

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

312-314 E. Olive Street

Date of Report: December 7, 2009

Assessment Funding: EPA Brownfields Petroleum Assessment Grant

Acres: approximately 0.14

Site Background

Environmental Works, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the property located at 312-314 East Olive Street in downtown Springfield, Missouri. The subject property has been commercially developed since the construction of the building in approximately 1909. Current occupants of the Site include a salon, vacant office space and two rental residences (one is vacant). Previous uses of the Site include a printing and office supply company for



approximately 20 years, warehouse space for department stores, a department store auto service department, an enclosed automotive parking garage and automotive dealerships. Prior to 1909, the subject property was utilized as a hardware warehouse, stable and livery.

Findings

A printing company occupied the subject property for approximately 20 years. The potential exists for solvents and inks historically stored and utilized at the Site to have environmentally impacted the subject property. The previous owner and operator of the printing company indicated to EWI that inks and solvents utilized at that time had been properly disposed; however, disposal and handling regulations for these types of materials were not in place until the late 1980s. Based on length of time these activities were conducted and the nature of the work, it is likely this previous use has adversely environmentally impacted to the Site. This is a recognized environmental condition.

An adjoining property to the north (across Olive Street) has been occupied by automotive parking garages from approximately 1930 to 1967 with automotive repair and body work conducted in the 1950s. It is unknown what methods of waste disposal were utilized; however, no physical evidence of impact or mishandled materials from these activities was identified during this assessment. According to the historical research conducted during this assessment, two underground gasoline tanks were utilized by this property and appeared to be located beneath Olive Street in 1950. No additional documentation was identified regarding these tanks.

Based on their proximity to the Site and lack of documentation regarding their removal, the potential exists that these tanks have adversely environmentally impacted the subject property. This is a recognized environmental condition.

The adjoining property to the west has been utilized as a parking lot since the early 1940s with a filling station also present in the central portion from approximately 1941 to the mid 1950s. According to the historical research conducted during this assessment, three underground gasoline tanks were utilized by this station. However, no additional documentation could be identified regarding these tanks. Based on their proximity and lack of documentation regarding their removal, the potential exists for these tanks to have adversely environmentally impacted the subject property. This is a recognized environmental condition.

Suspect ACMs observed at the Site include plaster walls and textured ceilings. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.