

Phase 1 Environmental Site Assessment

1909 N. Park Avenue

Date of Report: July 25, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approx. 2.55

Site Background

Seagull Environmental Technologies Inc. was tasked by the City of Springfield – Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the 1909 N. Park Avenue site located in Springfield, MO. The 1909 N. Park Avenue site is an undeveloped commercial property that encompasses approximately 2.55 acres in a primarily residential area of Springfield. The subject property is currently owned by Mr. John Pennell who plans to donate the property to Habitat for Humanity. The Phase I ESA was requested by the City of Springfield and Habitat for Humanity 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 subject property is comprised of two parcels of land that are both currently undeveloped and commercially zoned. The two parcels (identified in this report as the north parcel and the south parcel) are addressed as 1909 N. Park Avenue, located west of the N. Park Avenue and West Thoman Street intersection. The north parcel is adjacent to (south of) residences on West Atlantic Street and is 1.72 acres in size. The south parcel is adjacent to (north of) a Burlington Northern Santa Fe (BNSF) railroad corridor and is approximately 0.83 acre in size. Jordan Creek is the nearest surface water feature and is located approximately 2 miles to the southeast. The surrounding area consists of primarily residential properties. Habitat for Humanity plans to develop the north parcel of the property for residential housing and the south parcel as a storm water retention basin.

Findings

The following significant findings were identified from review of historic records, environmental database review, site reconnaissance, or interviews:

- A review of historical documents and findings from the site reconnaissance has determined that a railroad corridor has bordered the site (specifically the south parcel) to the south since the late 1800s. Based on observations from the site reconnaissance, it appears that the south parcel receives runoff from a drainage ditch that runs along the

railroad corridor. Because railroad corridors are commonly associated with surface soil contamination (lead and arsenic, in particular), the potential for surface soil contamination poses a REC to the site.

Recommendations

Based on the identification of those RECs, Seagull provides the following recommendations:

- Seagull recommends that a limited Phase II ESA be conducted on the south parcel of the subject property. The limited Phase II ESA should involve the collection surface soil samples for laboratory analysis of heavy metals – lead and arsenic, in particular. This sampling should be conducted prior to redevelopment of this portion of the property.