



## **Seagull Environmental Technologies, Inc.**

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### **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

#### **1815 North Nixon Avenue Site**

**Date of Report:** February 8, 2017

**Acres:** Approximately 0.72 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 1815 North (N.) Nixon Avenue site in Springfield, Missouri. The subject property encompasses 0.72 acre and contains a vacant, grassy lot with some wooded areas at the northern, western, and southern borders. The site will hereafter be referred to as the “subject property” or “site.”

- The site is currently owned by Dunlap Remodeling LLC. The site is northeast of the N. Nixon Avenue and Commercial Street intersection. The site is bordered to the north by a vacant, wooded lot; to the west by a residential property; to the south by Commercial Street; and to the east by N. Nixon Avenue. The subject property is mostly a grassy field, with some wooded areas towards the southern, western, and northern borders. The subject property appears to have been vacant since at least 1938. According to the city directories, a truck repair shop has been present to the north of the subject property since at least 2007.

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

- Records review and site reconnaissance determined a truck repair shop has been north of the subject property since at least 2007. Past activities associated with servicing automobiles may have resulted in a release of potentially hazardous substances. This site does pose a REC to the subject property.

Based on the identification of the environmental issue, Seagull provides the following recommendation:

- A Phase II ESA should be conducted to determine to what extent, if any, historical operations at the surrounding property have resulted in impacts to soil and groundwater. Soil and groundwater (if encountered) samples should be collected and analyzed for contaminants commonly associated with automotive repair activities.