

# **Phase 2 Environmental Site Assessment**

## **735 E. St. Louis Street (vacant lot)**

Date of Report: March 30, 2012

Assessment Funding:

Acres: 1.04

### **Site Background**

The subject site is a tract of vacant land located within a commercial setting at 735 St. Louis Street in downtown Springfield, MO. A Phase I Environmental Site Assessment (ESA) of the property was completed in December 2011.

Land use records indicate that the site was primarily residential until the 1950s when it was developed with an automotive sales and service facility. The site was further developed in the 1980s with a bus terminal. The on-site buildings were demolished after 1999. The Phase I ESA identified several Recognized Environmental Condition (RECs) associated with the former automotive sales and service facility on-site and adjacent former dry-cleaners and a former filling station on the north and south adjoining properties.

### **Findings**

Terracon Consultants, Inc. completed a Phase II Brownfields Assessment of the property in February/March 2012 to further assess the Phase I RECs noted above. A total of four (4) soil borings were advanced on the site with each boring being completed with temporary casings for collection of groundwater samples.

Field screening and laboratory results did not indicated groundwater or soil contamination. Contaminants of concern were not detected above applicable Missouri Department of Natural Resources (MDNR) default target levels (DTLs).