stormwater Acquisition Fund

Acres: approximately 14

Site Description

The subject site occupies approximately 14 acres of commercial and light industrial land in central Springfield, Missouri. The property includes a railroad corridor parcel that spans east from North Fort Avenue to North Grant Avenue, between West Phelps Street to the north and West College Street to the south. Prospective redevelopment includes stormwater retention features and green space for public use.



Findings

Terracon Consultants Inc. completed a Site Investigation of the property in June 2008. Associated findings document heavy metals (primarily lead and arsenic) and polynuclear aromatic hydrocarbon (PAH) levels in soil above applicable Missouri Department of Natural Resources (MDNR) cleanup standards. Elevated levels correlate well with documented areas of non-native fill and debris likely associated with decades of industrial fills and grade modifications. Formal approval of the final Site Investigation Report is pending.

Terracon also completed a Phase I Environmental Site Assessment (ESA) Update in June 2008 following Site Investigation field and laboratory work. The update was performed to meet environmental due diligence requirements related to prospective donation of the property from the BNSF Railway Company to the City. The associated Phase I Report dated June 18, 2008 documents historical land use as a rail yard and rail road maintenance facility as a recognized environmental condition (REC) in connection with the site. Site Investigation results indicating elevated lead, arsenic, and PAH levels in soil was also reported as a Phase I REC.

August, 2008 Findings Update

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) Update in June 2008 following preliminary Site Investigation work. The update was performed to meet environmental due diligence requirements related to prospective donation of the property from the BNSF Railway Company to the City. The associated Phase I Report dated June 18, 2008

documents historical land use as a rail yard and rail road maintenance facility as a recognized environmental condition (REC) in connection with the site. Historical results documenting elevated lead, arsenic, and PAH levels in soil was also reported as a Phase I REC.

Terracon completed a Supplemental Investigation of the property in August 2008. Associated findings document heavy metals (primarily lead and arsenic) and polynuclear aromatic hydrocarbon (PAH) levels in soil above applicable Missouri Department of Natural Resources (MDNR) cleanup standards. Elevated levels correlate well with documented areas of non-native fill and debris likely associated with decades of industrial fills and grade modifications.

Tiered risk assessment and cleanup evaluations to address identified soil conditions are ongoing. Initiation of a phased cleanup design is tentatively scheduled for the spring of 2010.