



## Assessments Lead to Petroleum Cleanup and Re-use of Modern Tractor as the New Jordan Valley Community Health Center

Glistening in the afternoon sun, the Jordan Valley Community Health Center (JVCHC) is warming into its new location in the former Modern Tractor building on East Tampa. The newly renovated 40,000 sq. ft. building houses the adult and children medical programs, dental services, behavioral health, pharmacy, X-ray, laboratory services, procedure rooms, health education, and the Springfield-Green County WIC Program, and has room for an additional 30,000 sq ft. expansion. The building is gold LEED certified and has doubled its patient capacity while also creating 32 new jobs.

The JVCHC was formed in 2002 after nearly 10 years of community advocacy. At the time, they were designated as a Federally Qualified Health Center, serving as a “health safety net” to citizens in Southwest Missouri. Steady growth since their formation, and an initial \$1.5 million in Senate appropriations, gave them an opportunity to move from their previous location on Kearney Street, which opened in 2005, but was promptly outgrown eight months later, into this new facility, the fourth in the history of the JVCHC. As opposed to 20 rooms at the Kearney Street location, 50 exam rooms enable them to better serve the nearly 35,000 uninsured and under-insured patients that visit them each year.



Before, as the Modern Tractor facility



Removal of a UST, June 2005

Before renovation, a Phase I assessment and a UST investigation was performed and funded by the City of Springfield’s 2004 Petroleum Assessment Grant. In the Phase I, four RECs were identified: an underground storage tank on the north parcel of the property, an underground storage tank on the adjacent property west of the parcel, the adjacent property to the west being used as a foundry and vulcanizer, and ACMs present throughout the building. The Phase I recommended a UST investigation and an

asbestos survey with collection. The UST investigation found three total, and all three were closed and removed from the property. The asbestos survey identified suspect ACMs which were also removed before the renovation of the building took place.

Subsequent to the EPA assessments, the JVCHC was enrolled in the Brownfield Voluntary Cleanup Program in 2006. It underwent risk-based cleanup planning and renovation continues on the extended JVCHC property today thanks to an \$11.5 million grant from the Missouri legislature.



After, as the Jordan Valley Community Health Center