

Phase 1 Environmental Site Assessment

1221 S. Crutcher Avenue

Date of Report: December 27, 2012

Acres: 0.26

Site Description

The site is a vacant residential lot that is located on a 0.26-acre property in Springfield. The subject property is currently owned by the City of Springfield. The Phase I ESA was requested by the City of Springfield for redevelopment of the subject property. Seagull conducted this Phase I ESA in accordance with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, American Society for Testing and Materials designation E 1527-05, and otherwise in compliance with EPA's "All Appropriate Inquiries" Rule ("AAI Rule") (40 Code of Federal Regulations [CFR] Part 312). The purpose of the Phase I ESA is to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.

The site is a vacant lot that is approximately 0.26-acre in size and is zoned residentially. The physical address of the site is 1221 S. Crutcher Avenue. The site is located north of the East Meadowmere Street and S. Crutcher Avenue intersection. Previously, the site contained a residential dwelling. That dwelling was found to contain a methamphetamine laboratory in August 2004. All materials, including chemicals used for production, associated with the methamphetamine laboratory were properly removed upon discovery. The residence was razed by the City of Springfield in November 2005. The City of Springfield – Department of Building Services now oversees the property. Historical documents indicate that the subject property contained a residence since the 1950s. The surrounding area primarily consists of residential properties.

Findings

No RECs were identified as a result of this Phase I ESA; therefore, Seagull makes no recommendations concerning environmental issues associated with the subject property.