



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

North Campbell Avenue and West Water Street Site

Date of Report: August 4, 2017

Acres: Approximately 0.05 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 North (N.) Campbell Avenue and West (W.) Water Street site in Springfield, Missouri. The site is currently a vacant grass and gravel-covered lot. The site will hereafter be referred to as the “subject property” or “site.”

The subject property is on the southwest corner of the N. Campbell Avenue and W. Water Street intersection. The site is bordered to the west by a vacant lot, to the north by a vacant lot (formerly W. Water Street), to the east by N. Campbell Avenue, and to the south by a vacant lot (formerly a railroad right-of-way). The subject property has been developed since at least 1884 and was used as a parking lot, feed warehouse, hides and wool business, book store, cabinet maker business, painting shop, city cab business, carriage business, limousine business, and as a residence.

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

- Records review determined a railroad has been present at the subject property from approximately 1910 to 1996. Heavy metals, lead and arsenic specifically, are commonly found as a result of past activities associated with the railroad. The historic presence of a railroad at the subject property poses a REC to the subject property.
- Records review identified an automotive repair shop and filling station that historically operated to the south of the subject property from approximately 1933 to 1950. Petroleum products, gasoline products, and other hazardous substances associated with these businesses may have been released during operation and poses a REC to the subject property.

- Records review identified a hides and wool business that historically operated on the subject property from approximately 1891 to 1902. Chromium salts and hazardous chemicals associated with hide processing businesses may have been released during operation and pose a REC to the subject property.

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

- Based on the extensive soil and groundwater sampling efforts previously conducted in close proximity to the site, the intended future use of the site, and the short duration the hide and wool business was present at the site, a Phase II ESA is not required to determine to what extent, if any, historical operations at the surrounding properties have resulted in impacts to soil and groundwater. Contamination of the soil and groundwater observed from previous investigations will not likely impact the intended future use of the site.