

# Phase 2 Environmental Site Assessment

## 233/299 E. Commercial St. (Davis Appliance)

Date of Report: March 11, 2008

Assessment Funding: EPA Petroleum Assessment Grant

Acres: 0.11

### Site Background

The subject site is located directly north of the intersection of Commercial Street and Robberson



~~Avenue~~ Springfield, Missouri. The property includes two adjacent commercial parcels listed as 233 and 299 East Commercial Street. Both referenced parcels occupy approximately 10,000 total square feet of land improved with a single story retail building occupied by Davis Appliances (233 Commercial) and a two-story office building occupied by the Springfield Police Department, the Urban Districts Alliance, and the Commercial Club of Springfield (299 Commercial).

### Previous Phase 1 Findings

Terracon completed Phase I ESAs of the two subject parcels in October 2007. Associated Phase I reports document historical land use as a filling station and print shop as a Recognized Environmental Conditions (RECs) in connection with the site. Apparent historical “gas tank” operations within and/or adjacent to the northeast corner of the 299 Commercial parcel was also identified as a Phase I REC. Both Phase I reports recommended subsurface investigation in response to these conditions.

### Phase 2 Findings

Based on Phase I RECs, Phase II assessment included collection and laboratory analysis of soil and groundwater samples. The Phase II report dated March 10, 2008 documents gasoline range organics (GRO) and naphthalene levels in subsurface soil and groundwater above residential cleanup standards. Concentrations above non-residential standards were not reported. Limited

indoor air testing is pending to further evaluate potential exposure risks related to volatile contaminants.