

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 2559 North (N.) Delaware Avenue site in Springfield, Missouri. The site is a vacant, grass-covered lot approximately 0.24 acre in size. The property where the site is located is comprised of one parcel of land (ID number: 881206410041), which also includes a private residence and lot adjacent to the north of the vacant lot. The entire parcel is 0.48 acre in size; however, for the purposes of this Phase I ESA, the subject property only includes the south portion of the parcel, which is the vacant lot. The Phase I ESA was requested by the City of Springfield and BTC Properties, LLC. The purpose of the Phase I ESA was 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 subject property is currently owned by BTC Properties, LLC, and is a vacant, grass-covered lot. Historical documents indicate that the subject property has been vacant dating back to at least 1959. The area surrounding the subject property is primarily occupied by residential housing.

No RECs were identified as a result of this Phase I ESA. However, as noted in this Phase I ESA report, an underground propane tank is present along the northern boundary of the subject property. The property owner (Bob Hampton with BTC Properties, LLC) stated that he would like to remove and properly dispose of the tank during development of the subject property. Currently, there are no environmental regulations associated with the removal/closure of propane tanks. However, that removal should be conducted under the supervision of qualified personnel knowledgeable of the removal, handling, and disposal of propane tanks/equipment.