

# **Phase 1 Environmental Site Assessment**

## **1315-1319 E. Commercial Street**

Date of Report: March 18, 2014

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 1.74

### **Site Description**

Seagull Environmental Technologies, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the 1315-1319 E. Commercial St. site in Springfield, MO. The 1315-1319 E. Commercial Street site is comprised of three parcels that together encompass 1.74 acres. The subject property is currently owned by Gary Cooley and operated as Cooley's Plumbing and Backhoe Service (Cooley's). The subject property has been operated as Cooley's for approximately 10 years. Historically the site has contained a residence and a small saw mill.

The site is located northwest of the E. Commercial Street and Rogers Street intersection. The site is comprised of three separate properties. The site is bordered to the south by E. Commercial Street, to the west by Packers Distributing Company (food distribution company), to the north by a railroad corridor with residences beyond, and to the east by residences. The subject property contains a 6,600-square-foot commercial building, small outbuilding, and two trailers that are used for storage. The commercial building is currently occupied by Cooley's. Additionally, the subject property contains a concrete driveway and parking area. The remainder of the site is covered by grass and is used to stage supplies and equipment used by Cooley's. Currently and historically, the area surrounding the subject property is (and has been) primarily occupied by residential and commercial properties.

### **Findings**

No Recognized Environmental Conditions (RECs) were identified as a result of this Phase I ESA. During the site reconnaissance, various chemicals and petroleum products were identified inside the main 1315 E. Commercial Street building; however, those materials are used for current business operations at the site. It was recommended that those chemical and petroleum products be removed for proper use or disposal prior to property transfer.