

# Phase 1 Environmental Site Assessment

## 305 E. Walnut Street

Date of Report: November 16, 2011

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.80 total

### 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 305 E. Walnut Street site located in Springfield, MO. The site, which is comprised of three separate parcels of land that together encompass approximately 0.80 acre, is located near the intersection of E. Walnut Street and S. Robberson Avenue. All three parcels of land are currently owned by First Home Savings Bank. The Phase I ESA was requested by the City of Springfield and Vandivort Center LLC (prospective purchaser). Seagull conducted this Phase I ESA in accordance with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, American Society for Testing and Materials designation E 1527-05, and otherwise in compliance with EPA's "All Appropriate Inquiries" Rule ("AAI Rule") (40 Code of Federal Regulations [CFR] Part 312). 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 site is comprised of three parcels of land that together encompass approximately 0.80 acre. Those parcels are:

1. the 305 E. Walnut Street property, referred to in this report as "305 E. Walnut Street"
2. a surface parking located directly across E. Walnut Street (to the south) with a listed address of 310 E. Walnut Street, referred to in this report as the "south parking lot"
3. a surface parking located at the southwest corner of the E. McDaniel Street and S. Robberson Avenue intersection with a listed address of S. Robberson Avenue, referred to in this report as the "north parking lot."

The 305 E. Walnut Street property occupies approximately 0.24 acre, the south parking lot occupies approximately 0.14 acre, and the north parking lot occupies approximately 0.42 acre. The 305 E. Walnut Street building is commonly referred to as the Vandivort Theatre Building.

The building at 305 E. Walnut Street is a commercial building with approximately 27 tenants. Historical documents indicate that the building has been at that location dating back to the early 1900s. Historically, the building has been utilized as a Masonic Temple and a commercial office building. Currently, the north and south parking lot properties are utilized as pay lots. The north parking lot formerly contained a large commercial building. That building was razed in the late 1980s, when the current surface parking lot was constructed. The south parking lot has been in existence since at least the 1960s. A gasoline filling station formerly occupied the property from

the 1930s to the mid-1950s.

## **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 north parking lot property contained a large building from the early 1900s through the late 1980s. Based on development and redevelopment at that 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, a visual survey of the property identified the surface parking lot to be in poor condition with many low areas present. This could be a result of poor-quality fill material being used for construction of the parking lot. The potential presence of fill and demolition debris poses a REC to the subject property.
- A review of Sanborn® maps identified a filling station with two gasoline storage tanks was located on the south parking lot property from the 1930s through the mid-1950s. No records or documentation could be found showing the gasoline storage tanks had ever been removed. However, documentation of this nature was not required during the time of the filling station's operation. The former filling station could be a potential source of contamination if releases of petroleum or hazardous materials occurred; therefore, the former filling station poses a REC to the subject property.
- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) were likely present at/in the 305 E. Walnut Street building. The presence of ACM and LBP is of environmental concern. An asbestos inspection was completed for this building in 1996 as part of a Phase I ESA. The asbestos inspection included the collection of 32 samples of bulk materials for analysis of asbestos. Sample results determined none of those materials contained asbestos. Prior to any additional asbestos inspections being completed, the 1996 asbestos inspection report should be thoroughly reviewed to determine if additional asbestos inspection activities are warranted.

## **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 and groundwater samples should be collected from both the north and south parking lots. From the north parking lot, soil samples should be collected at locations spaced across the site. Samples should be analyzed for contaminants commonly associated with fill materials, including polynuclear aromatic hydrocarbons, total petroleum hydrocarbons, and metals. From the south parking lot, soil and groundwater samples should be collected from locations near and downgradient of the former filling station (and two gasoline storage tanks).
- If future plans for the 305 E. Walnut Street building include renovation/demolition activities, then asbestos and LBP inspections should be completed. An asbestos inspection was completed for the building in 1996. For that inspection, no asbestos was determined to be present in the

materials sampled. Prior to any additional asbestos inspection being performed, the report for the previously completed asbestos inspection should be reviewed to limit duplication of effort.

- 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 state and federal regulations.