



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

234 East Commercial Street Site

Date of Report: November 2, 2015

Assessment Funding: 2014 EPA Brownfields Assessment Grant

Acres: Approximately 0.0413 acre

SITE BACKGROUND

Seagull Environmental Technologies, Inc. (Seagull) was tasked by the City of Springfield – Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the 234 East (E.) Commercial Street site in Springfield, Greene County, Missouri. The subject property contains roughly a 4,270 square-foot (ft²), two-story building including a basement on a 0.0413-acre property. The building contains a café/restaurant on the 1st floor and a lounge on the 2nd floor. The basement is used for food and beverage storage. Additionally, an unfinished loft is located on the southern portion of the building. Future plans for the unfinished loft are to be used for the café’s catering business. Additionally, an outdoor sitting and eating area for the café is located at the subject property.

The site is situated on the corner of the E. Commercial Street and North (N.) Robberson Avenue intersection. The parcel identification number associated with the site is 881312317001. The site is bordered to the south by an alley and a parking lot, to the east by N. Robberson Avenue, to the west by a courtyard and commercial building, and to the north by E. Commercial Street. The site building was built in 1883 by Bartlett and Bartlett. The subject property has contained many tenants from 1883 to 2015, including restaurants, a dentist’s office, hair supply store, doctor’s office, drug store, juvenile placement office, lawyer’s office and a book store. No RECs were identified as a result of this Phase I ESA. However, the following environmental issues were identified:

- In 1933, a filling station and three associated tanks were identified north of the subject project located at 233 E. Commercial Street. Years of business operation are unknown, but the 1950 Sanborn Map did not show the filling station. Based on the time the filling station operated, and its location cross-gradient to the subject property, this site does not pose a REC.
- Former dry cleaning operations were identified near the subject property. However, these sites do not pose RECs based on the sites either being cross-gradient or downgradient of the subject property.

- A paint store was identified within the search radius at 305 East Commercial Street. According to the city directory, the paint store operated from 1953 to 1967. This site does not pose a REC to the subject property based on topography (cross-gradient) and estimated groundwater flow direction.
- From 1950 to 1963 identified an auto repair shop, and filling stations near the subject property. However, these sites do not pose a REC based on the sites either being cross-gradient or downgradient of the subject property.