

Phase 1 Environmental Site Assessment

157 E. Park Central Square

Date of Report: January 11, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approx. 0.43 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 157 East Park Central Square site located in Springfield, MO. The site contains the two-story Abundant Life Ministries Church that is located on a 0.43-acre property in downtown Springfield. The subject property is currently owned by Abundant Life Ministries. The Phase I ESA was requested by the City of Springfield and WHCTL, LLC (Where History Comes to Life, prospective purchaser). The purpose of the Phase I ESA is 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 contains the two-story Abundant Life Ministries Church building that includes a large theatre and balcony. The building is approximately 25,645 square feet in size. Historical documents indicate that the site has contained the current building since the 1930s when it was constructed as a movie theatre. Previously, the subject property contained a large department store and several smaller stores. Development of the subject property dates back to the late 1800s.

Findings

No RECs were identified as a result of this Phase I ESA. However, the following environmental issues were identified during the site reconnaissance:

- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) were likely present at/in the 157 East Park Central Square building. The presence of ACM and LBP is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) remain in the 157 East Park Central Square building.

Recommendations

Based on the identification of those environmental issues, Seagull provides the following recommendations:

- If future plans for the 157 East Park Central Square building include renovation/demolition activities, then asbestos and LBP inspections should be completed. Future demolition or

renovation of building materials determined to contain ACM and/or LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.

- Electrical ballasts possibly containing PCBs are located throughout the 157 East Park Central Square building. Prior to changing/removing those ballasts they should be inspected to determine if PCBs are present and then properly disposed of.