

PHASE II WEB SITE SUMMARY
PHASE II ENVIRONMENTAL SITE ASSESSMENT
717 West State Street Site

Site Description

The subject property is 0.3 acre in size and contains a three-story building. The subject property contains a three-story building, which encompasses approximately 6,070 square feet (ft²) of floor space, not including the basement. The building is split into six apartment units. The building is currently vacant. Additionally, the subject property contains a gravel driveway on the west portion of the site and a grass covered area on the north portion of the site.

Site History and Landuse

The subject property is currently owned by the City of Springfield and is vacant. The three-story building contains six apartment units. Historic use of the site building for residential apartments dates back to at least 1933. In addition, a residential dwelling was also located at the site from the early 1900s through at least 1933.

Discussion of Findings, Affected Area and Recommendations

Soil samples collected following the removal of the heating oil UST determined that petroleum-related compounds are not present in site soil at concentrations of concern. Low levels of TPH-DRO/ORO and PAHs were detected in the soil sample collected below the UST; however, the detected concentrations were well below their respective MRBCA standards. The detected concentrations of TPH-DRO/ORO and PAHs do not pose a risk to future use and redevelopment of the site. The soil samples collected from the downgradient wall in the excavation pit and from the stockpile of excavated soil did not contain detectable concentrations of TPH-DRO/ORO or PAHs.

Asbestos was identified in one material associated with the site building. A small area of linoleum flooring in the living room of Unit 4 contained chrysotile asbestos at 20 %. Unit 4 is the apartment located on the southern half of the 2nd floor. The quantity of asbestos-containing linoleum flooring was estimated at 15 ft². The ACM was properly abated on May 3, 2014, by David Rensch Construction, a Missouri- licensed asbestos abatement contractor. No ACM remains at the site.