

PHASE I WEB SITE SUMMARY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
Vacant Land South of 530 South Cavalier Avenue

Site Description

The assessment site includes approximately 1.1 acres of vacant land directly south of 530 South Cavalier Avenue in east Springfield, Missouri. This tract is described in County records as Lot 29 of the Cherry Street Industrial Park. The property extends north from the intersection of East Cherry Street at South Cavalier Avenue approximately 180 feet to a drainage way that separates Lot 29 from adjoining commercial tracts to the north. Cavalier Avenue, the BNSF rail line, and East Cherry Street bound the assessment site on the west, east, and south respectively.

The subject site is vacant undeveloped land with no existing building improvements. Stormwater drainage culverts are present along the south and west property lines, which receive water from the adjoining properties. A drainage way following the natural topography is located along north property line. Natural and constructed drainage features within the site (i.e. culverts and sinkholes) are used to support stormwater drainage from the surrounding commercial areas.

Excavation work in support of enhanced drainage and stormwater retention is ongoing. The City has indicated the intent to legally acquire the site in support of these enhancements. This acquisition will relieve the current owner of the land maintenance responsibilities per the existing drainage easement.

Records Reviews

Previous development of the subject site is not evident based on available land use records. Use of this area as a part of a stormwater drainage/retention system is apparent since adjoining land to the northeast was cleared to receive surface runoff from surrounding commercial developments. These conditions have remained on site with limited change since the noted stormwater improvements between 1990 and 1996. Waste generation, chemical/petroleum storage, or other potentially significant environmental conditions were not identified in connection with historical or ongoing land use.

Field Reconnaissance

The field reconnaissance identified site conditions highly consistent with the conditions described above. Significant findings include drainage controls and sinkholes on site, recent excavation work, rubble/fill stockpiles, and a natural gas pipeline adjoining the site to the south. Observed soil and other site conditions were not indicative subsurface contamination.

Conclusions & Recommendations

The assessment revealed no evidence of *recognized environmental conditions* (RECs) as defined by applicable environmental standards. Other significant conditions identified in connection with the site include stormwater retention and urban runoff from surrounding commercial properties, uncharacterized fill/debris, and extended railroad operations on the east-adjoining property. Further environmental investigation was not recommended in response to these findings.