

Phase 1 Environmental Site Assessment

157 E. Park Central Square

Date of Report: July 6, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approx. 0.43 acre

Site Background

Seagull Environmental Technologies Inc. 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. A Phase I ESA was originally completed for the site by Seagull on January 11, 2012. This Phase I ESA will serve as an update to that report. 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 Historical documents indicate that the site has contained the current building since the 1930s when it was constructed as a movie theatre.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 updated Phase I ESA. However, the following environmental issues were identified during the site reconnaissance:

- A limited Phase II ESA was conducted in February 2012 that involved completion of asbestos and lead-based paint (LBP) inspections. Those inspections identified and quantified asbestos-containing materials (ACM) and LBP at/in the 157 East Park Central Square building. The ACM and LBP remain in the building in the same condition as documented in the Phase II ESA report (February 2012). The presence of ACM and LBP is of environmental concern.
- As part of the February 2012 Phase II ESA, a hazardous materials survey was completed throughout the site building. That survey identified various materials that remain, including fluorescent light bulbs, electrical ballasts, and exit signs. Prior to any future redevelopment/demolition, the identified materials/items should be removed and properly used, recycled, or disposed of.

Recommendations

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

- 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.
- Prior to any future redevelopment/demolition, the identified materials/items that could contain hazardous materials should be removed and properly used, recycled, or disposed of.