Phase 1 Environmental Site Assessment

211 E. Water Street

Date of Report: January 30, 2011
Assessment Funding: EPA Brownfields Assessment Grant
Acres: Approximately 1.18 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 211 East (E.) Water Street site located in Springfield, Missouri. The site contains a three-story building that is located on a 1.18-acre property in downtown Springfield. The listed address of 223 E. Water Street is also associated with the subject property. The Phase I ESA was requested by the City of Springfield and WPS Lore LLC. 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 is currently owned by WPS Lore LLC, who uses the building for several purposes, including a maintenance shop for Brown Derby liquor stores, and operations/storage for a Maytag® distributor. The three-story building at the site is approximately 37,160 square feet (ft2) in size, not including the basement. Additionally, the subject property contains a fenced asphalt-covered surface parking lot on the east portion of the site, and a gravel parking lot on the northwest portion of the site. Jordan Creek flows through the central portion of the site inside a box culvert. The area surrounding the site is primarily occupied by commercial office buildings and businesses. Additionally, a Burlington North Santa Fe (BNSF) railroad line borders the subject property to the north. Southeast of the site is Founder's Park, which is an urban park that contains an amphitheatre. Historical records indicate that the surrounding area has been developed since the late 1800s and has contained a mix of commercial and industrial properties.

Findings

The following significant findings were identified from review of historic records, environmental database review, site reconnaissance, or interviews:

- A review of historical records determined the subject property has been developed since the late 1800s. In particular, the northwest portion of the property contained several buildings from the late 1800s up to 1985. Based on development and redevelopment at that portion of the property, it is likely fill materials and demolition debris may be present in the subsurface,

potentially containing metals and other industrial contaminants that could impact soil and groundwater at the site. Additionally, future development of the site is planned to include installation of a new box culvert for Jordan Creek in the northwest portion of the subject property. Currently, Jordan Creek is contained in a covered box culvert that runs through the central portion of the site. The potential presence of fill and demolition debris poses a REC to the subject property and could impede future Jordan Creek redevelopment.

- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) were likely present at/in the 211 E. Water Street building. The presence of ACM and LBP is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) remain in the 211 E. Water Street building.

Recommendations

Based on the identification of these RECs, and other issues of concern, Seagull provides the following recommendations:

- A Phase II ESA of the subject property should be performed. Soil samples should be collected from the northwest portion of the subject property that formerly contained buildings and where future redevelopment of Jordan Creek is planned. From this area, soil samples should be collected and analyzed for contaminants commonly associated with fill materials, including polynuclear aromatic hydrocarbons and metals.
- If future plans for the 211 E. Water Street 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 211 E. Water Street building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.