



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

2500 North Glenstone Avenue Site

Date of Report: July 20, 2016

Acres: Approximately 2.21 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 2500 North (N.) Glenstone Avenue site in Springfield, Missouri. The site contains a vacant lot on a 2.21-acre property in Springfield. The Phase I ESA was requested by the City of Springfield and Mr. Bharat and Ms. Vaishali Gheewala (who are currently under contract to purchase the 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 1527-13, 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 2.21-acre property that is a vacant grass-covered lot with a gravel drive. The site is located at 2500 N. Glenstone Avenue in Springfield, Greene County, Missouri. It is currently owned by Great Southern Bank. Future development plans for the subject property are for construction of a hotel. The site is bounded to the north by a commercial property (a hotel), to the east by a commercial property (a custom wheel and tire shop) and N. Glenstone Avenue and commercial properties beyond, to the south by commercial properties (including adjacent hotel), and to the west by residential properties. The surrounding area primarily contains residential dwellings and commercial properties with associated parking lots.

Based on available information including the review of historic records, environmental database review, site reconnaissance, or interviews, the following recognized environmental condition (REC) were

identified:

- A review of the EDR database determined that a former LUST site (2545 N. Glenstone Avenue-Fast N'Friendly) is adjacent to the subject property (to the east-southeast). This site involved removal of four USTs. Historical releases from the USTs were noted at the property. A Site Characterization report requested that a Corrective Action Plan (CAP) be developed for the 2545 N. Glenstone property. From 1998 to 2005, several CAPs were prepared and remedial actions took place at the property. The remedial actions included removal of the USTs; excavation and proper disposal of contaminated soil (3,000 cubic yards); pumping, treatment, and disposal of 10,000 gallons of groundwater; installation of groundwater monitoring wells; quarterly groundwater monitoring; and bioremediation. Based on the cleanup activities and subsequent groundwater monitoring, MDNR determined that any remaining petroleum hydrocarbons do not pose a threat, and in 2005 it was concluded that the 2545 N. Glenstone Avenue site required no further action. Seagull also contacted via email the MDNR Tank Section Project Manager Ms. Laura Luther concerning the remediation activities at the 2545 N. Glenstone Avenue site. Ms. Laura Luther mentioned off-site migration of petroleum products from 2545 N. Glenstone Avenue site did occur to the north. Ms. Luther could not recall the exact extent of the off-site migration. Based on the off-site migration of petroleum hydrocarbons to the north, the 2545 N. Glenstone Avenue site poses a REC to the subject property. Based on the off-site migration of petroleum hydrocarbons to the north from the 2545 N. Glenstone Avenue site, a pVECs was identified during the initial vapor encroachment screening for this site. This pVEC poses a REC to the subject property.
- The adjacent property to the east (2545 N. Glenstone Avenue) was identified as a gas/filling station in the 1964, 1969, 1974, 1978, and 1984 city directories and as a convenience store (Fast N' Friendly) in the 1989, 1992, and 1995 city directories. These listings of the gas/filling station and convenience store poses a REC to the subject property.

Based on the identification the RECs, Seagull provides the following recommendation.

- A Phase II ESA of the subject property should be performed. Soil and groundwater samples should be collected and analyzed for contaminants commonly associated with filling/gasoline stations, including volatile organic compounds, polynuclear aromatic hydrocarbons (PAHs), total petroleum hydrocarbons, and metals.