

PHASE I WEB SITE SUMMARY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
Residential Property at 1416 N. Fulbright Avenue

Site Description

The assessment site includes approximately 0.32 acres of residential land at 1416 North Fulbright Avenue in northwest Springfield, Missouri. The property extends east from Fulbright Avenue 150 feet to an adjoining salvage site. Similar residential properties bound the site on the north and south. A vacant mobile home/trailer was located on site during the initial assessment, with some small storage and exterior improvements in connection with the trailer. These structures were observed as severely dilapidated through the Phase I field inspections.

Records Reviews

Historical land use records indicate residential development of the assessment site and most surrounding areas prior to 1935. The subject site and adjoining properties to the north and south have remained as residential or vacant land since the initial residential developments. Other significant features on site were not identified.

Subsequent to the initial residential developments, the east-adjointing property was used as an automotive sales and salvage facility for several decades. Land use records corroborate this use from the 1970s thru 2012. Salvage areas adjoin the subject site and are topographically upgradient based on physical site conditions. Additionally, railroad main line, staging, and maintenance facilities to the north and northeast appear to predate the 1930s. Railroad operations are large in scale and appear to cover areas upgradient of the subject site. Similar conditions are ongoing as confirmed through the Phase I field inspections.

Environmental database reviews did not identify any incidents or listed facilities in relation to the assessment site. Several incidents are listed in connection with the west-adjointing Purina facility at 2726 W. Division. Specifically, these listings include releases/spills of animal fat, similar byproducts, and petroleum hydrocarbons to localized areas within the facility. As such, the threat of residual impacts from the off-site Purina facilities is considered minimal.

Conclusions & Recommendations

The Phase I assessment revealed evidence of *recognized environmental conditions* (RECs) as defined by applicable environmental standards. Specifically, these conditions include extended railroad and salvage yard operations as described above. These operations predate current environmental standards and typically entail the use/storage of petroleum products and potentially hazardous substances. The Phase I Report has recommended a Phase II subsurface investigation and definitive soil and groundwater sampling in response to these findings.

Phase I findings also characterize certain business environmental risks as defined by Phase I standards. These risks may warrant further research or assessment specific to prospective site redevelopment and use. Specific conditions include documented environmental response measures in relation to the west-adjointing property as noted above. Small quantities of suspect household hazardous waste were also identified on site.